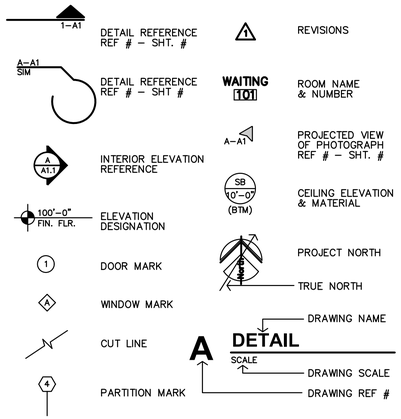
SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, 24-3391 TEXAS

REFERENCE LEGEND



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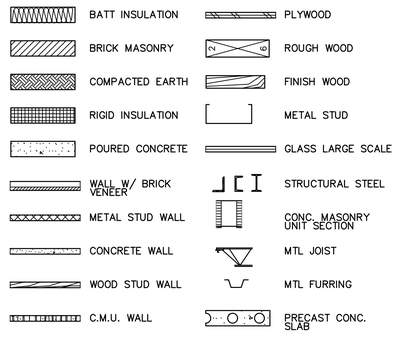

PROJECT ADDRESS

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BLOCK 3 SUN VALLEY, SECTION THREE
WICHITA FALLS, WICHITA COUNTY, TX

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CITY ADOPTED CODES

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2006 INTERNATIONAL ENERGY CODE

TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS PROJECT REGISTRATION NUMBER
TABS2024022874

ABBREVIATIONS

&	AND
∠	Angle
@	At
℄	Centerline
⌀	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
SS.	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

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UFAS2 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
UFAS3 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
TAS1 TEXAS ACCESSIBILITY STANDARDS DIAGRAMS
TAS2 TEXAS ACCESSIBILITY STANDARDS DIAGRAMS
ADA 2010 ADA STANDARD FOR ACCESSIBLE DESIGN

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C2.1 DEMO PLAN
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C3.1 GRADING PLAN
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C5.1 EXISTING LANDSCAPE

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E1.2 CLUBHOUSE ELECTRICAL PLANS
E6.1 LIGHT FIXTURE SCHEDULE

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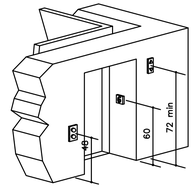
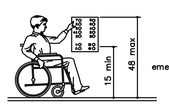
PERMIT SET 7-17-2024

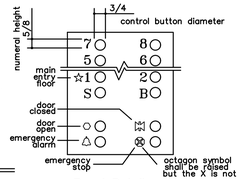


Hoistway and Elevator Entrances

Minimum Dimensions for Elevator Car



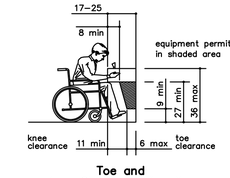
Car Control Height



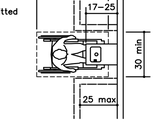
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

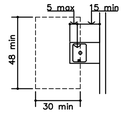
NO SCALE



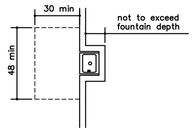
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

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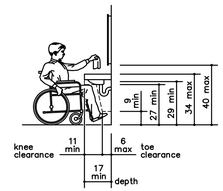
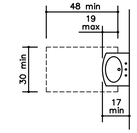


Lavatory Clearances



Clear Floor Space at Lavatories

K STANDARD LAVATORY DETAILS

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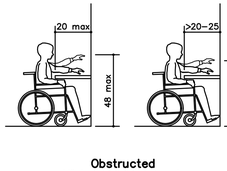

Obstructed High Forward Reach

Unobstructed Forward Reach

Unobstructed Side Reach

Obstructed High Side Reach

J STANDARD REACH TSA DIAGRAMS

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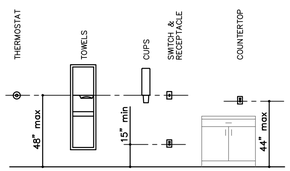

H STANDARD CONTROL REACH LIMITATIONS DETAILS

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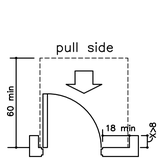
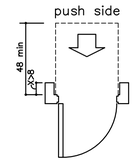
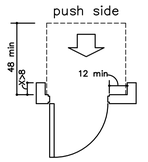


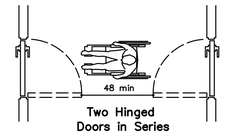
Recessed Door or Gate Pull Side



Recessed Door or Gate Push Side

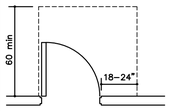


Recessed Door or Gate with Closer and Latch

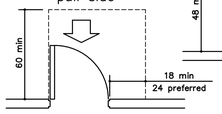


Two Hinged Doors in Series

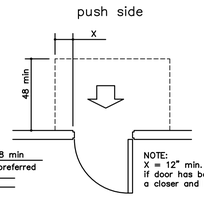
LANDINGS SHALL COMPLY WITH STANDARD DOOR APPROACH ADA DIAGRAMS AND SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:50.



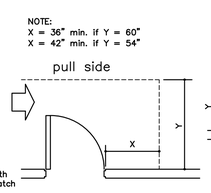
Exterior Landing



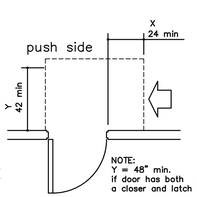
Front Approach – Swinging Door



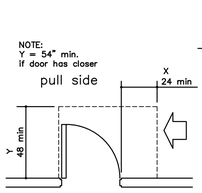
Front Approach – Swinging Door



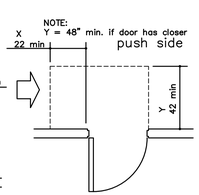
Hinge Side Approach – Swinging Door



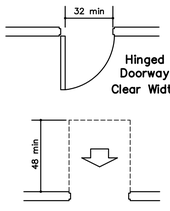
Latch Side Approach – Swinging Door



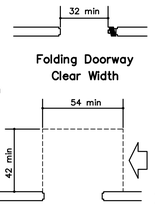
Latch Side Approach Swinging Door



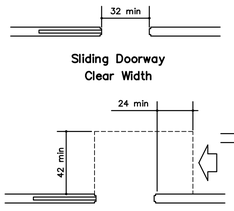
Hinge Side Approach Swinging Door



Hinged Doorway Clear Width



Folding Doorway Clear Width

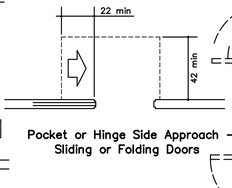


Sliding Doorway Clear Width

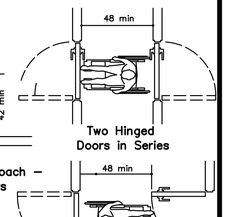
Front Approach – Sliding or Folding Doors

Side Approach – Sliding or Folding Doors

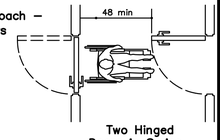
Stop or Latch Side Approach – Sliding or Folding Doors



Pocket or Hinge Side Approach – Sliding or Folding Doors



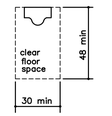
Two Hinged Doors in Series



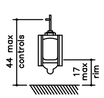
Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

NO SCALE



Clear Floor Space at Urinal



Heights at Urinal



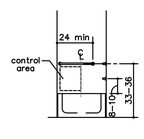
Wall hung type



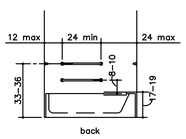
Stall type

F STANDARD URINAL DIAGRAMS

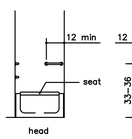
NO SCALE



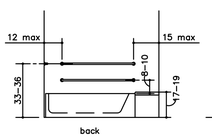
Controls Location



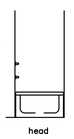
Grab Bars at Removable Seat



Grab Bars at Removable Seat



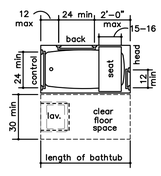
Grab Bars at Permanent Seat



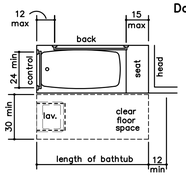
Grab Bars at Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

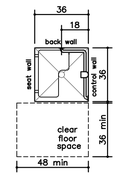
NO SCALE



Clear Floor Space at Bathtub With Removable Seat



Clear Floor Space at Bathtub With Permanent Seat



36" by 36" Stall Shower Size and Clearances

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

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

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

Seat Design

36" by 36" Stall Grab bars at Shower Stall

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

30" by 60" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

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

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

NO SCALE

C STANDARD TOILET DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

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

B STANDARD TOILET STALL DIAGRAMS

NO SCALE

A STANDARD DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT 22415 STATE OF TEXAS

REVISION:

DATE: 7–17–2024

JOB: 24–3391

SHEET NO.:

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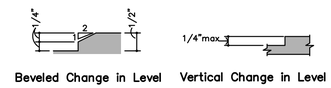
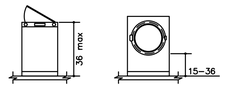


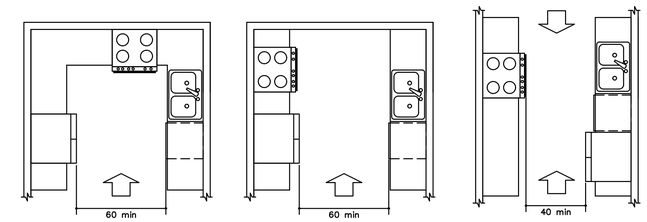
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



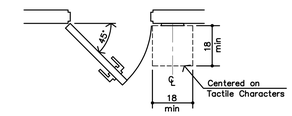
Top loading Front loading

J LAUNDRY
NO SCALE

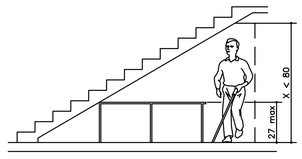


U-shaped Kitchens Pass Through Kitchens

H KITCHENS
NO SCALE

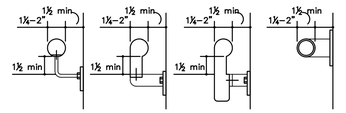


Location of Tactile Signs at Doors



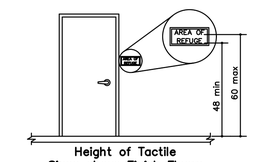
Vertical Clearance

G STANDARD VERTICAL CLEARANCE
NO SCALE



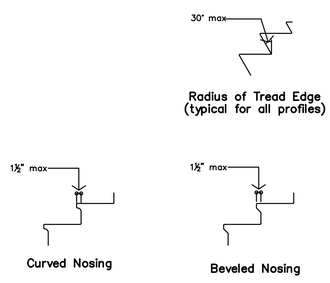
Handrail Handrail Handrail Grab Bar

F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE



Height of Tactile Signs above Finish Floors

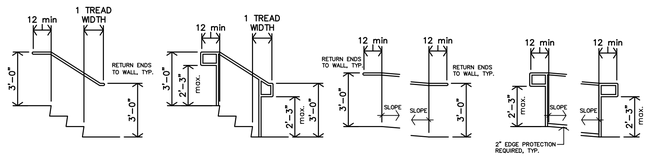
E TACTILE SIGN DIAGRAM
NO SCALE



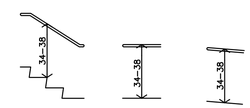
Radius of Tread Edge (typical for all profiles)

Curved Nosing Beveled Nosing

D STANDARD STAIR NOSING DETAILS
NO SCALE



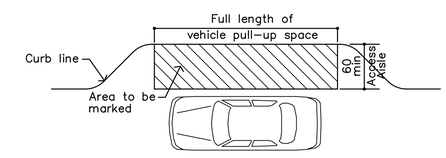
Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails

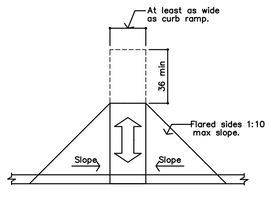


Stairs Walking Surfaces Ramps

Handrail height

C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



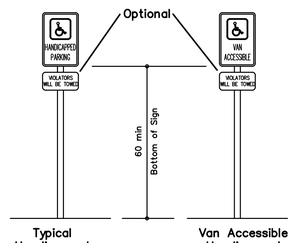


Sides and Landing of Curb Ramps

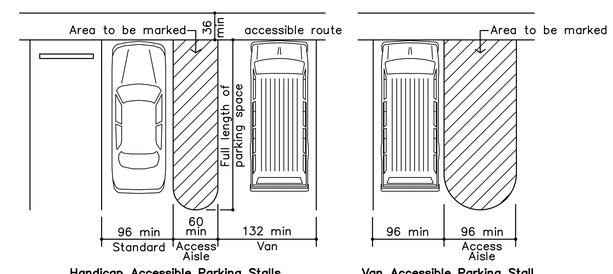


Counter Slope of Surfaces Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



Typical Handicapped Parking Signage Van Accessible Handicapped Parking Signage



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

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
7-17-2024
22415

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

TAS2

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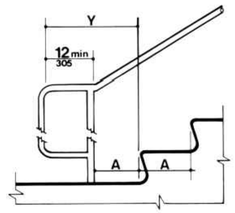
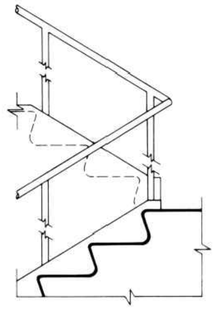


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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.



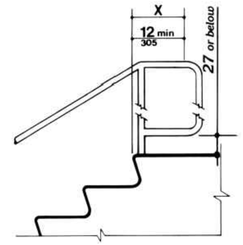
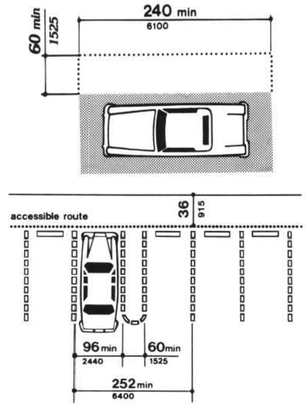


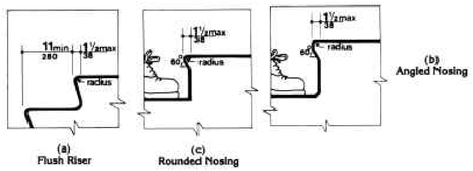
Figure 19(d)
Stair Handrails - Extension at Top of Run

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.



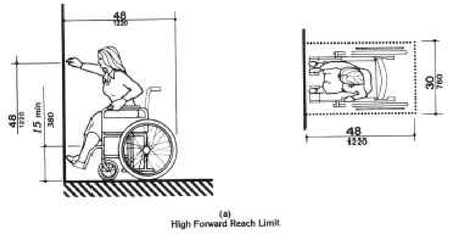
B STANDARD UFAS PARKING SPACES

NO SCALE

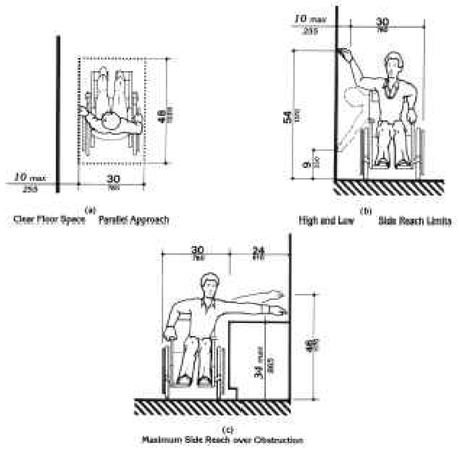


C STAIR NOSINGS

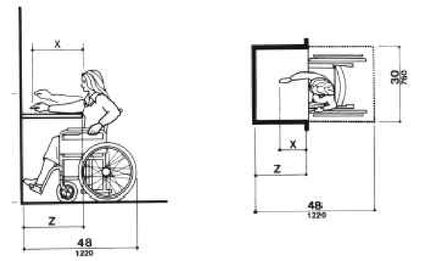
NO SCALE



(a)
High Forward Reach Limit



(a) Clear Floor Space Parallel Approach
(b) High and Low Side Reach Limits
(c) Maximum Side Reach over Obstruction

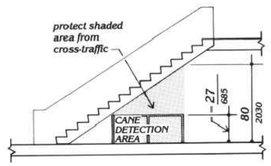


...ll be ≤ 25 in (635 mm); x shall be ≥ x. When x < 20 in (510 mm), then y shall be 48 in (1220 mm) maximum. ...to 25 in (510 to 635 mm), then y shall be 44 in (1120 mm) maximum.

(b)
Maximum Forward Reach over an Obstruction

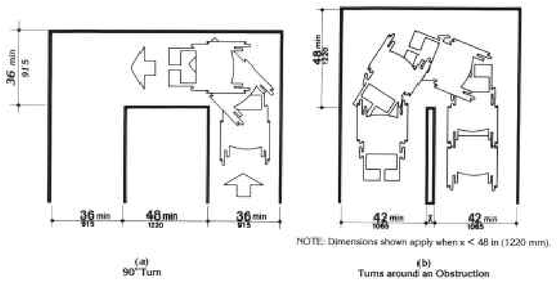
A STANDARD UFAS REACH DIAGRAMS

NO SCALE



F GENERAL UFAS DIAGRAM

NO SCALE



NOTE: Dimensions shown apply when x < 48 in (1220 mm).

(a)
90° Turn
(b)
Turns around an Obstruction

E UFAS WIDTH DIAGRAMS

NO SCALE

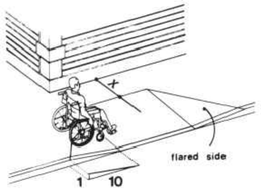


Figure 12(a)

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.

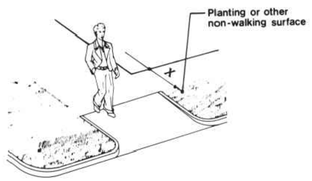
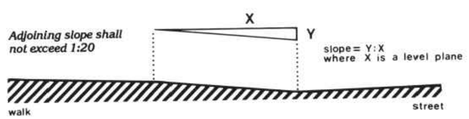


Figure 12(b)

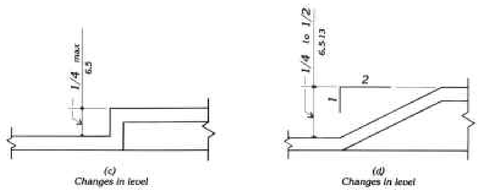
H STANDARD UFAS CURB RAMPS

NO SCALE



G STANDARD UFAS SLOPE

NO SCALE



(c)
Changes in level
(d)
Changes in level

D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE

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

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
7-17-2024
22415
STATE OF TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

UFAS 1

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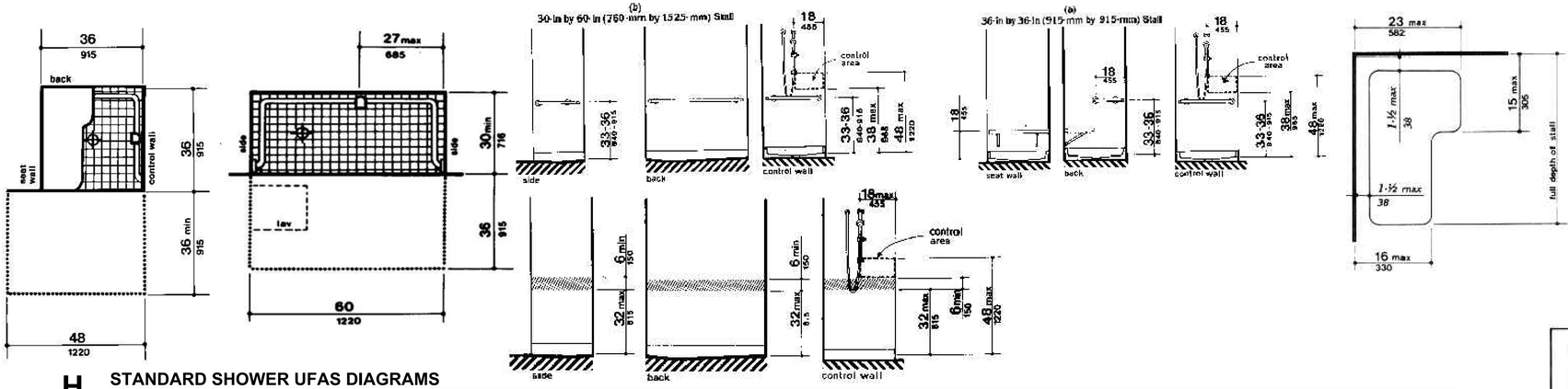
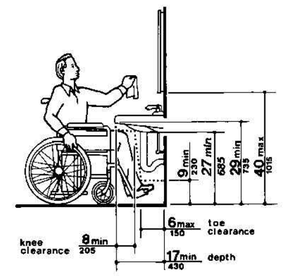
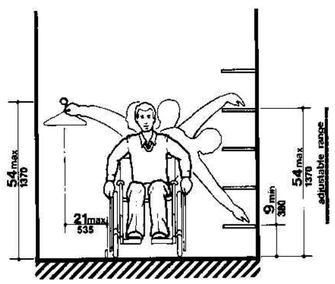
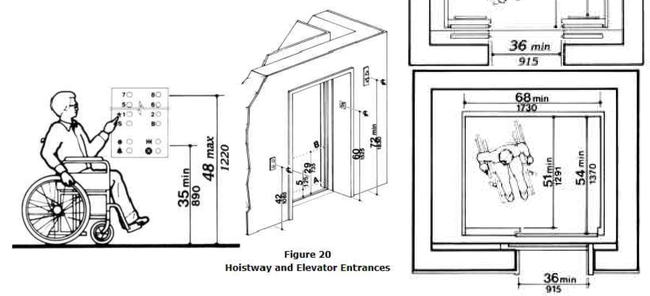


H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE







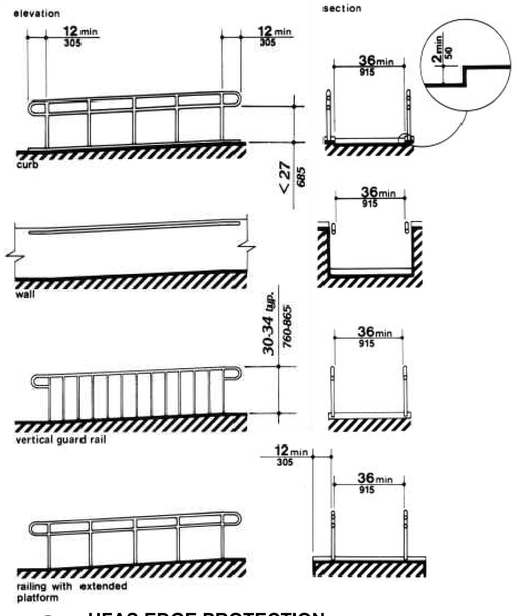
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

G UFAS LAVRATORY CLEARANCES

NO SCALE

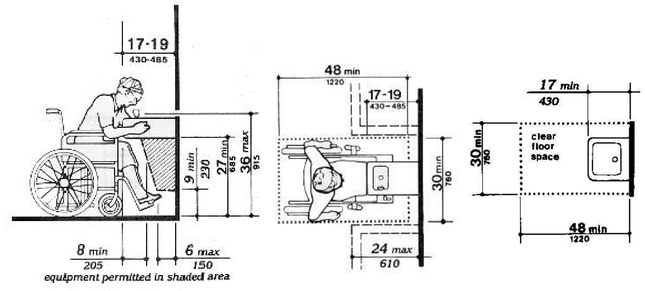
F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE

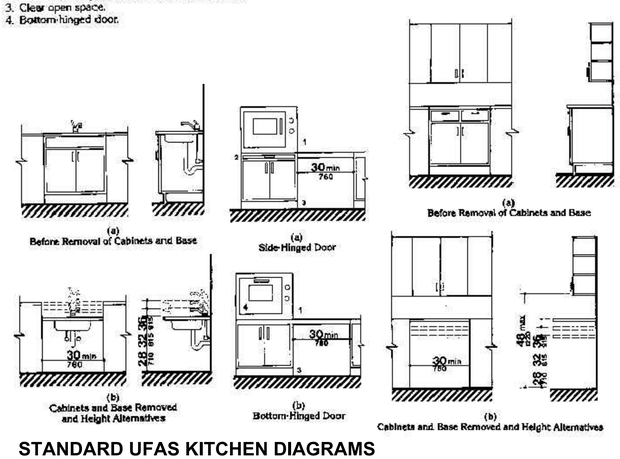


E STANDARD UFAS ELEVATOR DETAILS

NO SCALE



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



D STANDARD UFAS KITCHEN DIAGRAMS

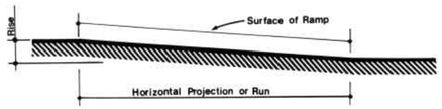
NO SCALE

C UFAS EDGE PROTECTION

NO SCALE

B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

NO SCALE



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

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

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REVISION:

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UFAS 2

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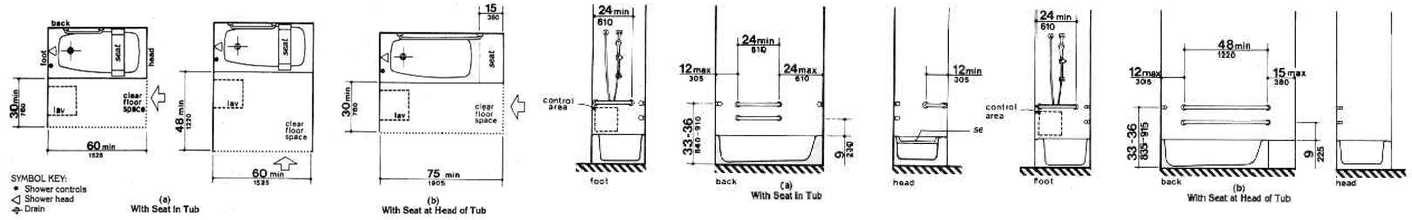
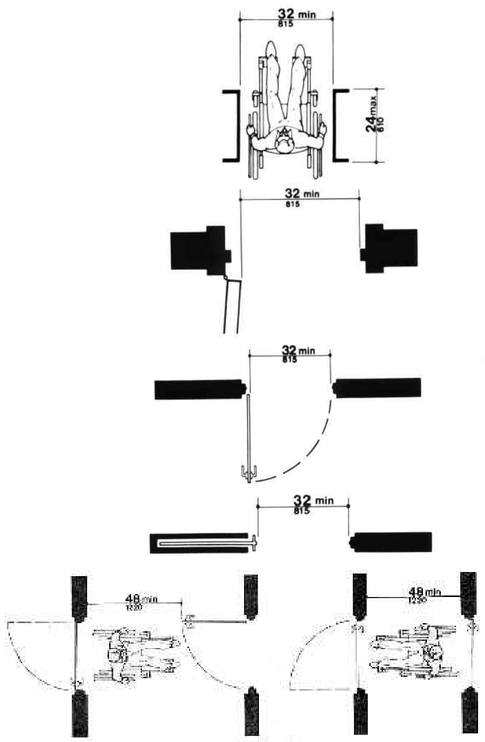
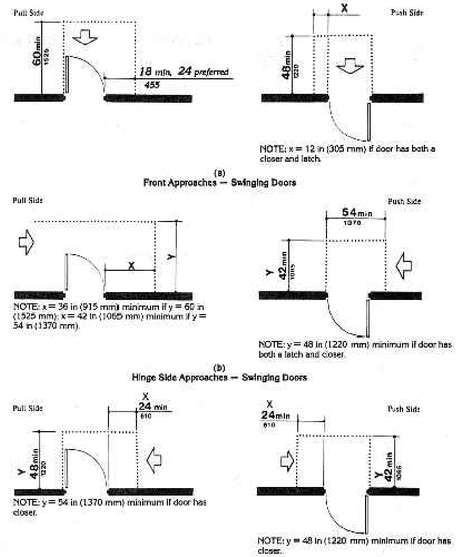


C STANDARD BATHROOM/TUB DIAGRAMS

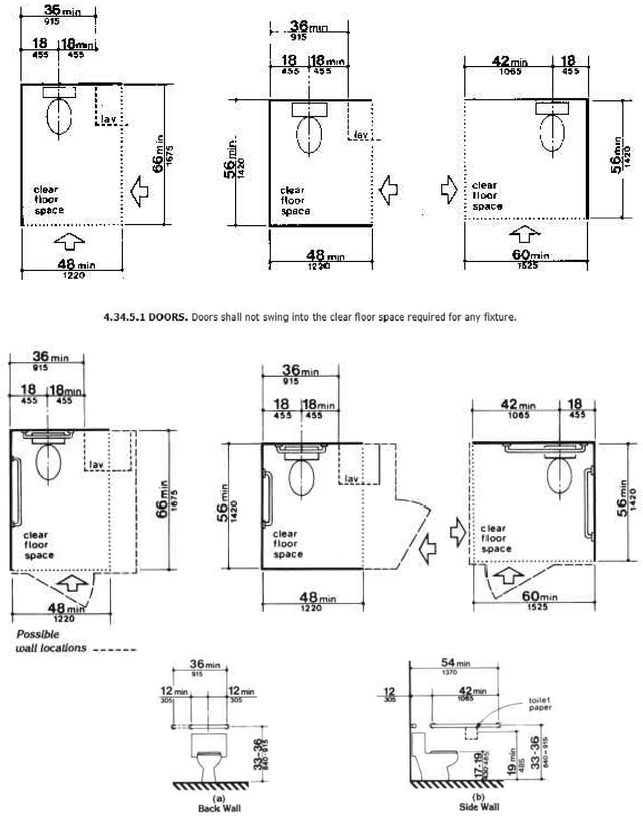
NO SCALE

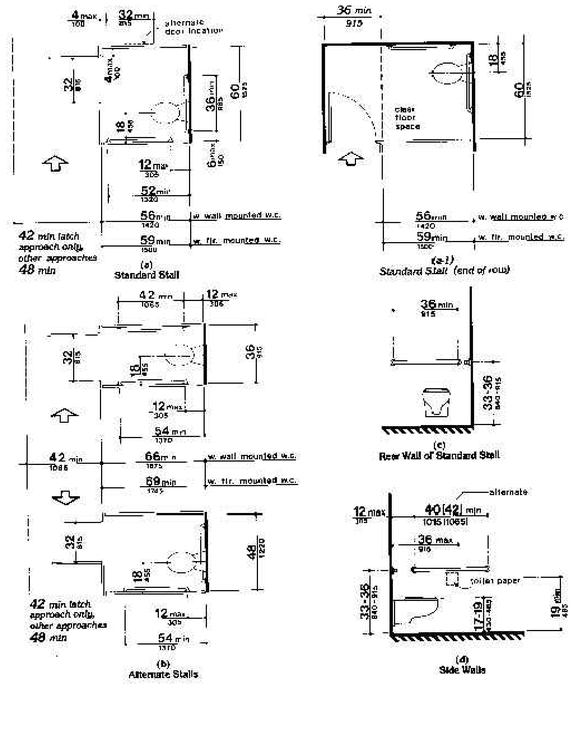




B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE





A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

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

FOR REFERENCE ONLY

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785.827.0386 jgr@jgrarchitects.com

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT 22415 STATE OF TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

UFAS 3

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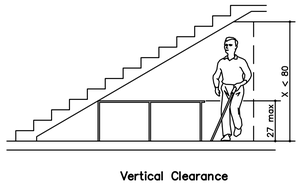
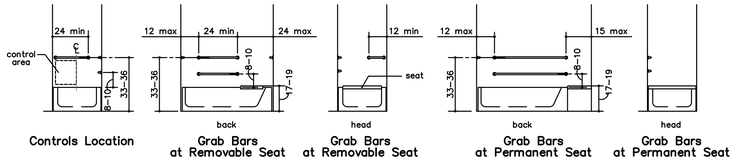


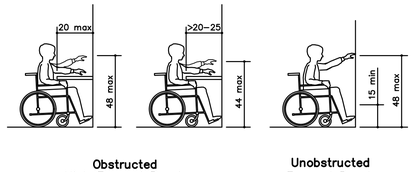
Vertical Clearance

S STANDARD VERTICAL CLEARANCE

NO SCALE

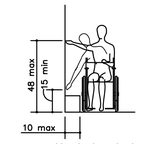


Controls Location | Grab Bars at Removable Seat | Grab Bars at Removable Seat | Grab Bars at Permanent Seat | Grab Bars at Permanent Seat

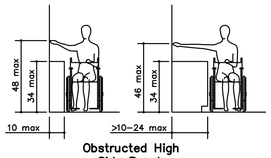


Obstructed High Forward Reach

Unobstructed Forward Reach



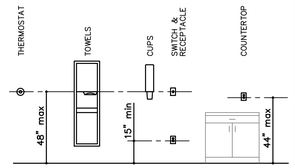
Unobstructed Side Reach



Obstructed High Side Reach

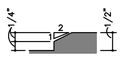
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

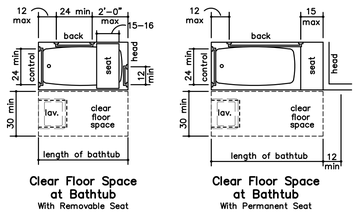
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

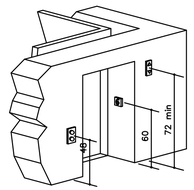
NO SCALE



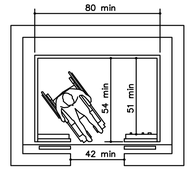
Clear Floor Space at Bathtub With Removable Seat | Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

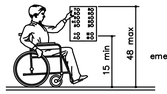
NO SCALE



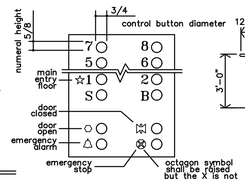
Hoistway and Elevator Entrances



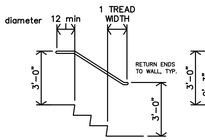
Minimum Dimensions for Elevator Car



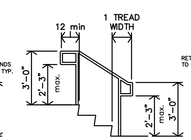
Car Control Height



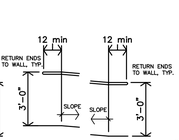
Panel Detail



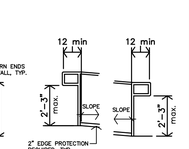
Stair Handrail Extensions at Walls



Stair Handail Extensions at Freestanding Handrails



Ramp Handrail Extensions at Walls



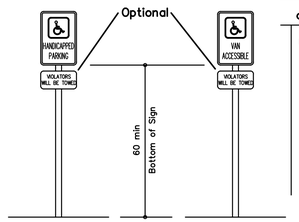
Ramp Handail Extensions at Freestanding Handrails

N STANDARD ELEVATOR ADA DIAGRAMS

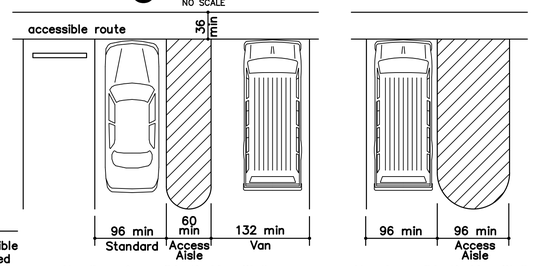
NO SCALE

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE



Typical Handicapped Parking Signage | Van Accessible Handicapped Parking Signage

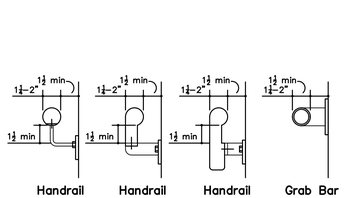


Handicap Accessible Parking Stalls

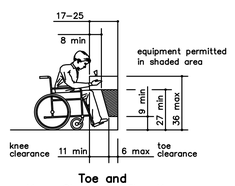
Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

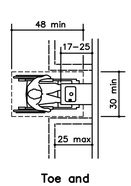
NO SCALE



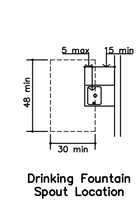
Handrail | Handrail | Handrail | Grab Bar



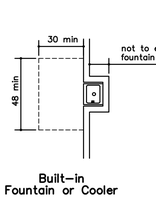
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



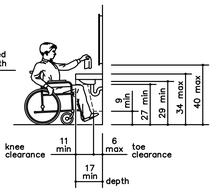
Built–in Fountain or Cooler

K STANDARD HANDRAIL/GRAB BAR DETAILS

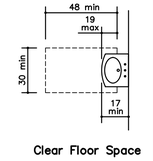
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



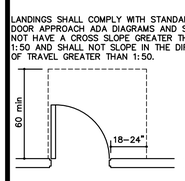
Lavatory Clearances



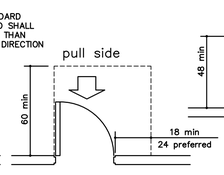
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

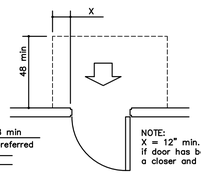
NO SCALE



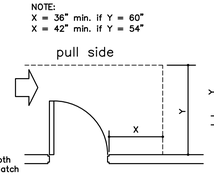
Exterior Landing



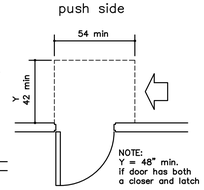
Front Approach — Swinging Door



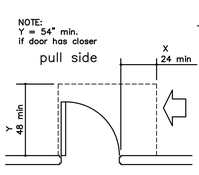
Front Approach — Swinging Door



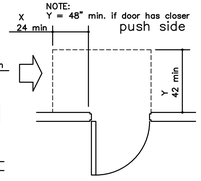
Hinge Side Approach — Swinging Door



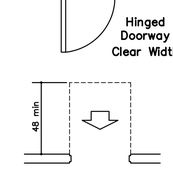
Side Approach — Swinging Door



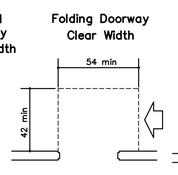
Latch Side Approach Swinging Door



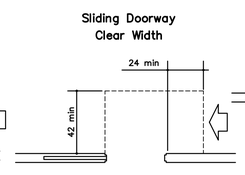
Latch Side Approach Swinging Door



Front Approach — Sliding or Folding Doors



Side Approach — Sliding or Folding Doors

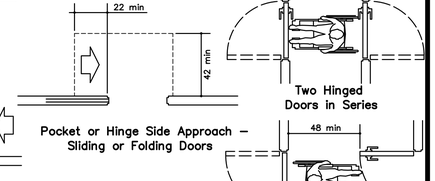


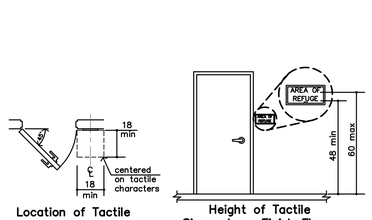
Stop or Latch Side Approach — Sliding or Folding Doors

Hinged Doorway Clear Width | Folding Doorway Clear Width | Sliding Doorway Clear Width

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

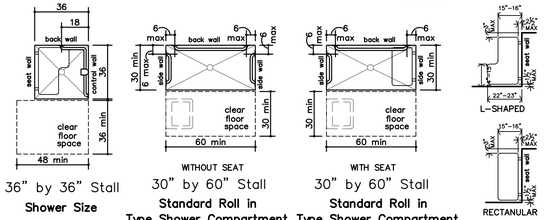




Location of Tactile Signs at Doors | Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE



36" by 36" Stall Shower Size and Clearances | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

36" by 36" Grab bars at Shower Stall | 30" by 60" Grab bars at Shower Stall | 30" by 60" Grab bars at Shower Stall

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

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

Clear Floor Space at Urinal | Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

Clear Floor or Ground Space | (a) Forward Approach | (b) Parallel Approach | Maneuvering Clearance in an Alcove, Parallel Approach | Maneuvering Clearance in an Alcove Forward Approach | Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

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785.827.0386 jgr@jgrarchitects.com

JGR

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT — JOHN GILLAM RENZ — 7-17-2024 — 22415 — STATE OF TEXAS

REVISION:

DATE: 7-17-2024

JOB: 24-3391

SHEET NO.:

ADA

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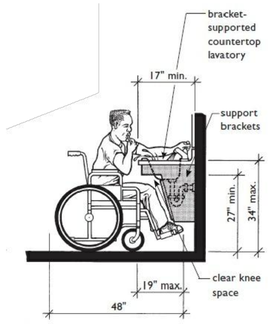
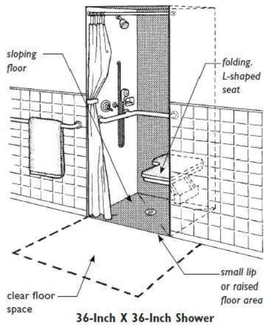
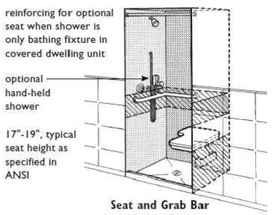


Knee Space at Lavatories that Meets the Requirements for B Bathrooms

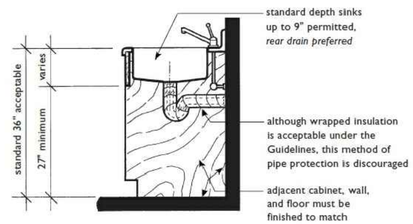


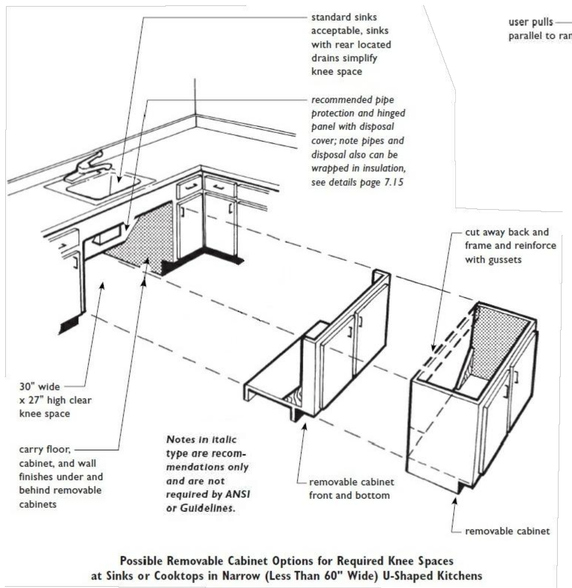
36-Inch X 36-Inch Shower with Folding Seat



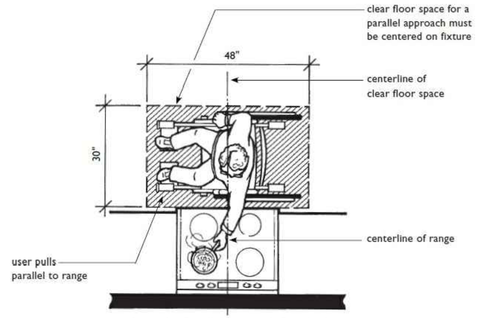
Seat and Grab Bar in 36" X 36" Shower

Knee Space at Sink with Wrapped Pipes

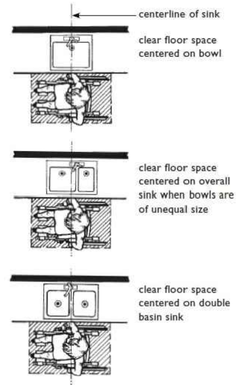


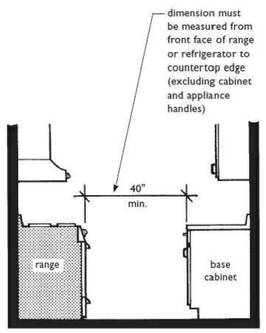


Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

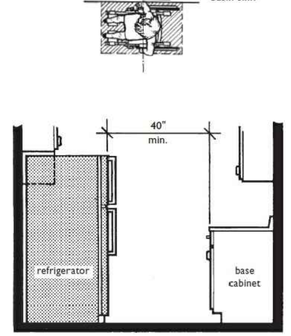


Space for Parallel Approach Required at Range and Cooktop

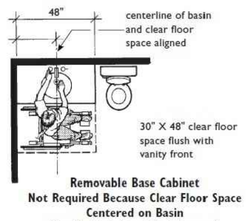




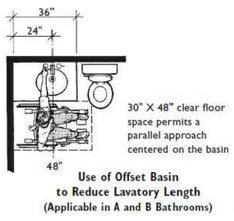
Minimum Clearance between Range and Opposing Base Cabinet



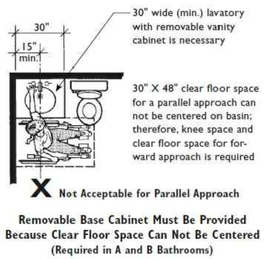
Minimum Clearance between Refrigerator and Opposing Base Cabinet



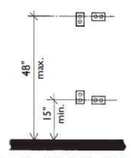
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



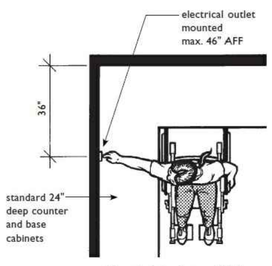
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)



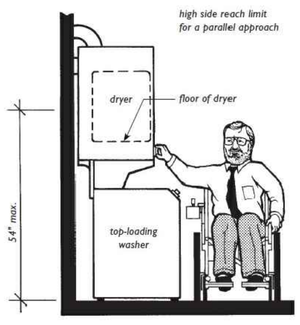
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)



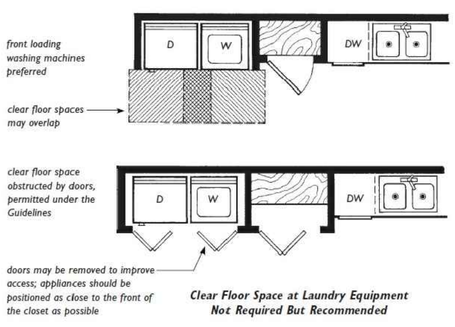
Mounting Height for Outlets



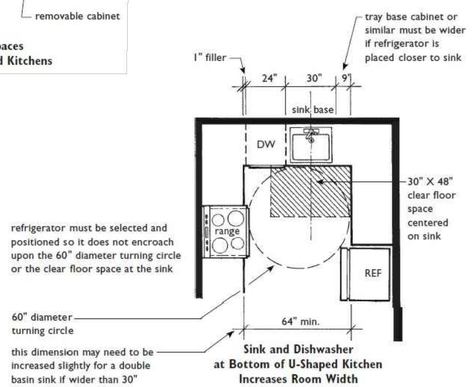
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



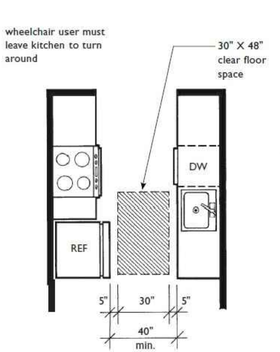
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended



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



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

COORDINATED WITH UFAS

FOR REFERENCE ONLY

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

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

FH (UFAS)

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ACCESSIBLE UNIT LEGEND

(5) UNITS SHALL BE ACCESSIBLE
(1) 1–bedroom
(2) 2–bedroom
(2) 3–bedroom

(2) UNITS SHALL BE ACCESSIBLE WITH ROLL–IN SHOWER
(2) 2–bedroom

(3) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE
(1) 1–bedroom
(1) 2–bedroom
(1) 3–bedroom

ACCESSIBLE ROUTE PER FHA

PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	252
HANDICAP STALLS	7

PROVIDED	
HANDICAP PARKING STALLS	12
STANDARD PARKING STALLS	255
TOTAL PARKING STALLS	267
PARKING RATIO (STALLS/UNITS)	2.02

FLOOD PLAIN

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WICHITA FALLS, TX. THIS PROJECT SITE IS LOCATED IN ZONE X.

STORM WATER DETENTION

ON SITE STORM WATER DETENTION IS NOT SHOWN OR EXISTING

SITE KEY NOTES

A	NEW PLAYGROUND & BENCH. REF. DETAIL A/A1.3 & B/A1.3
B	REMOVE EXISTING WALL MOUNTED MAILBOXES. INSTALL NEW GROUND MOUNTED CLUSTER MAILBOXES. REF. X/A1.2
C	NEW PICNIC TABLE & BBQ GRILL REF. DETAILS C/A1.3, D/A1.3 & E/A1.3
D	NEW HORSESHOES COURT REF. DETAIL F/A1.3
E	RESIDENT USE DUMPSTERS
F	NEW POLE MOUNTED (OR WALL MOUNTED) H.C. PARKING SIGN. BTM MOUNTED @ 60" A.F.F. (TYP.)
G	NEW POLE MOUNTED (OR WALL MOUNTED) H.C. "VAN" PARKING SIGN. BTM MOUNTED @ 60" A.F.F. (TYP.)
H	NEW 4" PARKING LOT STRIPING. REMOVE OLD/EXISTING.
F	NEW ACCESSIBLE PARKING & STRIPING. REF. TYP. DETAIL E/A1.2 & CIVIL DRAWINGS
G	NEW CONCRETE SIDEWALK. REF. CIVIL DRAWINGS FOR SLAB THICKNESS & SUB–BASE DETAILS.

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
7.80 ACRES	339,820	64,559 sf	19%

UNIT SUMMARY

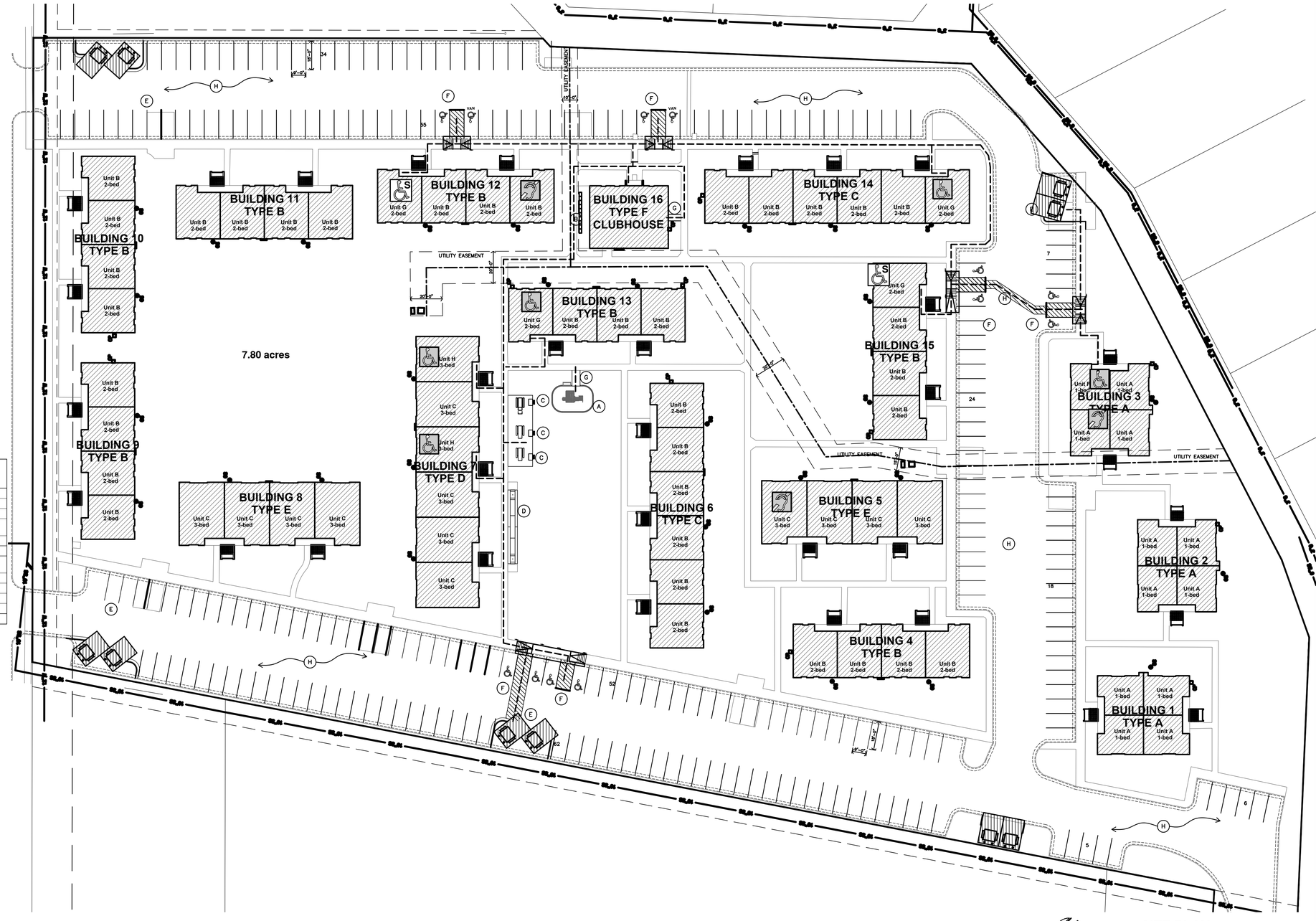
UNIT LABEL	UNIT TYPE	ACCESS.	LOCATION FLOOR	BLDG #	NET SQUARE FOOTAGE	TOTAL UNITS
A	1-BED, 1-BATH	HEARING	1	3	636	1
A	1-BED, 1-BATH	STANDARD	1,2	1,2,3	636	22
B	2-BED, 1-BATH	HEARING/VIS	1	12	832	1
B	2-BED, 1-BATH	STANDARD	1	4,6,9,10,11,12 ,13,14,15	832	35
C	3-BED, 1 1/2 BATH	HEARING/VIS	1	5	832	1
C	3-BED, 1 1/2 BATH	STANDARD	1,2	5,7,8	1,030	11
D	2-BED, 1-BATH	STANDARD	2	4,6,9,10,11,12 ,13,14,15	839	40
E	3-BED, 1 1/2 BATH	STANDARD	2	5,7,8	1,035	14
F	1-BED, 1-BATH	ACCESSIBLE	1	3	636	1
G	2-BED, 1-BATH	ACCESSIBLE	1	12,13,14,15	832	4
H	3-BED, 1 1/2 BATH	ACCESSIBLE	1	7	832	2
TOTAL						132

ACCESSIBLE/HEARING SUMMARY

BUILDING LABEL	UNIT LABELS	UNITS # ACC	UNITS # H,V	NRA SF	TOTAL SF
3	F,A	1	1	636	1,272
5	C		1	1,030	1,030
7	H	2		1,030	2,060
12	G,B	1	1	832	1,664
13	G	1		832	832
14	G	1		832	832
15	G	1		832	832
TOTALS		7	3	6,024	8,522
		10			

PROJECT UNIT SUMMARY

BUILDING TYPE	FLOOR	BUILDINGS	UNITS # 1BR	2BR	3BR	NRA SF	COMMON SF	TOTAL SF
A	1	3	12			7,632	984	8,616
A	2	3	12			7,632	984	8,616
B	1	7		28		23,296	2,730	26,026
B	2	7		28		23,492	2,730	26,222
C	1	2		12		9,984	1,170	11,154
C	2	2		12		10,068	1,170	11,238
D	1	1			6	6,180	537	6,717
D	2	1			6	6,210	537	6,747
E	1	2			8	8,240	716	8,956
E	2	2			8	8,280	716	8,996
F	1	1					1,252	1,252
TOTALS			24	80	28	111,014	13,526	124,540
			132					



North

A SITE PLAN
1/32"=1'-0"

JonesGillamRenz
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785.827.0386 jgr@jgrarchitects.com

SUN VALLEY APARTMENTS

REHAB APARTMENTS
1301 EAST CENTRAL FREEWAY WICHITA FALLS, TEXAS
BLOCK 3 SUN VALLEY, SECTION THREE

REGISTERED ARCHITECT 22415 STATE OF TEXAS 7-17-2024

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

A1.1

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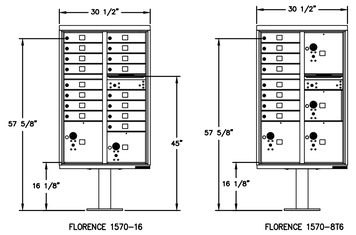
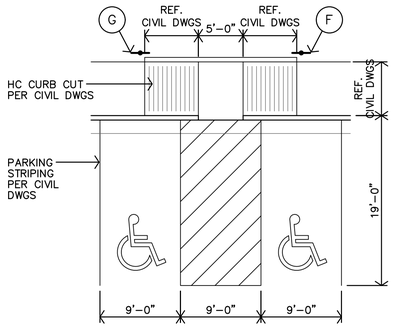


F MAILBOX TYPES & ELEVATIONS

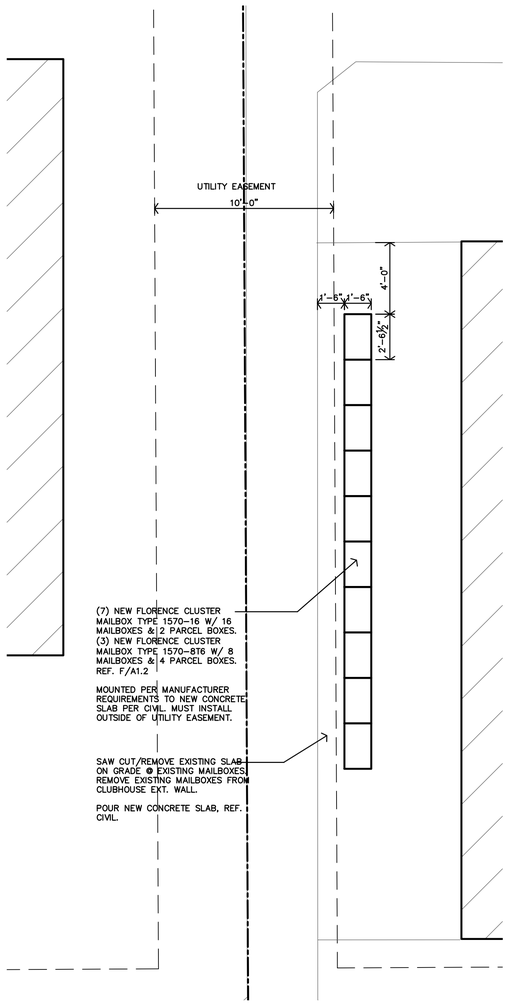
1/2" =1'-0"



E ACCESS PARKING STANDARDS

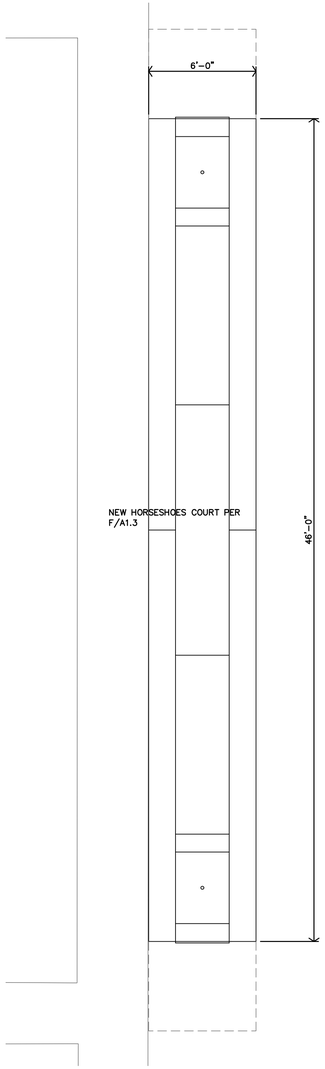
1/8" =1'-0"

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



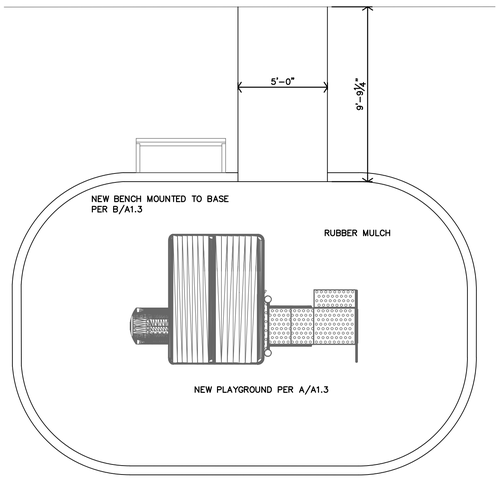
D MAILBOXES ENLARGED PLAN

1/4"=1'-0"



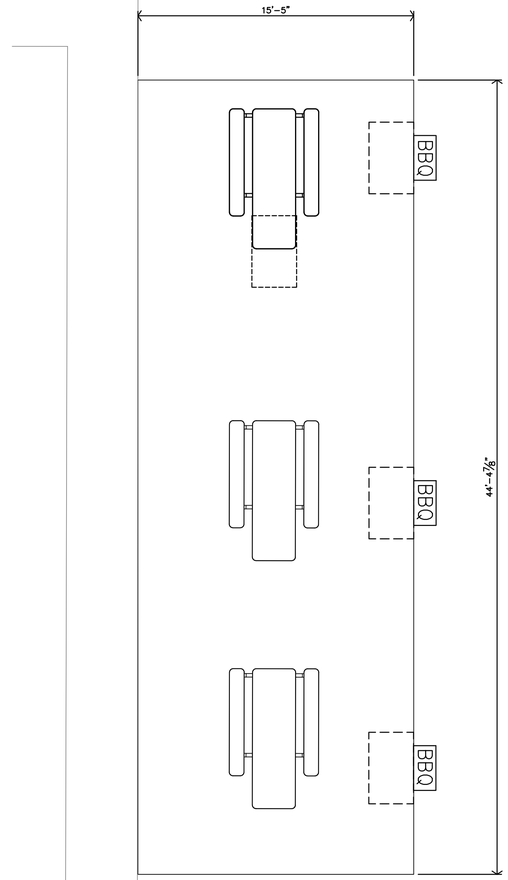
C ENLARGED PLAN

1/4"=1'-0"



B ENLARGED PLAN

1/4"=1'-0"



A ENLARGED PLAN

1/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
22415

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A1.2

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CONCRETE FOOTING, 3' DEEP,
18" DIA, SLOPE TOP TO DRAIN

~~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



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

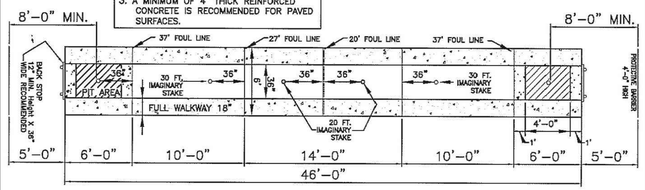
D **ACCESSIBLE PICNIC TABLE**
NO SCALE



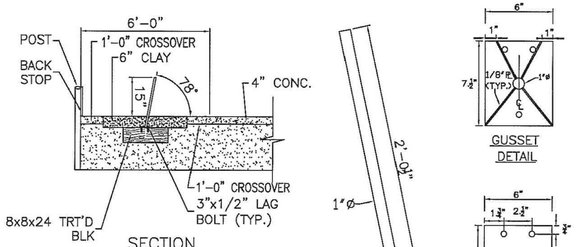
(1) EVEREST SERIES 6'-0" HEAVY DUTY PICNIC TABLE
(www.theparkcatalog.com) (Item no.595-6005)
COLOR TO BE DETERMINED BY ARCHITECT/OWNER

C **PICNIC TABLE**
NO SCALE

NOTES:
1. THE "PITCHERS BOX" IS THE 6'X 6' AREA AT EACH END OF THE COURT.
2. THE RECOMMENDED PIT SIZE IS 36"X 48".
3. A MINIMUM OF 4" THICK REINFORCED CONCRETE IS RECOMMENDED FOR PAVED SURFACES.

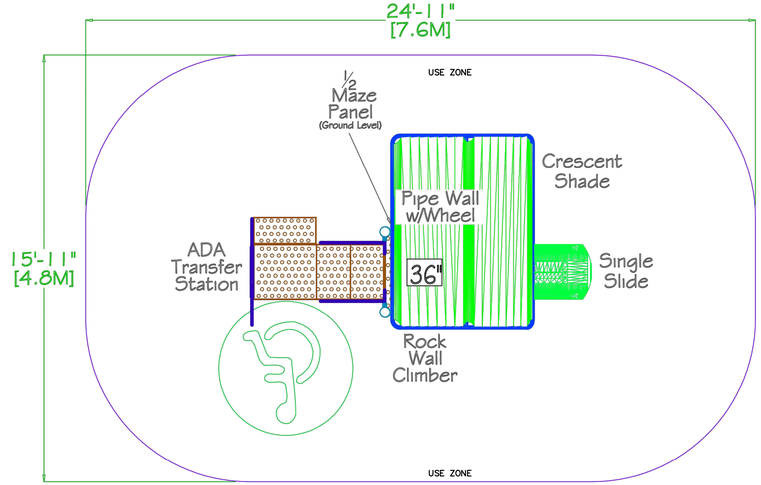


HORSESHOE COURT LAYOUT



NOTE: STAKE PLACEMENT MAY BE DONE IN A 5 GAL. BUCKET OF CEMENT. WRAP RUBBER HOSE AROUND PORTION OF STAKE THAT IS IN CEMENT FOR ELASTICITY.

F **HORSESHOES GAME**
NO SCALE



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

SUITABLE FOR AGES 2-5
(COLOR SCHEME TBD BY ARCHITECT/OWNER)
MUST INCLUDE SHADE STRUCTURE

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.

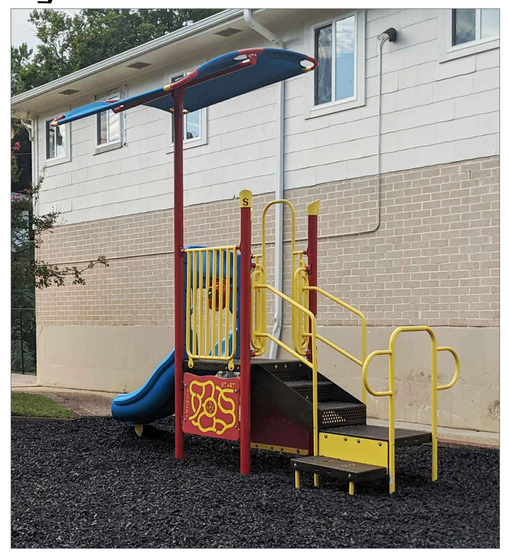
THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.

PLAYGROUND AREA TO HAVE PLAYSAFER RUBBER MULCH FROM www.RUBBERCYCLE.com THAT MEETS ASTM F 1292-99/04, ASTM F 1487-01, ASTM F 1951-99 & PER MANUF. RECOMMENDATIONS.

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



B **OUTDOOR BENCH**
NO SCALE



A **CUSTOM PLAY-GYM**
NO SCALE

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785.827.0386 jgr@jgrarchitects.com

JGR

SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
1-22415

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A1.3

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Building Number	Breezeway Concrete Condition	Breezeway Concrete Notes	Brick Veneer Condition	Brick Veneer Notes	Exterior Siding Type	Exterior Siding Condition	Metal Wall Panel Condition	Metal Wall Panel Notes	Parapet Metal Trim Condition	Roof Overhang Soffit Type	Roof Overhang Soffit Condition	Breezeway Soffit Type	Breezeway Soffit Condition	Exterior Soffit Notes	Beam Wrap Type	Beam Wrap Condition	Number of Exterior Doors In Need of Replace	Number of Exterior Door Frames	Exterior Wall Pack	Exterio
1	Good (ETR)		Repair	Tuckpointing needed	Fiber Cement	Good (ETR)	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	5	5	4	12
2	Good (ETR)		Repair	Tuckpointing needed	Other	Replace	Good (ETR)		Good (ETR)	Wood	Good (ETR)	Wood	Replace		Wood	Replace	3	3	5	12
3	Good (ETR)		Repair	Tuckpointing	Wood	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	6	6	5	12
4	Good (ETR)		Repair	Some potential foundation settlement on one side. Some tuckpointing needed.	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Repair	Wood	Good (ETR)	Some delamination of panels at edges.	Wood	Replace	4	2	4	12
5	Good (ETR)		Repair	See pics, gray patching areas.	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Good (ETR)		Wood	Replace	8	4	7	12
6	Good (ETR)		Repair		Fiber Cement	Replace	Good (ETR)		Replace	Wood	Replace	Wood	Good (ETR)		Wood	Replace	8	4	6	18
7	Good (ETR)		Repair		Fiber Cement	Replace	Good (ETR)		Replace	Wood	Repair	Wood	Good (ETR)		Wood	Replace	10	4	8	18
8	Good (ETR)		Repair		Fiber Cement	Replace	Good (ETR)		Replace	Wood	Replace	Wood	Good (ETR)		Wood	Replace	6	2	8	12
9	Repair	Front step broken see photo	Repair	Tuckpoint	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	4	4	6	12
10	Good (ETR)		Repair	Tuckpoint	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	6	6	5	12
11	Good (ETR)		Repair	Tuckpointing	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	4	4	6	12
12	Good (ETR)		Repair	Tuckpointing and area skimmed with mortar	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	5	5	3	12
13	Good (ETR)		Repair		Fiber Cement	Replace	Good (ETR)		Replace	Wood	Repair	Wood	Good (ETR)		Wood	Replace	2	2	6	12
14	Good (ETR)		Repair	Tuckpointing	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Good (ETR)	Wood	Replace		Wood	Replace	5	5	5	18
15	Good (ETR)		Repair	Significant tuckpointing	Fiber Cement	Replace	Good (ETR)		Replace	Wood	Repair	Wood	Good (ETR)	Some need replaced due to rotting edges	Wood	Replace	4	3	6	12
16	Replace	Not Ada accessible	Repair	Tuckpointing	Fiber Cement	Replace	Good (ETR)	Replace side elevation high flashing see photo	Replace	Wood	Good (ETR)	Wood	Replace	Replace entry soffit	Wood	Good (ETR)	0	0	1	3
																Totals	80	59	85	201

OWNERS SCOPE OF WORK SCHEDULES: BY SNYDER CONSTRUCTION

WORK SHOWN ON DRAWING SHEETS SHALL REFER TO THIS SCHEDULE WHEN REFERENCED FOR SPECIFIC UNIT WORK REQUIRED ON THOSE UNITS NOT LABELED ACCESSIBLE. ACCESSIBLE UNITS ARE REQUIRED TO PROVIDE ALL WORK NOTED AND SHOWN ON ARCH, MEP, STRUCT SHEETS. IF THERE IS A CONFLICT OF INFORMATION SHOWN, CONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING.

Submitted By	Building Number	Unit Number	Building Type	Refrigerator Condition	Range Condition	Garbage Disposal Existing	Kitchen GFCI Existing	Misc. Kitchen Notes	Tub/Shower Type	Tub/Shower Condition	Tub/Shower Notes	Wall Tile Existing In Bathroom?	Bathroom Sink Type	Bath GFCI Existing?	Medicine Cabinet or Mirror in Bathroom	Bath Exhaust Fan Existing	Bath Exhaust Fan Condition	Misc. Bathroom Notes	Existing Flooring Type	Existing Base Type	Existing Base Condition	Drywall Repairs	Interior Single Swing Door Replacement Qty.	Closet Shelving Condition	Window Sill Condition	Smoke Detectors Existing Where Required	Qty. of Additional Smoke Detectors Needed	Furnace Condition	HVAC Grille Condition	Electrical Panel Condition	Ceiling F
JS	1	11 A	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Bath vanity has linen closet adjacent see photo	Carpet in bedroom, tile elsewhere	Wood	Replace	Minor Damage	2 Repair	Repair	1	Good (ETR)	Replace	Good (ETR)	NO
JS	1	12 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	0	Replace	Replace	Replace	NO
JS	1	12 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile throughout, repairs needed in bedroom	Wood	Replace	Minor Damage	1 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO
CP	1	14 A	Good (ETR)	Replace	1	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Carpet / Linoleum tile	Wood	Replace	Minor Damage	0 Good (ETR)	Good (ETR)	1	Replace	Replace	Good (ETR)	NO
JS	1	14 A	Replace	Replace	0	0	Marble wall cladding	Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Carpet in bedroom, tile elsewhere	Wood	Replace	Minor Damage	3 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO
CP	1	21 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Linen cabinet	Linoleum tile throughout	Wood	Replace	Minor Damage	0 Repair	Repair	0	1 Good (ETR)	Replace	Good (ETR)	NO
JS	1	23 A	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Linen cabinet Actually has an outlet (non GFCI).	Carpet in bedroom and living room , vct elsewhere	Wood	Replace	Minor Damage	2 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO
CP	1	24 A	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile throughout	Wood	Replace	Minor Damage	0 Repair	Repair	0	1 Replace	Replace	Good (ETR)	NO
CP	2	10 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile throughout	Wood	Replace	Minor Damage	1 Good (ETR)	Repair	0	1 Good (ETR)	Replace	Good (ETR)	NO
CP	2	12 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile throughout	Wood	Replace	Minor Damage	5 Good (ETR)	Repair	1	Replace	Replace	Good (ETR)	NO
JS	2	13 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet built in to wall in bath see photo	Tile, minor repairs	Wood	Replace	Minor Damage	2 Repair	Repair	0	Replace	Replace	Good (ETR)	NO
JS	2	20 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	0	Replace	Replace	Replace	NO
CP	2	22 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile throughout	Wood	Replace	Minor Damage	1 Good (ETR)	Good (ETR)	0	2 Good (ETR)	Replace	Good (ETR)	NO
CP	2	23 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	VCT/carpet	Wood	Replace	Major Repairs	6 Repair	Repair	0	1 Replace	Replace	Good (ETR)	NO
JS	3	11 A	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	None in bedroom, tile elsewhere. Bathroom and kitchen tile needs replaced, see photo	Wood	Replace	Minor Damage	4 Repair	Repair	0	Replace	Replace	Good (ETR)	NO
JS	3	12 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Large vinyl tile in living, dining, and kitchen. Tile elsewhere.	Wood	Replace	Minor Damage	0 Repair	Repair	0	Replace	Replace	Good (ETR)	NO
JS	3	13 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linen cabinet	Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	0	Replace	Replace	Good (ETR)	NO
CP	3	13 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Linen cabinet	Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	0	1 Replace	Replace	Good (ETR)	NO
CP	3	20 A	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Linen cabinet	Tile, minor repairs	Wood	Replace	Minor Damage	0 Good (ETR)	Repair	0	1 Replace	Replace	Good (ETR)	NO
CP	3	21 A	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Linen cabinet	Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	1	Good (ETR)	Replace	Good (ETR)	NO
CP	4	10 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Water damage ceiling and sink wall	Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	0	2 Replace	Replace	Good (ETR)	NO
CP	4	12 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	2 Repair	Repair	0	3 Replace	Replace	Replace	NO
JS	4	13 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	2 Repair	Repair	1	Replace	Replace	Replace	NO
JS	4	20 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Linoleum throughout	Wood	Replace	Minor Damage	4 Repair	Repair	1	Replace	Replace	Good (ETR)	NO
JS	4	21 B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	5 Repair	Repair	1	Replace	Replace	Good (ETR)	NO
CP	5	10 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Major Repairs	6 Repair	Repair	0	Replace	Replace	Inaccessible	NO
JS	5	11 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	8 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO
CP	5	12 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Major Repairs	2 Repair	Repair	0	3 Replace	Replace	Good (ETR)	NO
JS	5	13 C	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	6 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

S.O.W.1

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Submitted By	Building Number	Unit Number	Building Type	Refrigerator Condition	Range Condition	Garbage Disposal Existing	Kitchen GFCI Existing	Misc. Kitchen Notes	Tub/Shower Type	Tub/Shower Condition	Tub/Shower Notes	Wall Tile Existing In Bathroom?	Bathroom Sink Type	Bath GFCI Existing?	Medicine Cabinet or Mirror In Bathroom	Bath Exhaust Fan Existing	Bath Exhaust Fan Condition	Misc. Bathroom Notes	Existing Flooring Type	Existing Base Type	Existing Base Condition	Drywall Repairs	Interior Single Swing Door Replacement Qty.	Closet Shelving Condition	Window Sill Condition	Smoke Detectors Existing Where Required	Qty. of Additional Smoke Detectors Needed	Furnace Condition	HVAC Grille Condition	Electrical Panel Condition	Ceiling F
CP	5	20 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	NO	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	3 Replace	Replace	Good (ETR)	NO		
JS	5	21 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	6 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO		
CP	5	23 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Ceiling water damage	Tile, minor repairs	Wood	Replace	Minor Damage	2 Repair	Repair	0	3 Replace	Replace	Good (ETR)	NO		
CP	6	10 B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	6 Repair	Repair	1	1 Good (ETR)	Replace	Replace	NO		
JS	6	11 B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Bad water leak from above ceiling is toast see photo	Tile minor repairs	Wood	Replace	Minor Damage	6 Repair	Repair	0	Replace	Replace	Good (ETR)	NO		
CP	6	12 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	2 Replace	Good (ETR)	Good (ETR)	NO		
JS	6	13 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Toilet in unit above has leaked and damaged ceiling see photo	Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	1	Replace	Replace	Replace	NO		
JS	6	14 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	5 Repair	Repair	0	Good (ETR)	Replace	Good (ETR)	NO		
CP	6	15 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
CP	6	21 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	1	2 Good (ETR)	Replace	Good (ETR)	NO		
CP	6	22 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, bad shape breaking up	Wood	Replace	Minor Damage	4 Good (ETR)	Repair	1	Good (ETR)	Replace	Good (ETR)	NO		
JS	6	23 B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	1	Good (ETR)	Replace	Good (ETR)	NO		
CP	6	24 B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Mirror	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
JS	6	25 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
CP	7	10 C	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Major Repairs	8 Replace	Replace	1	Replace	Replace	Replace	NO		
CP	7	11 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	0	3 Replace	Replace	Replace	NO		
JS	7	12 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	5 Repair	Repair	1	Replace	Replace	Replace	NO		
JS	7	14 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	0	3 Replace	Replace	Replace	NO		
CP	7	20 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Carpet and linoleum mix	Wood	Replace	Minor Damage	9 Repair	Repair	1	Replace	Replace	Replace	NO		
CP	7	21 C	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	3 Good (ETR)	Replace	Replace	NO		
JS	7	22 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	8 Repair	Repair	1	Replace	Replace	Replace	NO		
CP	7	23 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	3 Good (ETR)	Replace	Replace	YES		
CP	7	24 C	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
JS	7	25 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
CP	8	10 C	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linoleum tile floor in 1/2 bath	Tile and partially linoleum	Wood	Replace	Major Repairs	6 Repair	Repair	0	3 Replace	Replace	Good (ETR)	NO		
JS	8	11 C	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Wall tile on all walls	All tile, minor repairs	Wood	Replace	Minor Damage	7 Repair	Repair	0	All Replace	Replace	Good (ETR)	NO		
CP	8	12 C	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Repair	Could keep maybe	YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	0	3 Replace	Replace	Good (ETR)	NO		
JS	8	20 C	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Half bath replace too	Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	All Good (ETR)	Replace	Good (ETR)	NO		
CP	8	21 C	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	3 Replace	Replace	Good (ETR)	NO		
CP	8	22 C	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	4 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
JS	9	10 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	2 Repair	Repair	0	All Replace	Replace	Good (ETR)	NO		
CP	9	11 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	5 Good (ETR)	Good (ETR)	1	1 Replace	Replace	Good (ETR)	NO		
CP	9	12 B	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Replace ceiling	Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Good (ETR)	1	Replace	Replace	Replace	NO		
JS	9	20 B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	2 Replace	Replace	Good (ETR)	NO		
JS	9	22 B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	6 Repair	Repair	0	All Replace	Replace	Good (ETR)	NO		
CP	10	10 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Major Repairs	9 Replace	Repair	1	Good (ETR)	Replace	Good (ETR)	NO		
JS	10	11 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		NO	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	0	All Good (ETR)	Replace	Good (ETR)	NO		
CP	10	11 B	Good (ETR)	Replace	0	Range hood 0 ducted		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Mold, ceiling damage	Tile, minor repairs	Wood	Replace	Major Repairs	4 Repair	Good (ETR)	1	Replace	Replace	Good (ETR)	NO		
CP	10	13 B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	3 Good (ETR)	Good (ETR)	1	1 Replace	Replace	Good (ETR)	NO		
CP	10	20 B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, can feel floor sloping, structural issues	Wood	Replace	Minor Damage	7 Good (ETR)	Good (ETR)	1	Replace	Replace	Good (ETR)	NO		
JS	10	23 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile throughout, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	0	2 Replace	Replace	Good (ETR)	NO		
JS	11	10 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	NO	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	1 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		
CP	11	11 B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace	Water leaking above, black mold Walk in Ada shower tile is probably ok, fiberglass base	YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace			Tile, minor repairs	Wood	Replace	Minor Damage	6 Good (ETR)	Good (ETR)	0	2 Good (ETR)	Replace	Good (ETR)	NO		
CP	11	12 B	Good (ETR)	Replace	0	1	Walk In Shower	Good (ETR)			YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Light circuit not there? No switch	Tile, minor repairs	Wood	Replace	Minor Damage	7 Repair	Good (ETR)	1	Replace	Replace	Good (ETR)	NO		
JS	11	20 B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)			Tile, minor repairs	Wood	Replace	Minor Damage	3 Repair	Repair	1	Replace	Replace	Good (ETR)	NO		

OWNERS SCOPE OF WORK SCHEDULES: BY SNYDER CONSTRUCTION

WORK SHOWN ON DRAWING SHEETS SHALL REFER TO THIS SCHEDULE WHEN REFERENCED FOR SPECIFIC UNIT WORK REQUIRED ON THOSE UNITS NOT LABELED ACCESSIBLE. ACCESSIBLE UNITS ARE REQUIRED TO PROVIDE ALL WORK NOTED AND SHOWN ON ARCH, MEP, STRUCT SHEETS. IF THERE IS A CONFLICT OF INFORMATION SHOWN, CONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING.

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

S.O.W.2

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Submitted By	Building Number	Unit Number	Building Type	Refrigerator Condition	Range Condition	Garbage Disposal Existing	Kitchen GFCI Existing	Misc. Kitchen Notes	Tub/Shower Type	Tub/Shower Condition	Tub/Shower Notes	Wall Tile Existing In Bathroom?	Bathroom Sink Type	Bath GFCI Existing?	Medicine Cabinet or Mirror In Bathroom	Bath Exhaust Fan Existing	Bath Exhaust Fan Condition	Misc. Bathroom Notes	Existing Flooring Type	Existing Base Type	Existing Base Condition	Drywall Repairs	Interior Single Swing Door Replacement Qty.	Closet Shelving Condition	Window Sill Condition	Smoke Detectors Existing Where Required	Qty. of Additional Smoke Detectors Needed	Furnace Condition	HVAC Grille Condition	Electrical Panel Condition	Ceiling F
CP	11	21	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace	Rot and mold behind toilet wall	YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)	Rot behind toilet, mold	Tile, minor repairs	Wood	Replace	Minor Damage	4	Good (ETR)	Good (ETR)	1	1	Replace	Replace	Good (ETR)	NO
CP	11	22	B	Good (ETR)	Replace	0	0	Rang hood existing in all kitchens, ducted	Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	2	Good (ETR)	Good (ETR)	1		Good (ETR)	Replace	Inaccessible	NO
CP	11	23	B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	NO	Replace		Tile, minor repairs	Wood	Replace	Major Repairs	5	Good (ETR)	Good (ETR)	1	3	Good (ETR)	Replace	Good (ETR)	NO
JS	12	10	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Linoleum, replace	Wood	Replace	Major Repairs	10	Replace	Repair	0	None existing	Replace	Replace	Good (ETR)	NO
CP	12	11	B	Replace	Replace	0	1	Range hood existing	Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	NO	Replace	No receptacle	Tile, good cond	Wood	Replace	Minor Damage	5	Good (ETR)	Good (ETR)	1	Inaccessible	Good (ETR)	Replace	Good (ETR)	NO
JS	12	12	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace	Exhaust fan is a light but seems to have a fan component	Tile, minor repairs	Wood	Replace	Minor Damage	4	Repair	Repair	1		Replace	Replace	Replace	NO
CP	12	13	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Repair		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	4	Good (ETR)	Good (ETR)	1		Replace	Replace	Replace	NO
JS	12	20	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Mirror	NO	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	1	Repair	Repair	1	Smokes are old	Good (ETR)	Replace	Good (ETR)	NO
CP	12	21	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	4	Repair	Good (ETR)	1	0	Good (ETR)	Good (ETR)	Good (ETR)	NO
JS	12	23	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Carpet bedrooms tile elsewhere. Tile is all cracked and needs replaced.	Wood	Replace	Minor Damage	3	Repair	Repair	1		Replace	Replace	Good (ETR)	NO
CP	13	10	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace	Full gut drywall	Tile, minor repairs	Wood	Replace	Minor Damage	5	Repair	Repair	1		Good (ETR)	Replace	Good (ETR)	NO
JS	13	12	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Major Repairs	10	Repair	Repair	0		Good (ETR)	Replace	Good (ETR)	NO
JS	13	20	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	6	Repair	Repair	0		Replace	Replace	Good (ETR)	NO
CP	13	21	B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	2	Repair	Repair	0	2	Good (ETR)	Replace	Good (ETR)	NO
CP	13	22	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linoleum tile, tile bedrooms	Wood	Replace	Major Repairs	10	Repair	Repair	0	2	Replace	Replace	Good (ETR)	NO
JS	13	23	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	NO	Replace		Tile, likely major repairs in living room and bedroom if floor slope is addressed.	Wood	Replace	Major Repairs	4	Repair	Repair	1		Good (ETR)	Replace	Good (ETR)	NO
JS	14	10	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		NO	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	2	Repair	Repair	1		Replace	Replace	Good (ETR)	NO
CP	14	11	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	2	Repair	Repair	0	2	Good (ETR)	Replace	Good (ETR)	NO
JS	14	12	B	Good (ETR)	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	5	Repair	Repair	1		Replace	Replace	Good (ETR)	NO
CP	14	13	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	3	Repair	Repair	1		Good (ETR)	Replace	Good (ETR)	NO
CP	14	14	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace	Could maybe keep	YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	1	Good (ETR)	Repair	1	2	Good (ETR)	Replace	Good (ETR)	NO
JS	14	15	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Good (ETR)		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Major Repairs	6	Repair	Repair	1		Good (ETR)	Replace	Replace	NO
CP	14	20	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	NO	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	4	Repair	Repair	0	3	Good (ETR)	Replace	Good (ETR)	NO
JS	14	21	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	5	Repair	Repair	0		Good (ETR)	Replace	Good (ETR)	NO
JS	14	23	B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	3	Repair	Repair	0		Good (ETR)	Replace	Replace	NO
CP	14	24	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	4	Repair	Repair	1		Good (ETR)	Replace	Replace	NO
JS	14	25	B	Replace	Replace	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Major Repairs	8	Repair	Repair	0		Good (ETR)	Replace	Replace	NO
CP	15	10	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace	Ceiling drywall needs replaced	Tile, minor repairs	Wood	Replace	Minor Damage	7	Repair	Repair	1		Replace	Replace	Good (ETR)	NO
JS	15	11	B	Good (ETR)	Good (ETR)	0	1		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	2	Repair	Repair	1		Replace	Replace	Good (ETR)	NO
CP	15	12	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	0	Good (ETR)	Repair	0	2	Good (ETR)	Replace	Good (ETR)	YES
JS	15	13	B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Tile, minor repairs	Wood	Replace	Minor Damage	2	Repair	Repair	0		Replace	Replace	Good (ETR)	NO
JS	15	21	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Major Repairs	9	Repair	Repair	0		Replace	Replace	Good (ETR)	NO
CP	15	22	B	Replace	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Replace		Linoleum tile/carpet	Wood	Replace	Minor Damage	2	Repair	Good (ETR)	0	2	Good (ETR)	Replace	Good (ETR)	NO
JS	15	23	B	Good (ETR)	Replace	0	0		Tub W/ Tiled Surround	Replace		YES	Drop In Sink (Vanity)	NO	Medicine Cabinet	YES	Good (ETR)		Tile, minor repairs	Wood	Replace	Minor Damage	2	Repair	Repair	0		Replace	Replace	Replace	NO
				Good - 25													Replace - 68		Partial replacement - 8 Units Complete replacement - 9 Units Minor Repairs - 89 Units				410			Smokes missing - 58		Good - 42		Good - 84	

OWNERS SCOPE OF WORK SCHEDULES: BY SNYDER CONSTRUCTION

WORK SHOWN ON DRAWING SHEETS SHALL REFER TO THIS SCHEDULE WHEN REFERENCED FOR SPECIFIC UNIT WORK REQUIRED ON THOSE UNITS NOT LABELED ACCESSIBLE. ACCESSIBLE UNITS ARE REQUIRED TO PROVIDE ALL WORK NOTED AND SHOWN ON ARCH, MEP, STRUCT SHEETS. IF THERE IS A CONFLICT OF INFORMATION SHOWN, CONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING.

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REVISION:

DATE: 7-17-2024
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SHEET NO.:

S.O.W.3

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APARTMENT BUILDING TYPE A (Buildings 1,2,3 combined)

UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		984		48					984	1,032
A	1-BED, 1-BATH	636						10	6,360		6,360
A	ACCESSIBLE, 1-BED, 1-BATH	636						1	636		636
A	HEARING 1-BED, 1-BATH	636						1	636		636
TOTAL								12	7,632	984	8,664
SECOND FLOOR											
	COMMON USE		984							984	984
A	1-BED, 1-BATH	636						12	7,632		7,632
TOTAL								12	7,632	984	8,616
BUILDINGS 1, 2, and 3 TOTALS combined						0	0	24	15,264	1,968	17,280
							24				

APARTMENT BUILDING TYPE A
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

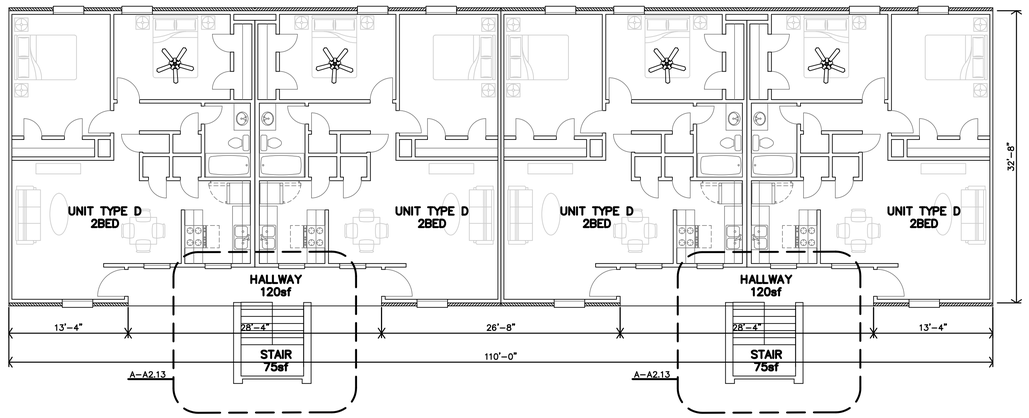
AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	984		
RESTRICTED USE			
ELECT. & MECH.		48	
TOTALS	984	48	1,032
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	984		
TOTALS	984	0	984

APARTMENT BUILDING TYPE B (Buildings 4,9,10,11,12,13,15 combined)

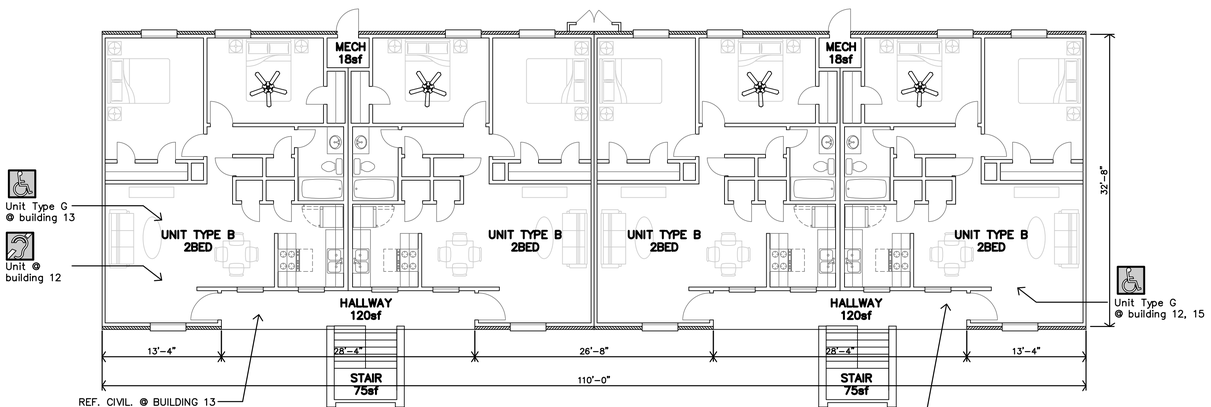
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		2,730		252					2,730	2,982
B	2-BED, 1-BATH	832					24		19,968		19,968
G	ACCESSIBLE 2-BED, 1-BATH	832					3		2,496		2,496
B	HEARING 2-BED, 1-BATH	832					1		832		832
TOTAL		2,496	2,730			0	28	0	23,296	2,730	26,278
SECOND FLOOR											
	COMMON USE		2,730							2730	2,730
D	2-BED, 1-BATH	839					28		23,492		23,492
TOTAL		839	2,730	0	0	0	28	0	23,492	2730	26,222
BUILDINGS 4, 9, 10, 11, 12, 13, and 15 TOTALS combined						0	56	0	46,788	5,460	52,500
							56				

APARTMENT BUILDING TYPE B
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

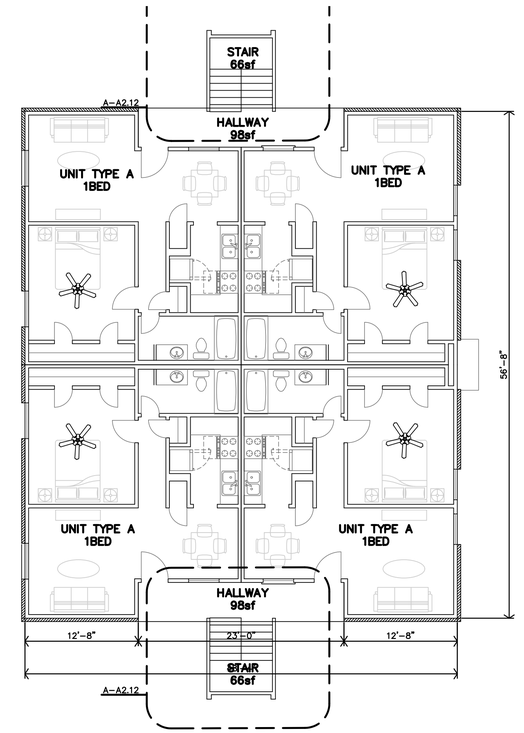
AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	2,730		
RESTRICTED USE			
ELECT. & MECH.		252	
TOTALS	2,730	252	2,982
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	2,730		
TOTALS	2,730	0	2,730



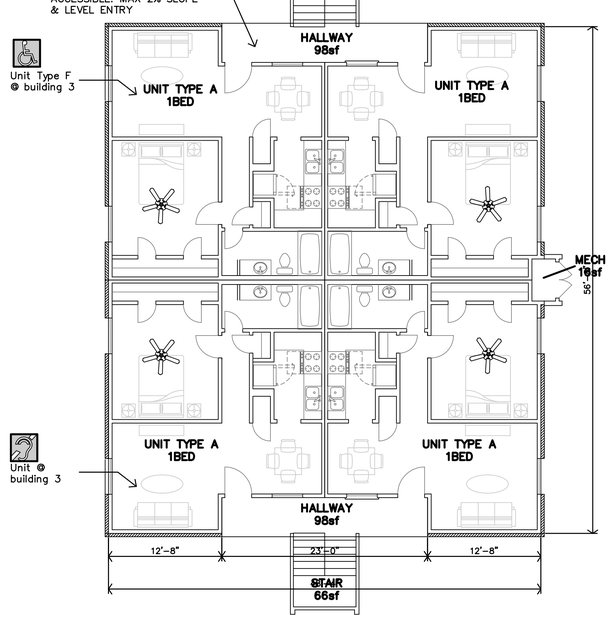
D BUILDING TYPE B
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 4,9,10,11,12,13,15



C BUILDING TYPE B
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 4,9,10,11,12,13,15



B BUILDING TYPE A
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 1,2,3



A BUILDING TYPE A
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 1,2,3

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SUN VALLEY APARTMENTS

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WICHITA FALLS, TEXAS

REVISION:

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A2.1

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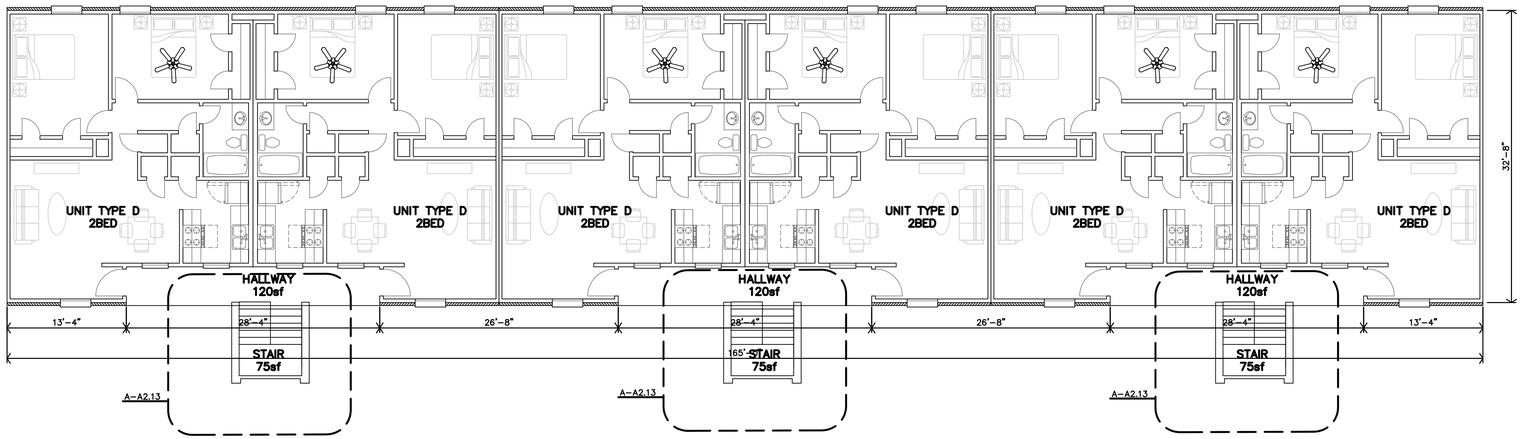
APARTMENT BUILDING TYPE C (Buildings 6,14 combined)

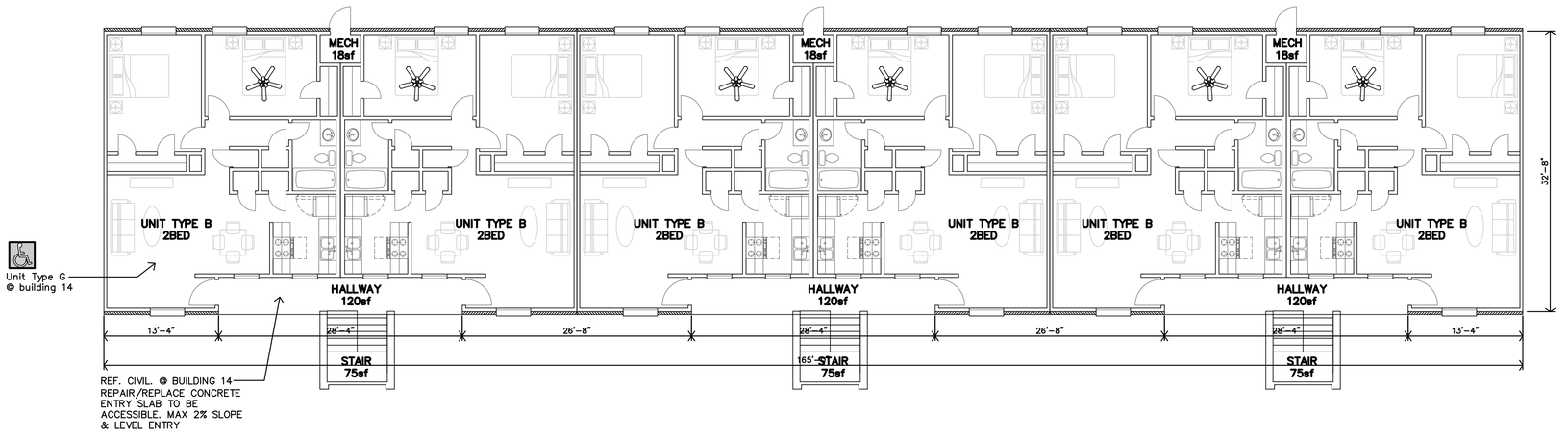
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		1,170		108					1,170	1,278
B	2-BED, 1-BATH	832					11		9,152		9,152
G	ACCESSIBLE 2-BED, 1-BATH	832					1		832		832
TOTAL		1,664	1,170			0	12	0	9,984	1,170	11,262
SECOND FLOOR											
	COMMON USE		1,170							1170	1,170
D	2-BED, 1-BATH	839					12		10,068		10,068
TOTAL		839	1,170	0	0	0	12	0	10,068	1170	11,238
BUILDINGS 6 and 14 TOTALS combined						0	24	0	20,052	2,340	22,500
							24				

APARTMENT BUILDING TYPE C
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	1,170		
RESTRICTED USE			
ELECT. & MECH.		108	
TOTALS	1,170	108	1,278
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	1,170		
TOTALS	1,170	0	1,170



B BUILDING TYPE C
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 6,14



A BUILDING TYPE C
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 6,14

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SUN VALLEY APARTMENTS

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WICHITA FALLS, TEXAS

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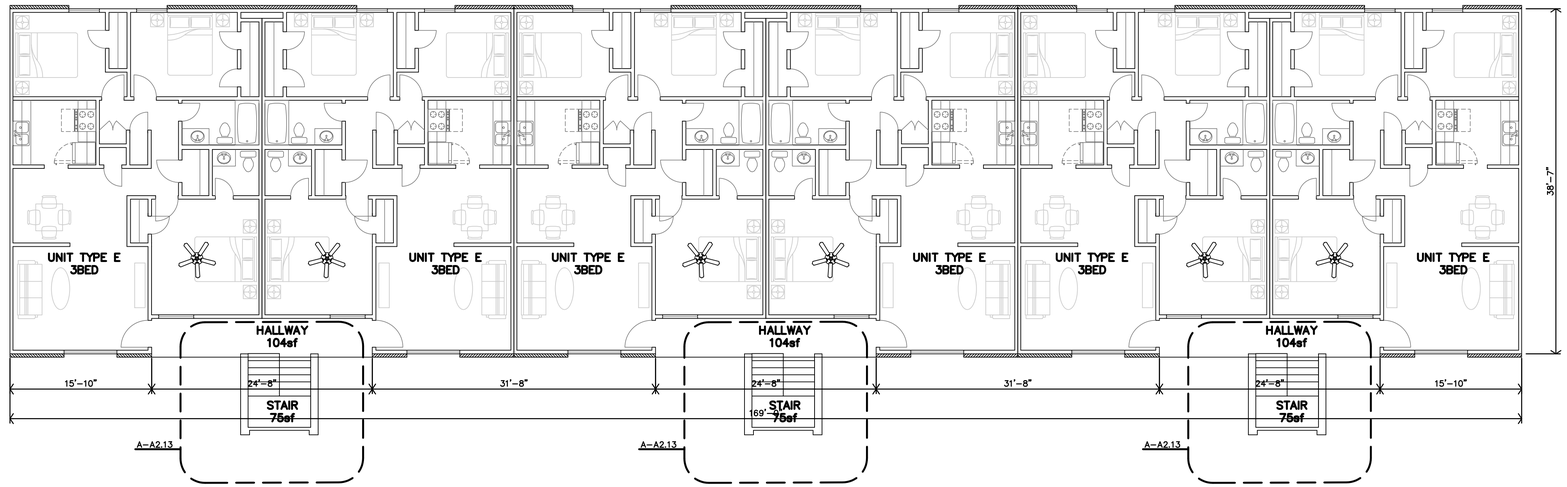
APARTMENT BUILDING TYPE D

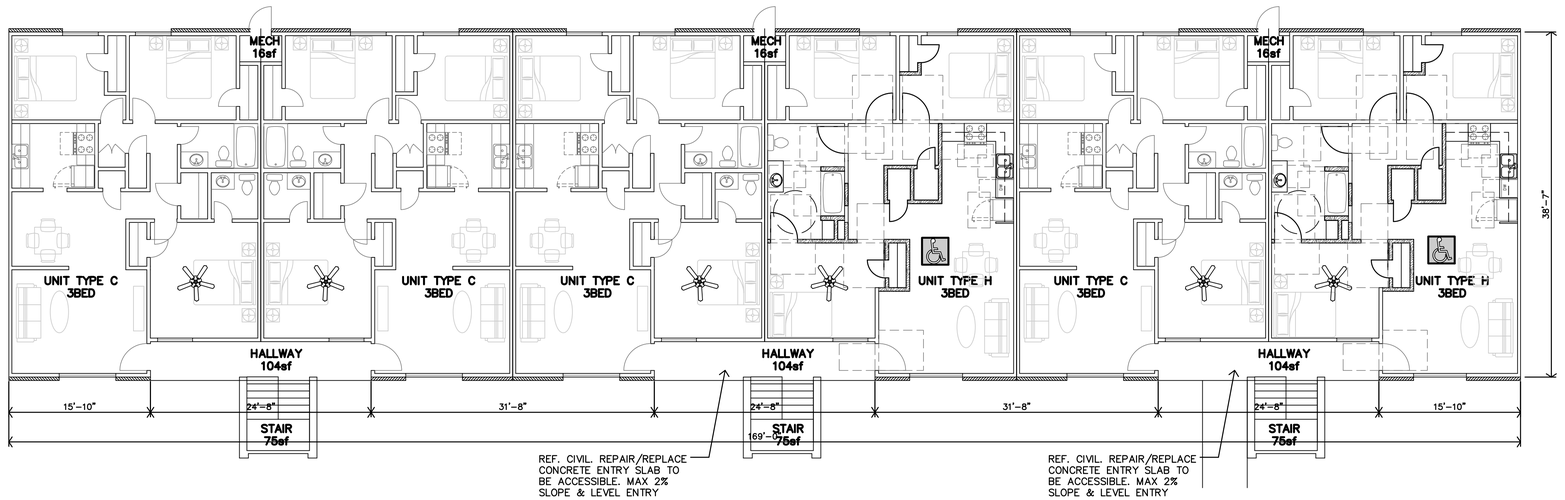
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		537		48					537	585
C	3-BED, 1 1/2-BATH	1,030				4			4,120		4,120
H	ACCESSIBLE 3-BED, 1-BATH	1,030				2			2,060		2,060
TOTAL		2,060	537			6	0	0	6,180	537	6,765
SECOND FLOOR											
	COMMON USE		537							537	537
E	3-BED, 1 1/2-BATH	1,035				6			6,210		6,210
TOTAL		1,035	537	0	0	6	0	0	6,210	537	6,747
BUILDING 7 TOTALS						12	0	0	12,390	1,074	13,512
							12				

APARTMENT BUILDING TYPE D
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	537		
RESTRICTED USE			
ELECT. & MECH.		48	
TOTALS	537	48	585
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	537		
TOTALS	537	0	537



B BUILDING TYPE D
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 7



A BUILDING TYPE D
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 7

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SUN VALLEY APARTMENTS

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WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS

REVISION:

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A2.3

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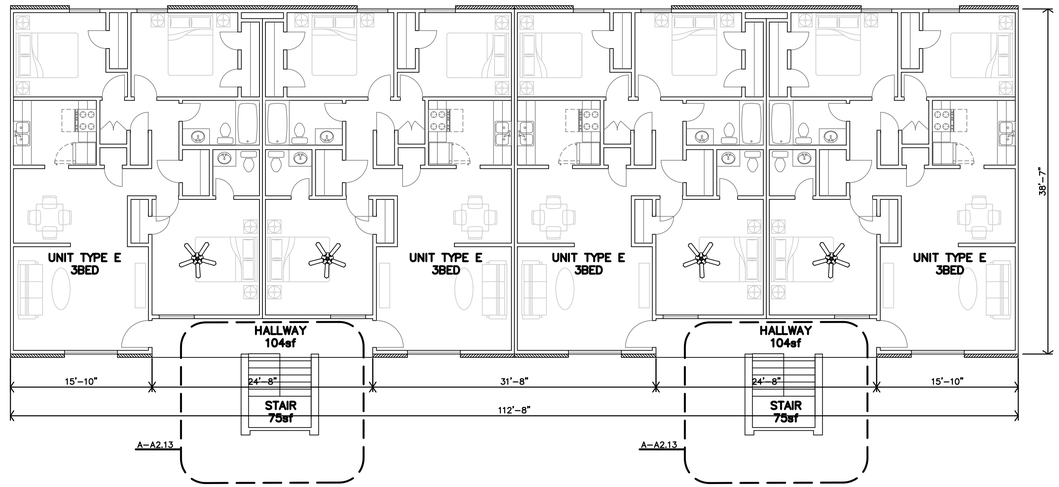
APARTMENT BUILDING TYPE E (Buildings 5,8 combined)

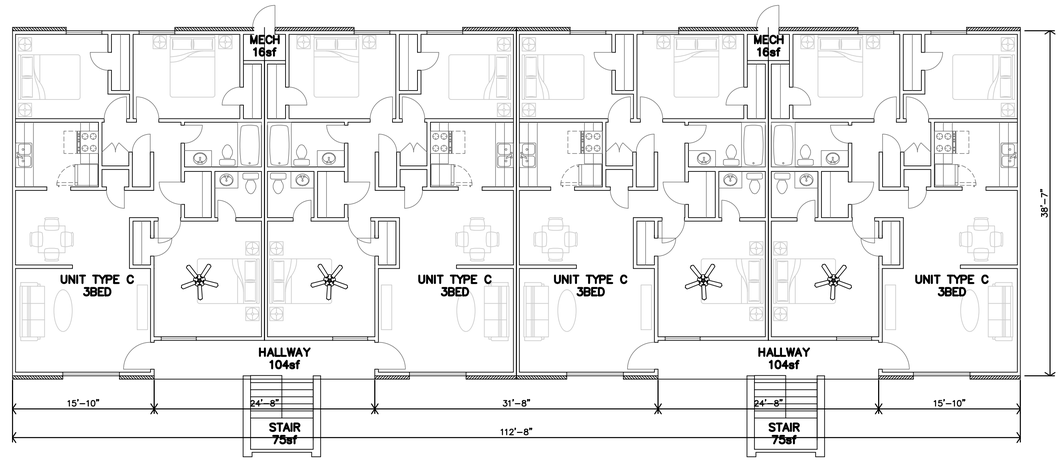
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		716		64					716	780
C	3-BED, 1 1/2-BATH	1,030				7			7,210		7,210
C	HEARING 3-BED, 1 1/2-BATH	1,030				1			1,030		1,030
TOTAL		2,060	716			8	0	0	8,240	716	9,020
SECOND FLOOR											
	COMMON USE		716							716	716
E	3-BED, 1 1/2-BATH	1,035				8			8,280		8,280
TOTAL		1,035	716	0	0	8	0	0	8,280	716	8,996
BUILDINGS 5 and 8 TOTALS combined						16	0	0	16,520	1,432	18,016
						16					

APARTMENT BUILDING TYPE E
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	716		
RESTRICTED USE			
ELECT. & MECH.		64	
TOTALS	716	64	780
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	716		
TOTALS	716	0	716



B BUILDING TYPE E
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 5,8



A BUILDING TYPE E
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 5,8

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SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A2.4

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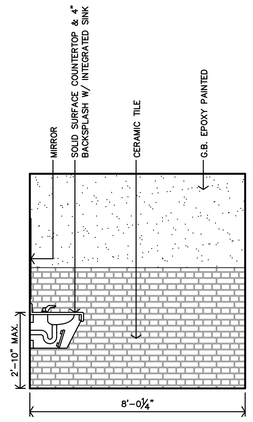
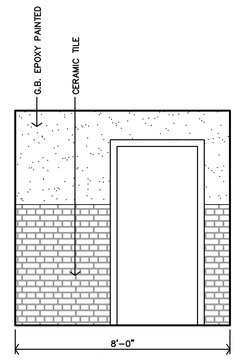


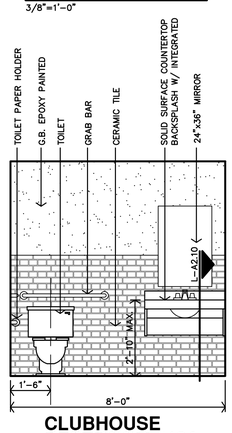
G CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION

3/8"=1'-0"



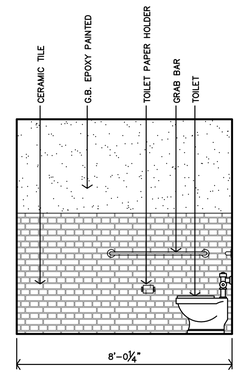
F CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION

3/8"=1'-0"



E CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION

3/8"=1'-0"

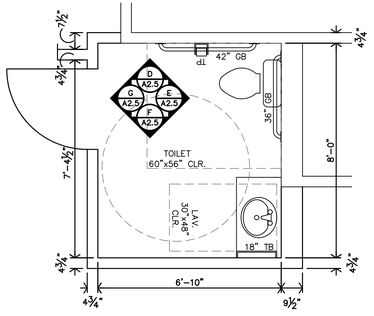


D CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION

3/8"=1'-0"

SCOPE OF WORK, CLUBHOUSE
(REF.SCOPE OF WORK SCHEDULE S.O.W):

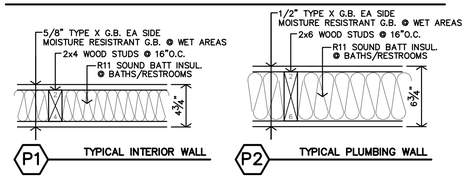
1. NEW FLOORING THROUGHOUT, AS NOTED ON PLAN
2. RECONFIGURATION OF COMMUNITY LAUNDRY ROOM.
3. REMOVE AND REPLACE WASHER/DRYER UNITS (ENERGY STAR RATED)
4. NEW FURNISHED COMMUNITY ROOM.
5. NEW BUSINESS CENTER WITH TWO WORKSTATIONS, SEATING, INTERNET ACCESS, AND ONE PRINTER/SCANNER
6. NEW PAINT THROUGHOUT CLUBHOUSE



C CLUBHOUSE RESTROOM #104 FLOOR PLAN

3/8"=1'-0"

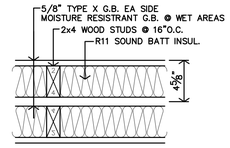
APARTMENT PARTITION SCHEDULE



P1 TYPICAL INTERIOR WALL

P2 TYPICAL PLUMBING WALL

NEW – PROPOSED



P3 EXISTING–ASSUMED UNIT–UNIT WALL

EXISTING – ASSUMED

LEGEND

- 1 — DENOTES WALL/PARTITION TYPE
- A1.1 / XXX — DENOTES AN ELEVATION CALL–OUT
- 1 — DENOTES A DEMOLITION NOTE
- A — DENOTES A NEW CONSTRUCTION NOTE
- A — DENOTES WINDOW MARK (REF. SCHED.)
- 9 — DENOTES DOOR MARK (REF. SCHED.)
- NEW – PROPOSED PARTITION
- EXISTING PARTITION – TO REMAIN

FINISH LEGEND

LVT – LUXURY VINYL TILE

CPT – CARPET

CT – CERAMIC TILE

CLUBHOUSE GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

DEMOLITION KEYNOTES:

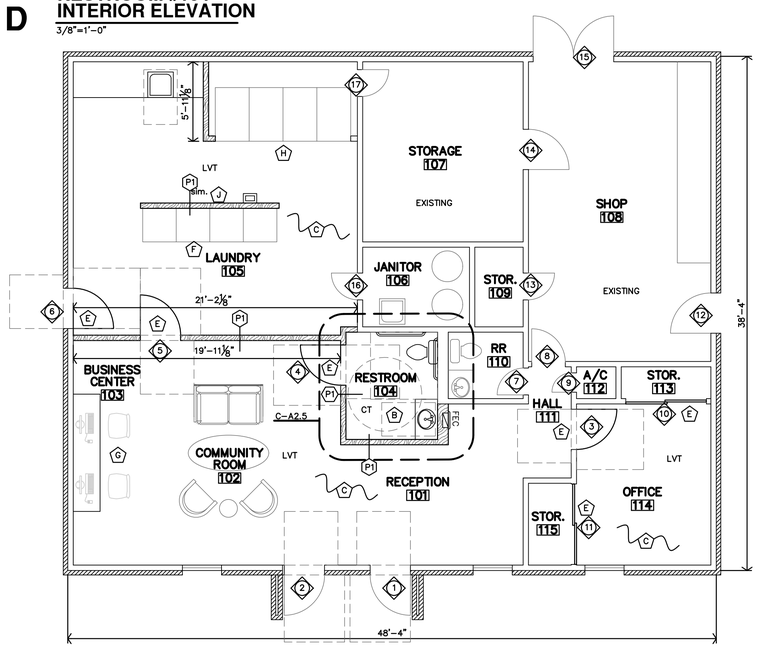
1. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE LAUNDRY ROOM. PROTECT UTILITY CONNECTIONS TO REMAIN.
2. REMOVE EXISTING VANITY, SINK, MIRROR, TOILET, TOILET PARTITIONS, AND OTHER ACCESSORIES IN RESTROOM.
3. REMOVE ALL EXISTING WALLS, DOORS, CLOSET RODS, MECHANICAL, ELECTRICAL, ETC. IN THIS AREA AS INDICATED BY DASHED LINES.
4. PREP FOR NEW FLOORING & BASE.
5. REMOVE ALL EXISTING WASHERS & DRYER UNITS. PROTECT UTILITY CONNECTIONS TO BE MOVED PER MEP DRAWINGS.

NEW CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE–SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH–SIDE CLEARANCE PER ADA.
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT. REF. SCOPE OF WORK SCHEDULE FOR UNITS/LOCATIONS.
9. REF. MEP FOR LOCATIONS OF ALL NEW/PROPOSED FIXTURES & EQUIPMENT.
10. CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR COUNTERTOP SUPPORTS, GRAB BARS AT TOILET/TUB/SHOWERS & SHOWER SEATS.
11. PROTECT EXISTING UTILITY HOOK UPS FOR NEW EQUIPMENT (REF. MEP)
12. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.

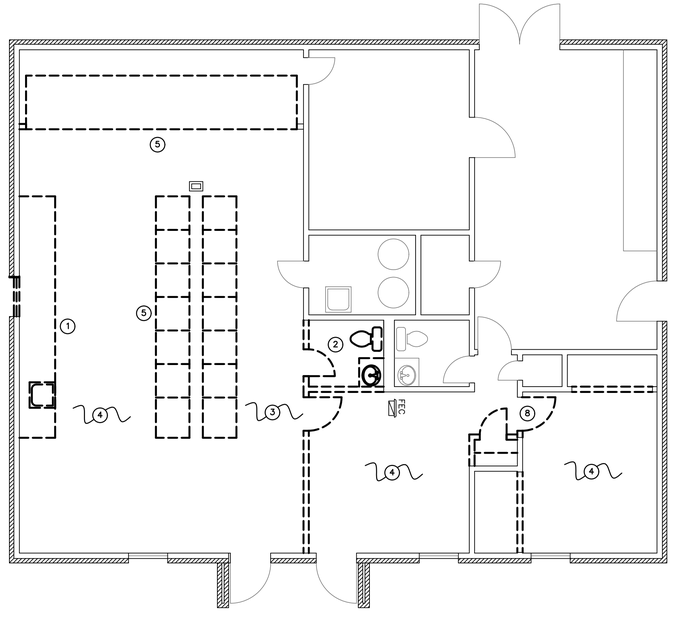
NEW CONSTRUCTION KEYNOTES:

- A — EXISTING INTERIOR DOORS AND FRAMES: SAND SMOOTH AND PAINT. REPLACE EXISTING HARDWARE WITH NEW.
- B — INSTALL NEW BATHROOM FIXTURES, GRAB BARS, SINK, VANITY, ETC.
- C — INSTALL NEW FINISHED FLOOR & BASE THROUGHOUT
- D — PAINT WALLS THROUGHOUT.
- E — INSTALL NEW DOOR. PAINT EXISTING INTERIOR FRAME AND WOOD TRIM AROUND DOOR & WINDOWS.
- F — INSTALL NEW WASHERS (ENERGY STAR RATED)
- G — INSTALL NEW BUSINESS CENTER WITH TWO WORKSTATIONS, SEATING, INTERNET ACCESS, AND ONE PRINTER/SCANNER
- H — INSTALL NEW CLOTHES DRYERS
- J — NEW HALF HEIGHT 2x FRAMED PLUMBING WALL



B BUILDING TYPE F - PROPOSED FIRST FLOOR PLAN

3/16"=1'-0" BUILDING 16



A BUILDING TYPE F - DEMO FIRST FLOOR PLAN

3/16"=1'-0" BUILDING 16

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT — STATE OF TEXAS — 22415

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

A2.5

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UNIT NOTES (REF. SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS)

GENERAL UNIT NOTES:

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.
4. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
5. AT EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
6. ALL INTERIOR WALLS ARE TO BE PAINTED.
7. REMOVE ALL EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
8. *ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF
9. *HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1–2009 SEC. 1005.
10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: IN MIN. ONE BEDROOM

TYPICAL DEMOLITION NOTES:

1. PROTECT EXISTING FLOORING TO REMAIN.
2. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
3. REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM
4. REMOVE EXISTING BATHROOM VANITY
6. REMOVE EXISTING WINDOW UNITS AND ALL EXISTING WINDOW TREATMENTS.
7. REMOVE EXISTING DOORS FOR INSTALLATION OF NEW DOOR. SEE SCOPE OF WORK SCHEDULE FOR LOCATIONS. SAVE DOOR FOR REPAIR/RE–INSTALL UNLESS NEW DOOR INDICATED..

TYPICAL NEW CONSTRUCTION KEYNOTES:

- (A) EXISTING FLOORING TO REMAIN. REPAIR/REPLACE AS NEEDED PER SCOPE OF WORK SCHEDULE.
- (B) INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS
- (C) INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM
- (D) INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- (E) INSTALL NEW BATHROOM VANITY & SINK
- (F) REPLACE HVAC UNITS, AS NEEDED.
- (G) INSTALL NEW WINDOW UNITS
- (H) INSTALL NEW VINYL BLINDS.
- (J) INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- (K) INSTALL NEW DOOR, FRAME, AND HARDWARE
- (L) INSTALL NEW BUILT–IN SHELVING
- (M) INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD.
- (M) REMOVE & REPLACE WINDOWS UNITS (ENERGY STAR RATED)

GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

NEW CONSTRUCTION GENERAL NOTES

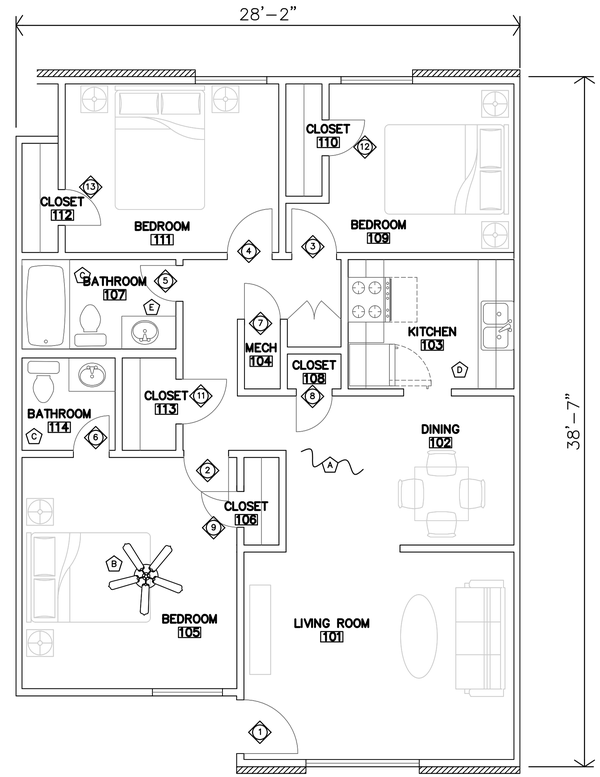
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE–SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH–SIDE CLEARANCE PER ADA.
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

LEGEND

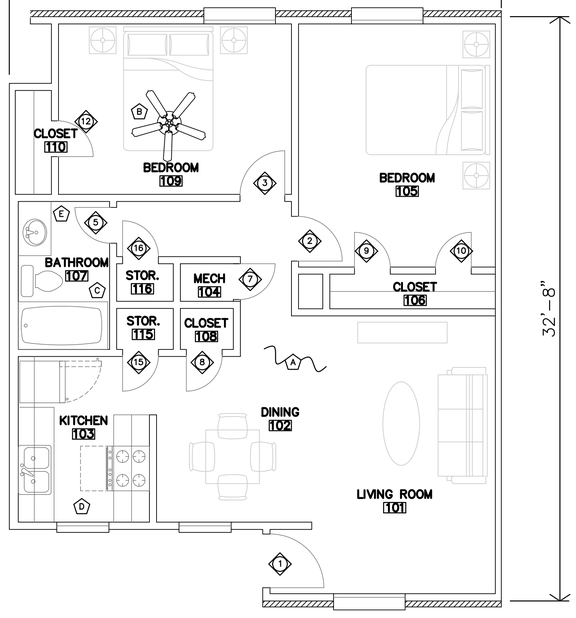
- (1) —— DENOTES WALL/PARTITION TYPE
- (A / A3.1) DENOTES AN ELEVATION CALL–OUT
- (1) DENOTES A DEMOLITION NOTE
- (A) DENOTES A NEW CONSTRUCTION NOTE
- (A) DENOTES WINDOW MARK (REF. SCHED.)
- (9) DENOTES DOOR MARK (REF. SCHED.)
- NEW – PROPOSED PARTITION
- EXISTING PARTITION – TO REMAIN

SCOPE OF WORK, ALL UNITS
(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):

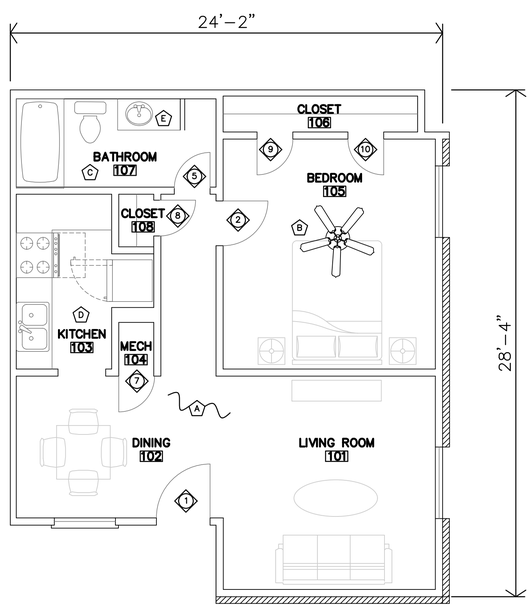
1. EXISTING FLOOR TO REMAIN, UNLESS NOTED OTHERWISE.
2. NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
3. REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
4. NEW EPA WATERSENSE PLUMBING FIXTURES.
5. NEW PLUMBING FIXTURE UPDATES.
6. NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
7. HVAC REPLACEMENT AS NEEDED.
8. NEW LED FIXTURE UPGRADES.
9. NEW PAINT THROUGHOUT UNIT.
10. HVAC SERVICE AND TUNE–UP IN ALL UNITS.
11. DRYWALL REPLACEMENT/REPAIR AS NEEDED.
12. NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).



C EXISTING PLAN
UNIT C - 3 BEDROOM
1/8"=1'–0" 1030 SF



B EXISTING PLAN
UNIT B - 2 BEDROOM
1/8"=1'–0" 832 SF



A EXISTING PLAN
UNIT A - 1 BEDROOM
1/8"=1'–0" 636 SF

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SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
JOHN G. RENZ
11–22415
STATE OF TEXAS

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

A2.6

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UNIT NOTES (REF. SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS)

GENERAL UNIT NOTES:

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.
4. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
5. AT EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
6. ALL INTERIOR WALLS ARE TO BE PAINTED.
7. REMOVE ALL EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
8. *ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS)*:
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF
9. *HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS)*:
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1–2009 SEC. 1005.
10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: IN MIN. ONE BEDROOM

TYPICAL DEMOLITION NOTES:

1. PROTECT EXISTING FLOORING TO REMAIN.
2. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
3. REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM
4. REMOVE EXISTING BATHROOM VANITY
6. REMOVE EXISTING WINDOW UNITS AND ALL EXISTING WINDOW TREATMENTS.
7. REMOVE EXISTING DOORS FOR INSTALLATION OF NEW DOOR. SEE SCOPE OF WORK SCHEDULE FOR LOCATIONS, SAVE DOOR FOR REPAIR/RE–INSTALL UNLESS NEW DOOR INDICATED..

TYPICAL NEW CONSTRUCTION KEYNOTES:

- A EXISTING FLOORING TO REMAIN. REPAIR/REPLACE AS NEEDED PER SCOPE OF WORK SCHEDULE.
- B INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS
- C INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM
- D INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- E INSTALL NEW BATHROOM VANITY & SINK
- F REPLACE HVAC UNITS, AS NEEDED.
- G INSTALL NEW WINDOW UNITS
- H INSTALL NEW VINYL BLINDS.
- J INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- K INSTALL NEW DOOR, FRAME, AND HARDWARE
- L INSTALL NEW BUILT–IN SHELVING
- M INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD
- M REMOVE & REPLACE WINDOWS UNITS (ENERGY STAR RATED)

GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

NEW CONSTRUCTION GENERAL NOTES

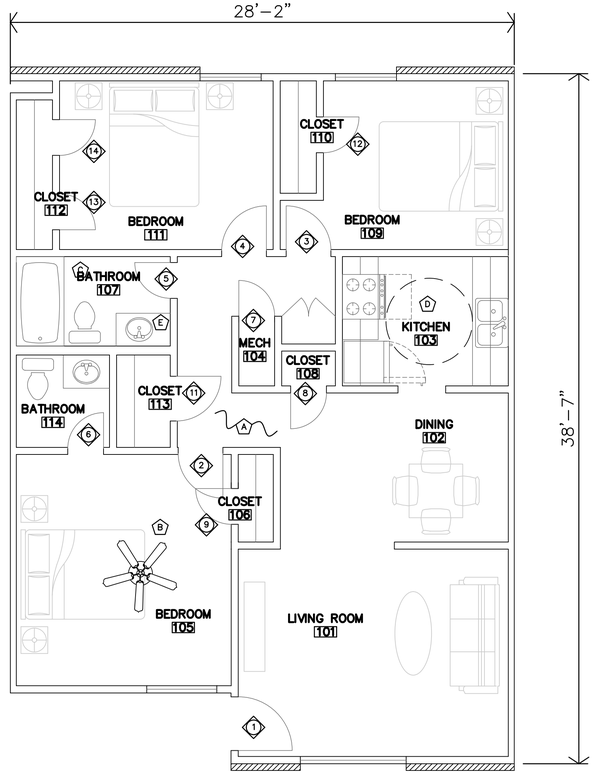
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE–SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH–SIDE CLEARANCE PER ADA.
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

LEGEND

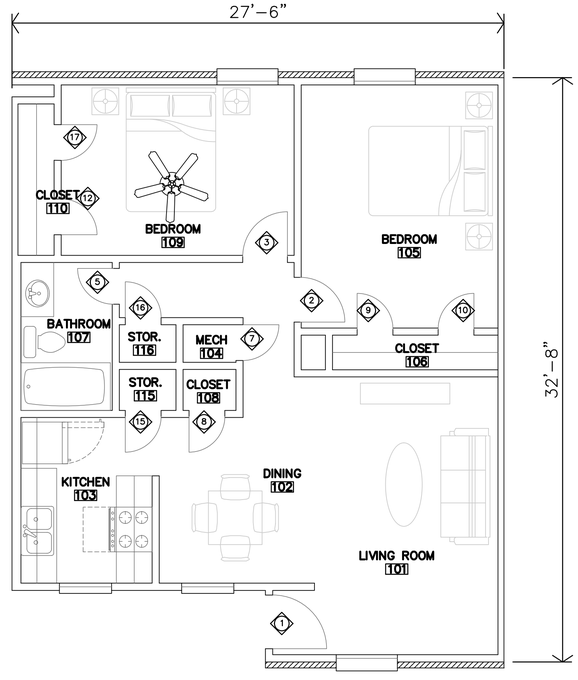
- 1 — DENOTES WALL/PARTITION TYPE
- A 1/A1.1 — DENOTES AN ELEVATION CALL–OUT
- 1 — DENOTES A DEMOLITION NOTE
- A — DENOTES A NEW CONSTRUCTION NOTE
- A — DENOTES WINDOW MARK (REF. SCHED.)
- 9 — DENOTES DOOR MARK (REF. SCHED.)
- NEW – PROPOSED PARTITION
- EXISTING PARTITION – TO REMAIN

SCOPE OF WORK, ALL UNITS
(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):

1. EXISTING FLOOR TO REMAIN, UNLESS NOTED OTHERWISE.
2. NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
3. REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
4. NEW EPA WATERSENSE PLUMBING FIXTURES.
5. NEW PLUMBING FIXTURE UPDATES.
6. NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
7. HVAC REPLACEMENT AS NEEDED.
8. NEW LED FIXTURE UPGRADES.
9. NEW PAINT THROUGHOUT UNIT.
10. HVAC SERVICE AND TUNE–UP IN ALL UNITS.
11. DRYWALL REPLACEMENT/REPAIR AS NEEDED.
12. NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).



B EXISTING PLAN
UNIT E - 3 BEDROOM
1/8"=1'–0" 1035 SF



A EXISTING PLAN
UNIT D - 2 BEDROOM
1/8"=1'–0" 839 SF

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

SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT 22415 STATE OF TEXAS

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

A2.7

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ACCESSIBLE UNIT NOTES

GENERAL UNIT NOTES:

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.
4. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
5. AT ALL EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
6. ALL INTERIOR WALLS ARE TO BE PAINTED.
7. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
8. *ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF
9. *HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1–2009 SEC. 1005.
10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: IN MIN. ONE BEDROOM

DEMOLITION KEYNOTES:

1. REMOVE ALL EXISTING FINISH FLOORING & BASE, ENTIRE UNIT. PREP FOR NEW FLOORING & BASE.
2. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
3. REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM
4. REMOVE EXISTING BATHROOM VANITY
5. REMOVE EXISTING WINDOW UNIT AND ALL EXISTING WINDOW TREATMENTS.
6. REMOVE EXISTING DOOR, FRAME AND PORTION OF WALL TO ALLOW FOR INSTALLATION OF NEW ACCESSIBLE DOOR. SEE SCHEDULE, SAVE DOOR FOR RE–USE/RE–INSTALL UNLESS NEW DOOR INDICATED..
7. REMOVE ALL EXISTING WALLS, DOORS, CLOSET RODS, MECHANICAL, ELECTRICAL, ETC. IN THIS AREA AS INDICATED BY DASHED LINES.
8. REMOVE EXISTING CLOSET SHELVES AND RODS
9. REMOVE EXISTING DOOR & FRAME. REMOVE EXISTING PORTION OF WALL TO ALLOW FOR INSTALL OF NEW DOOR & FRAME.
10. REMOVE EXISTING DOOR & FRAME. REMOVE EXISTING PORTION OF WALL TO ALLOW FOR INSTALL OF NEW DOOR & FRAME.

NEW CONSTRUCTION KEYNOTES:

- (A) INSTALL NEW LVT FLOOR & BASE THROUGHOUT.
- (B) INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS
- (C) INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM
- (D) INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- (E) INSTALL NEW BATHROOM VANITY & SINK
- (F) REPLACE HVAC UNITS, AS NEEDED.
- (G) INSTALL NEW WINDOW UNITS
- (H) INSTALL NEW VINYL BLINDS.
- (J) INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- (K) INSTALL NEW DOOR, FRAME, AND HARDWARE
- (L) INSTALL NEW BUILT–IN SHELVING
- (M) INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD.

GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

NEW CONSTRUCTION GENERAL NOTES

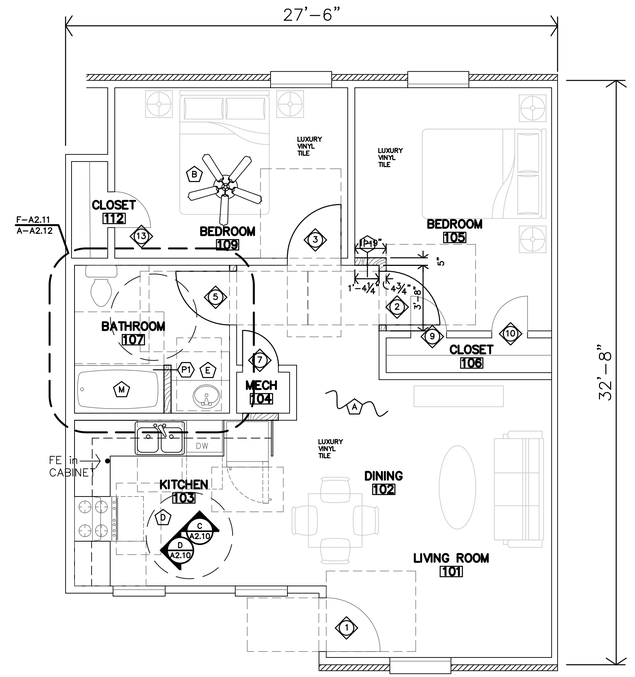
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE–SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH–SIDE CLEARANCE PER ADA.
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

SCOPE OF WORK, ALL UNITS
(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):

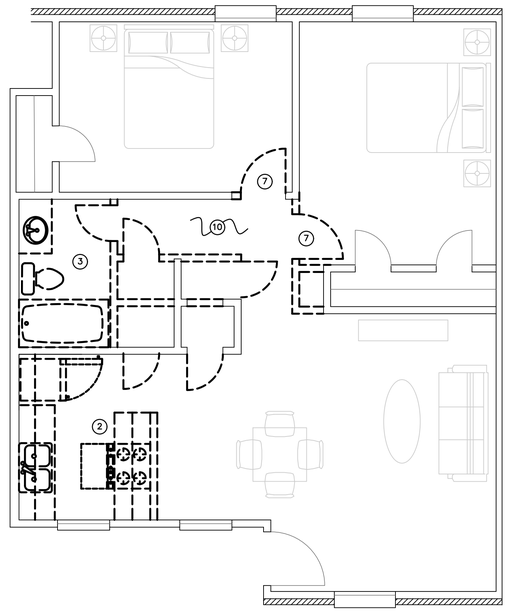
1. EXISTING FLOORING TO REMAIN, UNLESS NOTED OTHERWISE.
2. NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
3. REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
4. NEW EPA WATERSENSE PLUMBING FIXTURES.
5. NEW PLUMBING FIXTURE UPDATES.
6. NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
7. HVAC REPLACEMENT AS NEEDED.
8. NEW LED FIXTURE UPGRADES.
9. NEW PAINT THROUGHOUT UNIT.
10. HVAC SERVICE AND TUNE–UP IN ALL UNITS.
11. DRYWALL REPLACEMENT/REPAIR AS NEEDED.
12. NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).

LEGEND

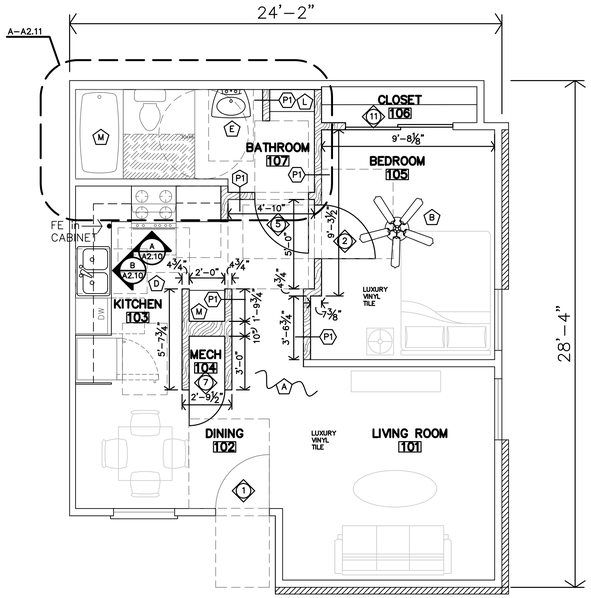
- (1) DENOTES WALL/PARTITION TYPE
- (A / A.A.X) DENOTES AN ELEVATION CALL–OUT
- (1) DENOTES A DEMOLITION NOTE
- (A) DENOTES A NEW CONSTRUCTION NOTE
- (A) DENOTES WINDOW MARK (REF. SCHED.)
- (9) DENOTES DOOR MARK (REF. SCHED.)
- NEW – PROPOSED PARTITION
- EXISTING PARTITION – TO REMAIN



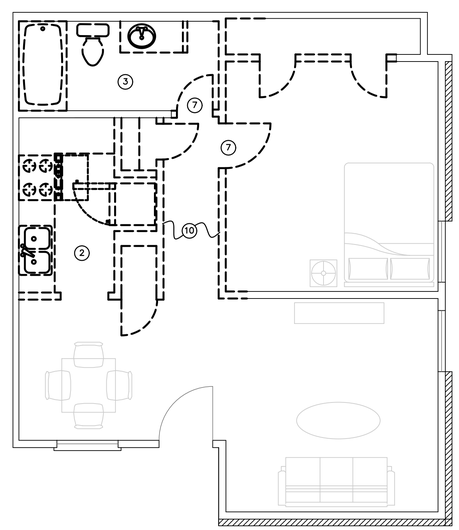
D **PROPOSED - UNIT G**
ACCESSIBLE - 2 BEDROOM
1/8"=1'–0" 832 SF



C **DEMO - UNIT G**
ACCESSIBLE - 2 BEDROOM
1/8"=1'–0"



B **PROPOSED - UNIT F**
ACCESSIBLE - 1 BEDROOM
1/8"=1'–0" 636 SF



A **DEMO - UNIT F**
ACCESSIBLE - 1 BEDROOM
1/8"=1'–0" 636 SF

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785.827.0386 jgr@jgrarchitects.com

SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT
7–17–2024
22415
STATE OF TEXAS

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

A2.8

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ACCESSIBLE UNIT NOTES

GENERAL UNIT NOTES:

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.
4. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
5. AT ALL EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
6. ALL INTERIOR WALLS ARE TO BE PAINTED.
7. REMOVE ALL EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
8. *ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF
9. *HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1–2009 SEC. 1005.
10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: 1 IN EACH BEDROOM AND 1 PER LIVING AREA.

DEMOLITION KEYNOTES:

1. REMOVE ALL EXISTING FINISH FLOORING & BASE, ENTIRE UNIT. PREP FOR NEW FLOORING & BASE.
2. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
3. REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM
4. REMOVE EXISTING BATHROOM VANITY
5. REMOVE EXISTING WINDOW UNIT AND ALL EXISTING WINDOW TREATMENTS.
6. REMOVE EXISTING DOOR, FRAME AND PORTION OF WALL TO ALLOW FOR INSTALLATION OF NEW ACCESSIBLE DOOR. SEE SCHEDULE, SAVE DOOR FOR RE–USE/RE–INSTALL UNLESS NEW DOOR INDICATED..
7. REMOVE ALL EXISTING WALLS, DOORS, CLOSET RODS, MECHANICAL, ELECTRICAL, ETC. IN THIS AREA AS INDICATED BY DASHED LINES.
8. REMOVE EXISTING CLOSET SHELVES AND RODS
9. REMOVE EXISTING DOOR & FRAME. REMOVE EXISTING PORTION OF WALL TO ALLOW FOR INSTALL OF NEW DOOR & FRAME.

NEW CONSTRUCTION KEYNOTES:

- (A) INSTALL NEW LVT FLOOR & BASE THROUGHOUT.
- (B) INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS
- (C) INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM
- (D) INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- (E) INSTALL NEW BATHROOM VANITY & SINK
- (F) REPLACE HVAC UNITS, AS NEEDED.
- (G) INSTALL NEW WINDOW UNITS
- (H) INSTALL NEW VINYL BLINDS.
- (J) INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- (K) INSTALL NEW DOOR, FRAME, AND HARDWARE
- (L) INSTALL NEW BUILT–IN SHELVING
- (M) INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD

GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

NEW CONSTRUCTION GENERAL NOTES

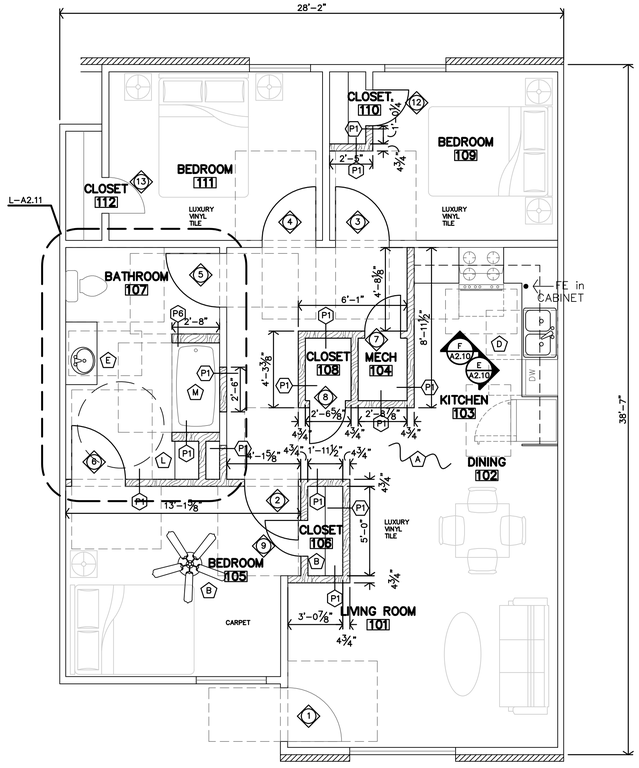
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE–SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH–SIDE CLEARANCE PER ADA.
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

LEGEND

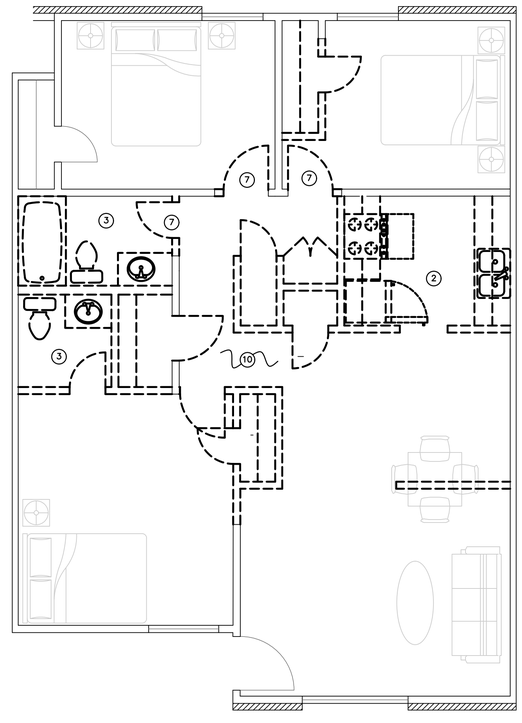
- (1) DENOTES WALL/PARTITION TYPE
- A / A.X.X DENOTES AN ELEVATION CALL–OUT
- (1) DENOTES A DEMOLITION NOTE
- (A) DENOTES A NEW CONSTRUCTION NOTE
- A DENOTES WINDOW MARK (REF. SCHED.)
- 9 DENOTES DOOR MARK (REF. SCHED.)
- NEW – PROPOSED PARTITION
- EXISTING PARTITION – TO REMAIN

SCOPE OF WORK, ALL UNITS
(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):

1. EXISTING FLOORING TO REMAIN UNLESS NOTED OTHERWISE.
2. NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
3. REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
4. NEW EPA WATERSENSE PLUMBING FIXTURES.
5. NEW PLUMBING FIXTURE UPDATES.
6. NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
7. HVAC REPLACEMENT AS NEEDED.
8. NEW LED FIXTURE UPGRADES.
9. NEW PAINT THROUGHOUT UNIT.
10. HVAC SERVICE AND TUNE–UP IN ALL UNITS.
11. DRYWALL REPLACEMENT/REPAIR AS NEEDED.
12. NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).



B PROPOSED - UNIT H
ACCESSIBLE - 3 BEDROOM
1/8"=1'–0" 1030 SF



A DEMO - UNIT H
ACCESSIBLE - 3 BEDROOM
1/8"=1'–0" 1030 SF

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SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.:

A2.9

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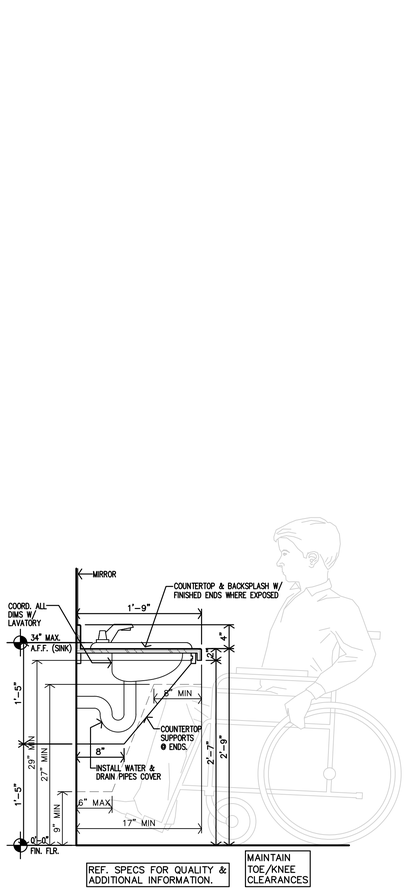
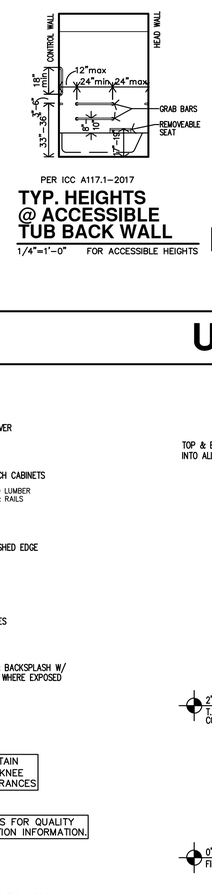
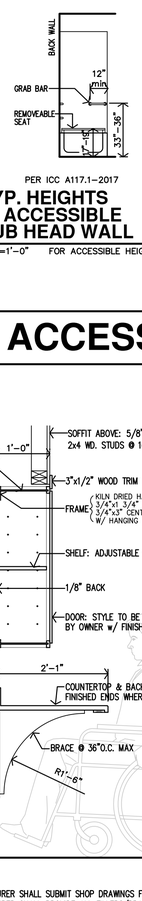


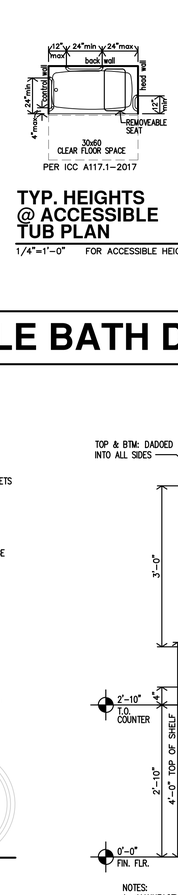
R TYP. HEIGHTS @ ACCESSIBLE TUB CONTROL WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



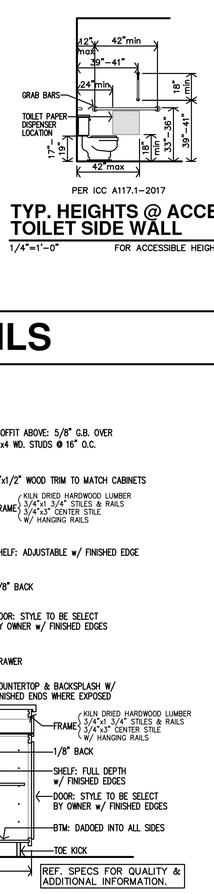
Q TYP. HEIGHTS @ ACCESSIBLE TUB BACK WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



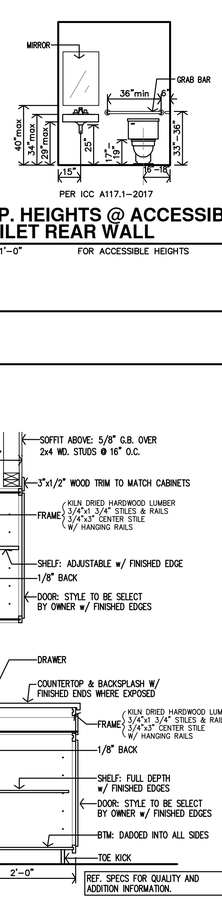
P TYP. HEIGHTS @ ACCESSIBLE TUB HEAD WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



O TYP. HEIGHTS @ ACCESSIBLE TUB PLAN
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



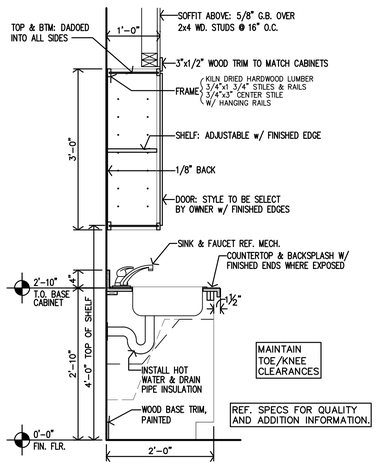
N TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



M TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

UNIT ACCESSIBLE BATH DETAILS

L TYPICAL ACCESSIBLE VANITY DETAIL
1"=1'-0"

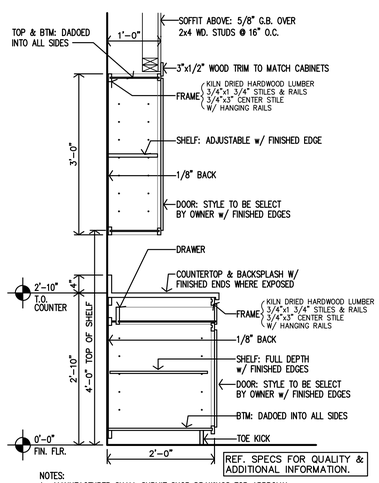


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

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

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

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

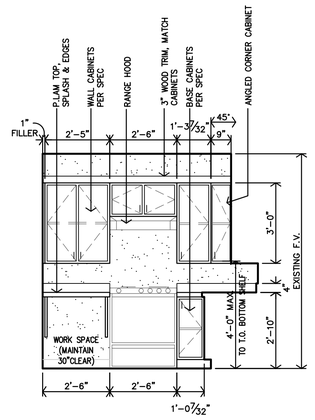


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

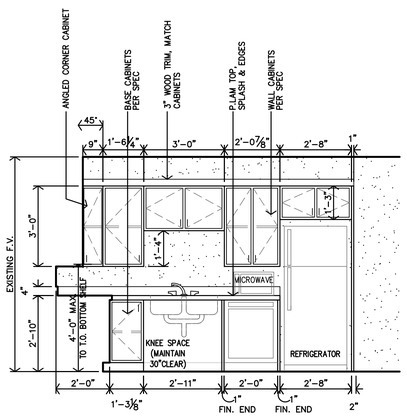
H SECTION @ ACCESSIBLE KITCHEN CABINET
3/4"=1'-0"

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

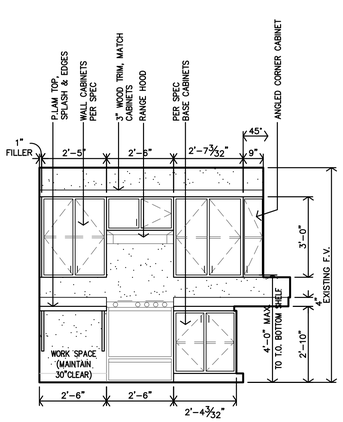
G SECTION @ STANDARD KITCHEN CABINET
3/4"=1'-0"



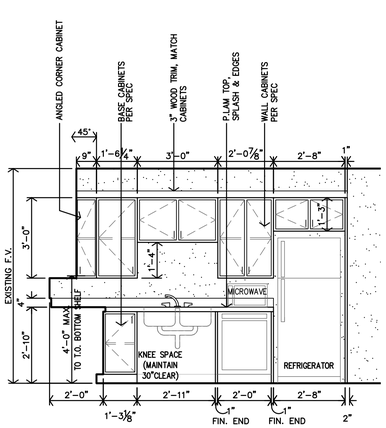
F ACCESSIBLE 3 BEDROOM - KITCHEN INTERIOR ELEVATION
3/8"=1'-0"



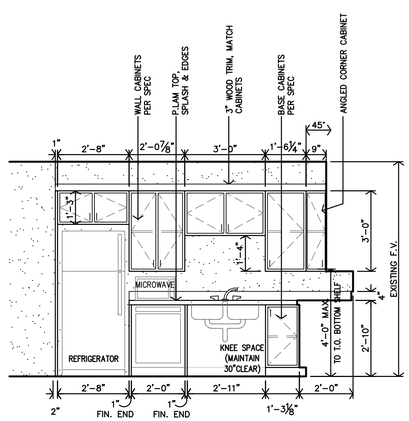
E ACCESSIBLE 3 BEDROOM - KITCHEN INTERIOR ELEVATION
3/8"=1'-0"



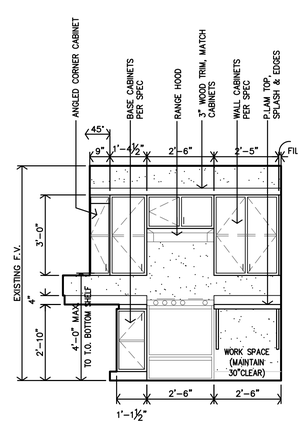
D ACCESSIBLE 2 BEDROOM - KITCHEN INTERIOR ELEVATION
3/8"=1'-0"



C ACCESSIBLE 2 BEDROOM - KITCHEN INTERIOR ELEVATION
3/8"=1'-0"



B ACCESSIBLE 1 BEDROOM - KITCHEN INTERIOR ELEVATION
3/8"=1'-0"



A ACCESSIBLE 1 BEDROOM - KITCHEN INTERIOR ELEVATION
3/8"=1'-0"

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JGR

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT JAMES GILLAM 22415 STATE OF TEXAS

REVISION:

DATE: 7-17-2024
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SHEET NO.:

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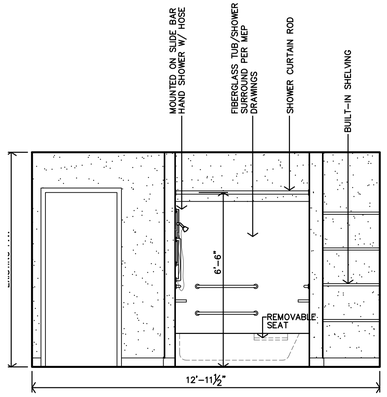
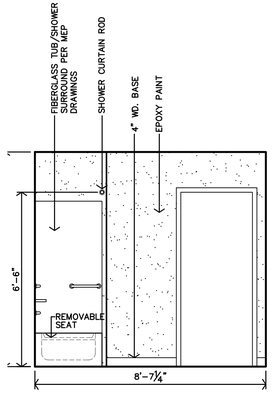
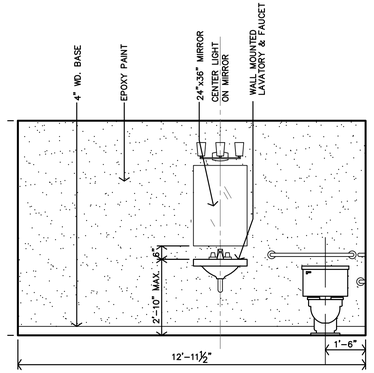


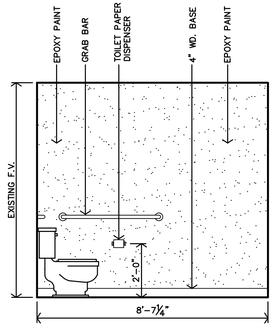
P ACCESSIBLE 3 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



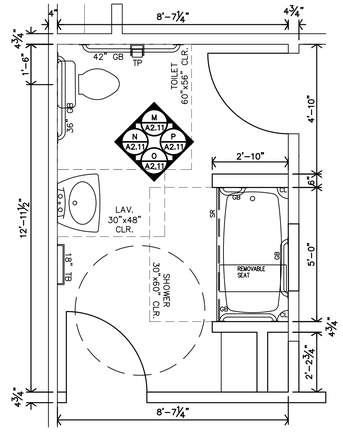
O ACCESSIBLE 3 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



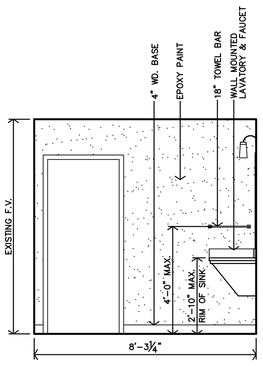
N ACCESSIBLE 3 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



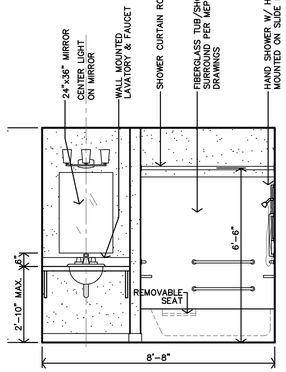
M ACCESSIBLE 3 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



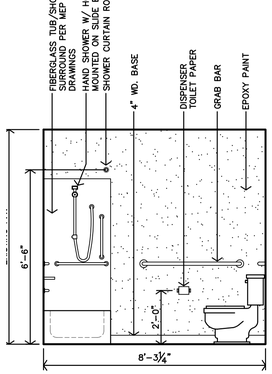
L ACCESSIBLE 3 BEDROOM - BATHROOM FLOOR PLAN
3/8"=1'-0"



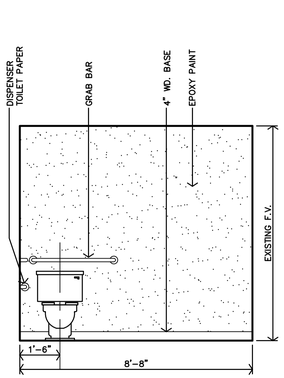
K ACCESSIBLE 2 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



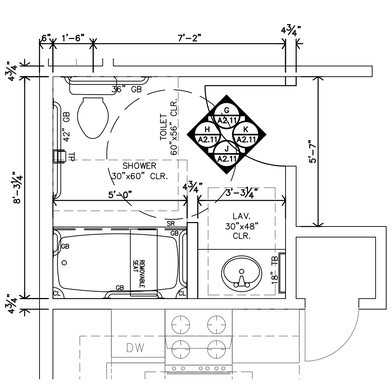
J ACCESSIBLE 2 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



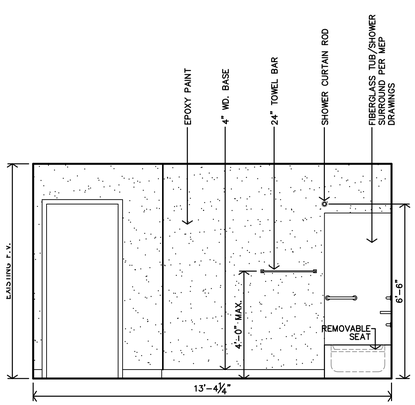
H ACCESSIBLE 2 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



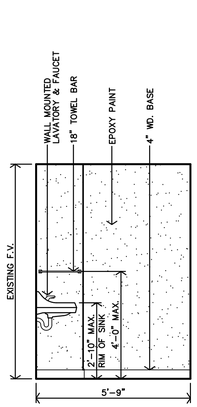
G ACCESSIBLE 2 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



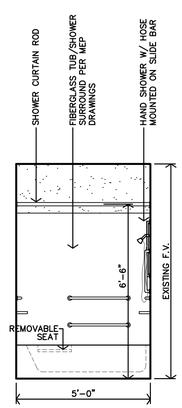
F ACCESSIBLE 2 BEDROOM - BATHROOM FLOOR PLAN
3/8"=1'-0"



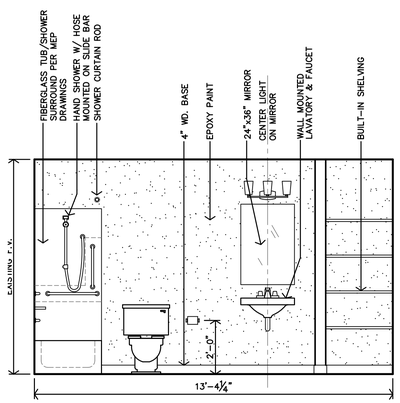
E ACCESSIBLE 1 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



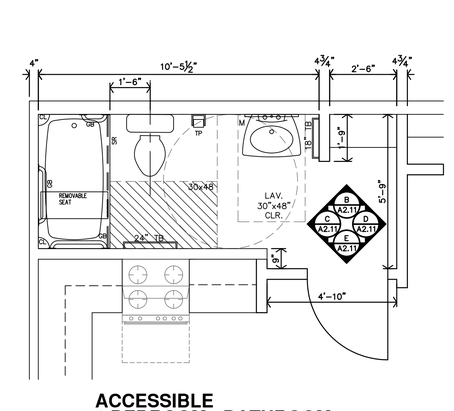
D ACCESSIBLE 1 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



C ACCESSIBLE 1 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



B ACCESSIBLE 1 BEDROOM - BATHROOM INTERIOR ELEVATION
3/8"=1'-0"



A ACCESSIBLE 1 BEDROOM - BATHROOM FLOOR PLAN
3/8"=1'-0"

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT 22415 STATE OF TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

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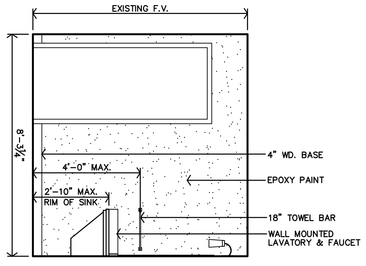
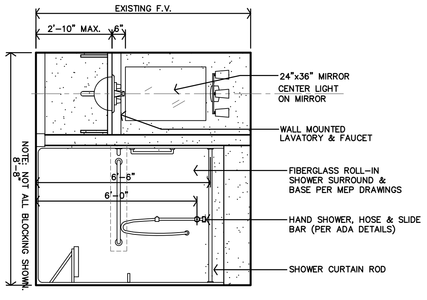
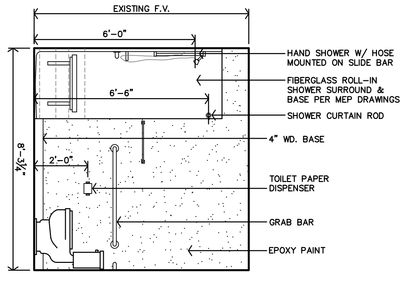
E ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



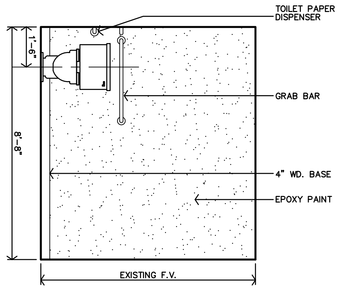
D ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



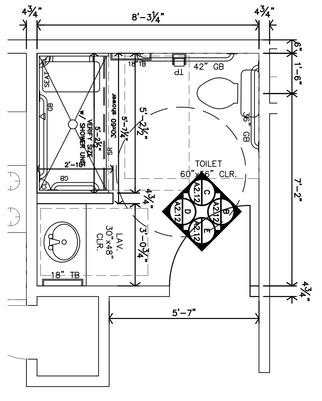
C ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



B ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



A ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
FLOOR PLAN
3/8"=1'-0"



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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

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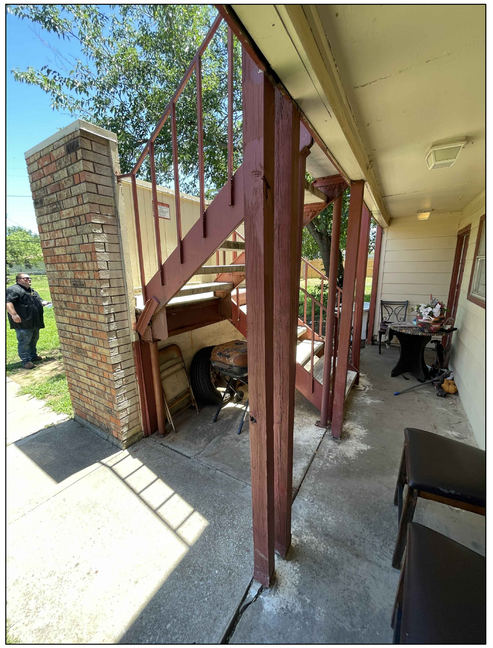
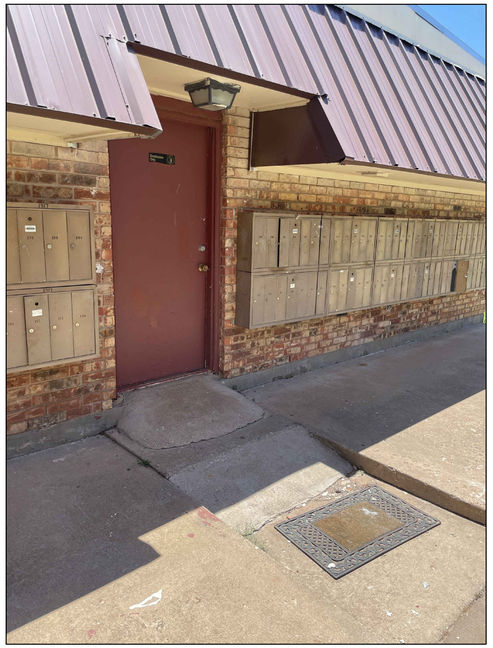
EXISTING CONDITIONS. ENTRY DOORS TO REMAIN.
REFERENCE S.O.W. FOR WORK AT CLUBHOUSE
EXTERIORS. PER OWNER.



EXISTING CONDITIONS. EXTERIOR STAIR & BALCONY
SYSTEMS TO BE REHABILITATED &/OR REPLACED
AS NOTED ON A2.13 & STRUCTURAL DRAWINGS.
NEW STAIRS, NEW CONCRETE PAD UNDERNEATH
STAIR, NEW CONCRETE SLAB AT SPECIFIC BUILDING
LOCATIONS NOTED FOR ACCESSIBLE UNIT SLOPES.



EXISTING CONDITIONS. STAIR WALL ENCLOSURE TO
BE REMOVED. NEW STAIR SYSTEM PER
STRUCTURAL..

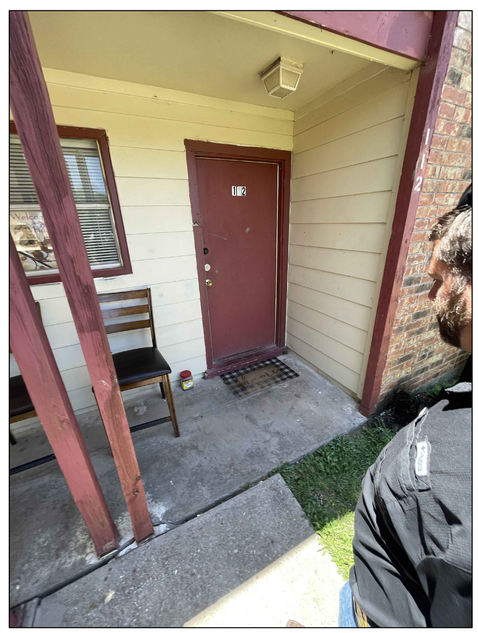


EXISTING MAILBOXES DO NOT MEET ACCESSIBILITY.
NEW MAILBOX SYSTEM PROPOSED WITH NEW
CONCRETE SLAB PER D/F/A1.2









EXISTING CONDITIONS. EXISTING CONCRETE
WALK/SLAB AT NEW ACCESSIBLE UNITS WILL NEED
CORRECTION TO ELIMINATE "STEP". REF. CIVIL

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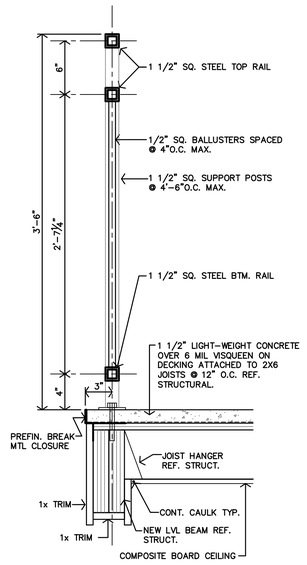
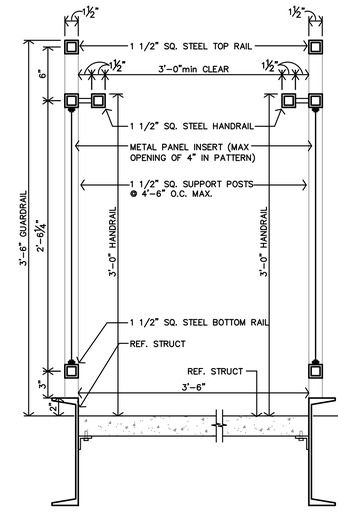
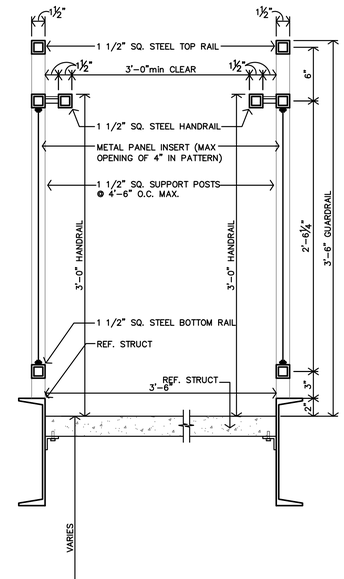


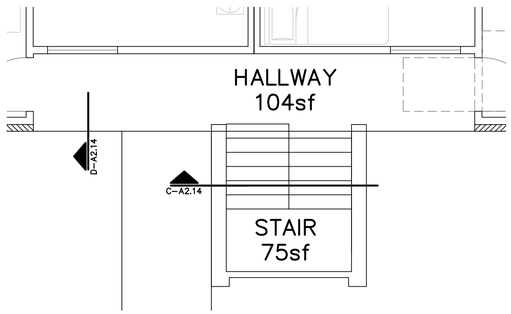
D **BALCONY RAILING DETAIL**
1 1/2"=1'-0"



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

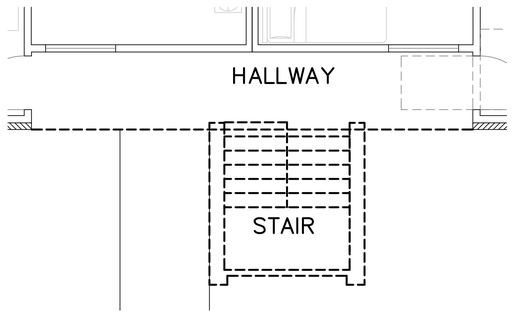


NEW STEEL STAIR TO BE INSTALLED/CONSTRUCTED PER STRUCTURAL S1.5
CONNECT TO BALCONY PER STRUCTURAL & NEW CONCRETE SLAB PER CIVIL.



B **PROPOSED NEW ENLARGED BALCONY/STAIR PLAN**
1/4"=1'-0"

EXISTING CONDITIONS. REFERENCE STRUCTURAL FOR ALL WORK TO BE DONE AT EXTERIOR STAIR TOWERS S1.5. REMOVE STEEL STAIR AND DISCONNECT FROM BALCONY FRAMING. BALCONY STRUCTURE AND FRAMING DEMO PER STRUCTURAL S1.5



A **DEMO PLAN ENLARGED BALCONY/STAIR PLAN**
1/4"=1'-0"

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SUN VALLEY APARTMENTS
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CLUBHOUSE FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX PAINT C CARPET VP VINYL PLANK FLR'G TILE CT CERAMIC TILE

P2 EPOXY PAINT TX TEXTURE

MARK	DESCRIPTION	FLOOR: CARPET	FLOOR: LUXURY VINYL TILE	FLOOR: CERAMIC TILE	FLOOR: EXIST TO REMAIN	BASE: WOOD – PAINTED (P1)	BASE: CERAMIC TILE WAINSCOT	BASE: EXIST TO REMAIN	WALLS: EXISTING GYP. BOARD	WALLS: CERAMIC TILE WAINSCOT	CEILING: EXIST. GYP. BOARD	REMARKS
101	RECEPTION		LVT			●			P1		P1	
102	COMMUNITY ROOM		LVT			●			P1		P1	
103	BUSINESS CENTER		LVT			●			P1		P1	
104	RESTROOM			CT			CT		P2	CT	P2	
105	LAUNDRY		LVT			●			P1		P1	
106	JANITOR				●			●	P1		P1	
107	STORAGE				●			●	P1		P1	
108	SHOP				●			●	P1		P1	
109	STORAGE				●			●	P1		P1	
110	RESTROOM				●			●	P2	CT	P2	
111	HALL		LVT			●			P1		P1	
112	A/C				●				P1		P1	
113	STORAGE		LVT			●			P1		P1	
114	OFFICE		LVT			●			P1		P1	
115	STORAGE		LVT			●			P1			

GENERAL NOTES:
A. REMOVE, REPLACE GYP BOARD CEILING AS NEEDED DURING RECONSTRUCTION OF UNITS. PATCH AND REPAIR TO MATCH EXISTING REMAINING CEILINGS IN TEXTURE.
B. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS
C. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
D. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
E. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
F. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

SPECIFIC NOTES:
1.

ACCESSIBLE APARTMENT FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX PAINT C CARPET VP VINYL PLANK FLR'G TILE CT CERAMIC TILE

P2 EPOXY PAINT TX TEXTURE

MARK	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G	FLOOR: EXISTING	BASE: WOOD – PAINTED (P1)	BASE: EXISTING	WALLS: NEW 5/8" FIRE RATED G.B.	WALLS: EXISTING GYP. BOARD	CEILING: EXIST. GYP. BOARD	CEILING: NEW G.B. CEILING	REMARKS
101	LIVING ROOM		VP		●		P1	P1	P1	P1	
102	DINING		VP		●		P1	P1	P1	P1	
103	KITCHEN		VP		●		P1	P1	P1	P1	
104	MECH		VP		●		P1	P1	P1	P1	
105	BEDROOM		VP		●		P1	P1	P1	P1	
106	CLOSET		VP		●		P1	P1	P1	P1	
107	BATHROOM		VP		●		P2	P2	P2	P2	
108	CLOSET		VP		●		P1	P1	P1	P1	
109	BEDROOM		VP		●		P1	P1	P1	P1	
110	CLOSET		VP		●		P1	P1	P1	P1	
111	BEDROOM		VP		●		P1	P1	P1	P1	
112	CLOSET		VP		●		P1	P1	P1	P1	

GENERAL NOTES:
A. REMOVE, REPLACE GYP BOARD CEILING AS NEEDED DURING RECONSTRUCTION OF UNITS. PATCH AND REPAIR TO MATCH EXISTING REMAINING CEILINGS IN TEXTURE.
B. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS
C. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
D. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
E. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
F. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

SPECIFIC NOTES:
1. AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
2. NEW WALLS – INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.

(EXISTING) APARTMENT DOOR SCHEDULE - REF. SCOPE OF WORK SCHED.

DOOR: SIZE (FIELD VERIFY), MATERIAL, TYPE, FINISH — FRAME: MATERIAL, TYPE, FINISH

MARK	W	H	T	MTL. INSUL.	WOOD LOUVER	H.C. WOOD	SWING DOOR	POCKET DOOR	BI-PASS	BI-FOLD	PRE-PRIMED	PAINT	PRE-FINISHED	FRAME WOOD	FRAME METAL	FRAME EXISTING	FRAME NEW	EXISTING REMAINS	FRAME PAINT	GYP. BD OPENING	DETAILS	REMARKS	LOCATION
STANDARD UNITS																							
1	3'–0"	6'–8"	1 3/4"	●			A					●				●		●	●				UNIT ENTRY
2	2'–6"	6'–8"	1 3/4"			●	B					●				●		●	●				BED 105
3	2'–6"	6'–8"	1 3/4"			●	B					●				●		●	●				BED 109
4	2'–6"	6'–8"	1 3/4"			●	B					●				●		●	●				BED 111
5	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				BATH 107
6	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				BATH 114
7	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				MECH 104
8	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 108
9	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 106
10	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 106
11	2'–6"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 113
12	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 110
13	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 112
14	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 112
15	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				STOR 115
16	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				STOR 116
17	2'–0"	6'–8"	1 3/4"			●	B					●				●		●	●				CLOSET 110

(PROPOSED) ACCESSIBLE APARTMENT DOOR SCHEDULE

DOOR: SIZE, MATERIAL, TYPE, FINISH — FRAME: MATERIAL, TYPE, FINISH

MARK	W	H	T	MTL. INSUL.	WOOD LOUVER	H.C. WOOD	TYPE	POCKET DOOR	BI-PASS	BI-FOLD	PAINT	PRE-FINISHED	FRAME WOOD	FRAME METAL	FRAME EXISTING	FRAME NEW	EXISTING REMAINS	FRAME PAINT	GYP. BD OPENING	DETAILS	REMARKS	LOCATION
ACCESSIBLE UNITS																						
1	3'–0"	6'–8"	1 3/4"	●			A				●		●				●	●				UNIT ENTRY
2	3'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				BED 105
3	3'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				BED 109
4	3'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				BED 111
5	3'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				BATH 107
6	3'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				BATH 107
7	2'–0"	6'–8"	1 3/4"		●		B				●		●			●		●				MECH 104
8	2'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				CLOSET 108
9	2'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				CLOSET 106
10	2'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				CLOSET 106
11	PR F.V.	6'–8"	1 3/4"			●			D		●		●			●		●				CLOSET 106
12	2'–0"	6'–8"	1 3/4"			●	B				●		●			●		●				CLOSET 110
13	2'–0"	6'–8"	1 3/4"			●	B				●				●		●	●				CLOSET 112

CLUBHOUSE DOOR SCHEDULE

DOOR: SIZE, MATERIAL, TYPE, FINISH — FRAME: MATERIAL, TYPE, FINISH

MARK	W	H	T	MTL. INSUL.	WOOD LOUVER	H.C. WOOD	FIELD VERIFY	SWING DOOR	POCKET DOOR	BI-PASS	BI-FOLD	RE. S.O.W. SCHED.	PAINT	PRE-FINISHED	FRAME WOOD	FRAME METAL	FRAME EXISTING	FRAME NEW	EXISTING REMAINS	FRAME RE. S.O.W. SCHED.	FRAME PAINT	GYP. BD OPENING	DETAILS	REMARKS	LOCATION
1	3'–0"	6'–8"	1 3/4"				●	●						●			●		●	●					ENTRY
2	3'–0"	6'–8"	1 3/4"				●	●						●			●		●	●					ENTRY
3	3'–0"	6'–8"	1 3/4"			●		B					●		●			●			●				OFFICE 114
4	3'–0"	6'–8"	1 3/4"			●		B					●					●			●				RR 104
5	3'–0"	6'–8"	1 3/4"			●		B					●		●			●			●				LAUNDRY 105
6	3'–0"	6'–8"	1 3/4"	●				C					●			●		●			●				LAUNDRY 105
7	2'–0"	6'–8"	1 3/4"			●		●				●					●		●	●					RR 110
8	2'–6"	6'–8"	1 3/4"			●		●				●					●		●	●					SHOP 108
9	1'–6"	6'–8"	1 3/4"			●		●				●					●		●	●					MECH 112
10	6'–0"	6'–8"	1 3/4"			●				D			●		●			●			●				STOR 113
11	6'–0"	6'–8"	1 3/4"			●				D			●		●			●			●				STOR 115
12	3'–0"	6'–8"	1 3/4"	●				●				●					●		●	●					SHOP 108
13	2'–0"	6'–8"	1 3/4"			●		●				●					●		●	●					STOR 109
14	3'–0"	6'–8"	1 3/4"			●		●				●					●		●	●					STOR 107
15	PR 3'–0"	6'–8"	1 3/4"	●				●				●					●		●	●					SHOP 108
16	2'–0"	6'–8"	1 3/4"			●		●				●					●		●	●					JAN 106
17	2'–0"	6'–8"	1 3/4"			●		●				●					●		●	●					STOR 107

GENERAL NOTES:
A. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE.PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
C. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
D. UNDERCUT DOORS PER MECH DWGS.
E. FOR ALT. BIDS OF REPLACING DOORS, DOOR FRAMES TO REMAIN. CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FRAME/OPENING.
F. CONTRACTOR TO VERIFY THE SIZE OF ALL EXISTING DOORS/OPENINGS TO BE REPLACED.
G. REFERENCE SCOPE OF WORK (S.O.W.) SCHEDULE FOR OWNER SELECTED FINISHING AND REPLACEMENT WORK SPECIFIC TO EACH EXISTING DOOR.

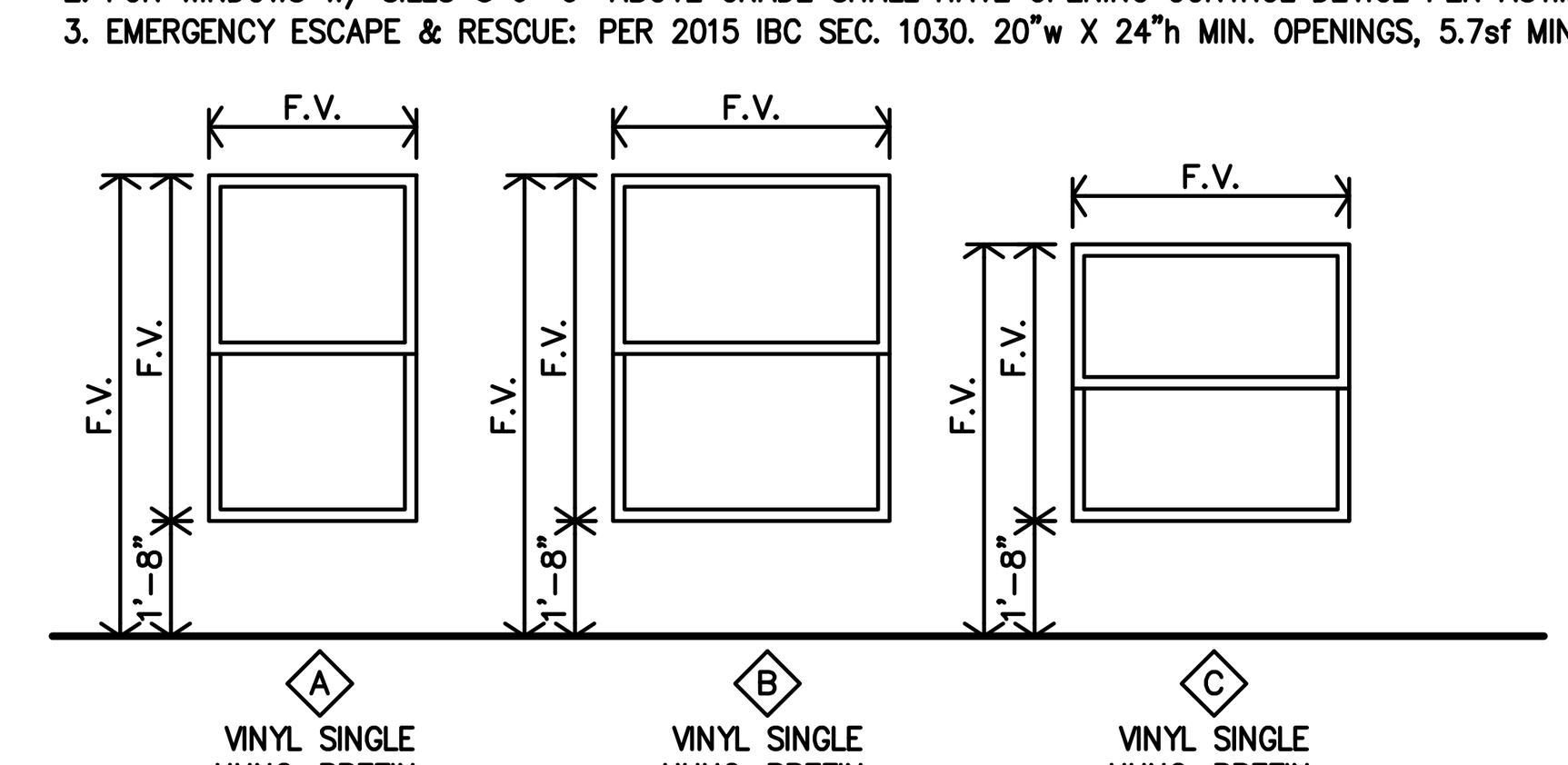
SPECIFIC NOTES:
1. OFFICE DOOR – HARDWARE TO BE ENTRANCE/OFFICE STYLE FUNCTION. KEYED ON OUTSIDE WITH PUSH BUTTON LOCK INSIDE.
2. ENTRY DOOR – IF HARDWARE TO BE REPLACED, KEYING REQUIREMENTS PER OWNER.
3. CONTRACTOR TO FIELD VERIFY THE SIZE OF EXISTING FRAME/OPENING. DOORS INTO PUBLIC USE SPACES (LOBBY, RESTROOM, OFFICES, ETC) MUST HAVE A MIN. OF 36" WIDE DOOR. IF DOORS AT THESE LOCATIONS MEASURES LESS THAN 36", CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY.
4. INTERIOR RESTROOM – HARDWARE TO BE PRIVACY STYLE FUNCTION. WITH PUSH BUTTON LOCK ON INSIDE. INSIDE RELEASE ALWAYS FREE FOR EGRESS.
5. STORAGE ROOM – HARDWARE TO BE STOREROOM FUNCTION TYPE. ENTRANCE BY KEY ONLY. INTERIOR RELEASE ALWAYS FREE.
6. COORDINATE WITH MANUFACTURER FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
7. LAUNDRY INTERIOR DOORS – HARDWARE TO BE LEVER PASSAGE STYLE FUNCTION.
8. SECURED ENTRY FOR TENANT AFTER HOURS USE – COORDINATE KEYING REQUIREMENTS WITH OWNER.

WINDOW SCHEDULE

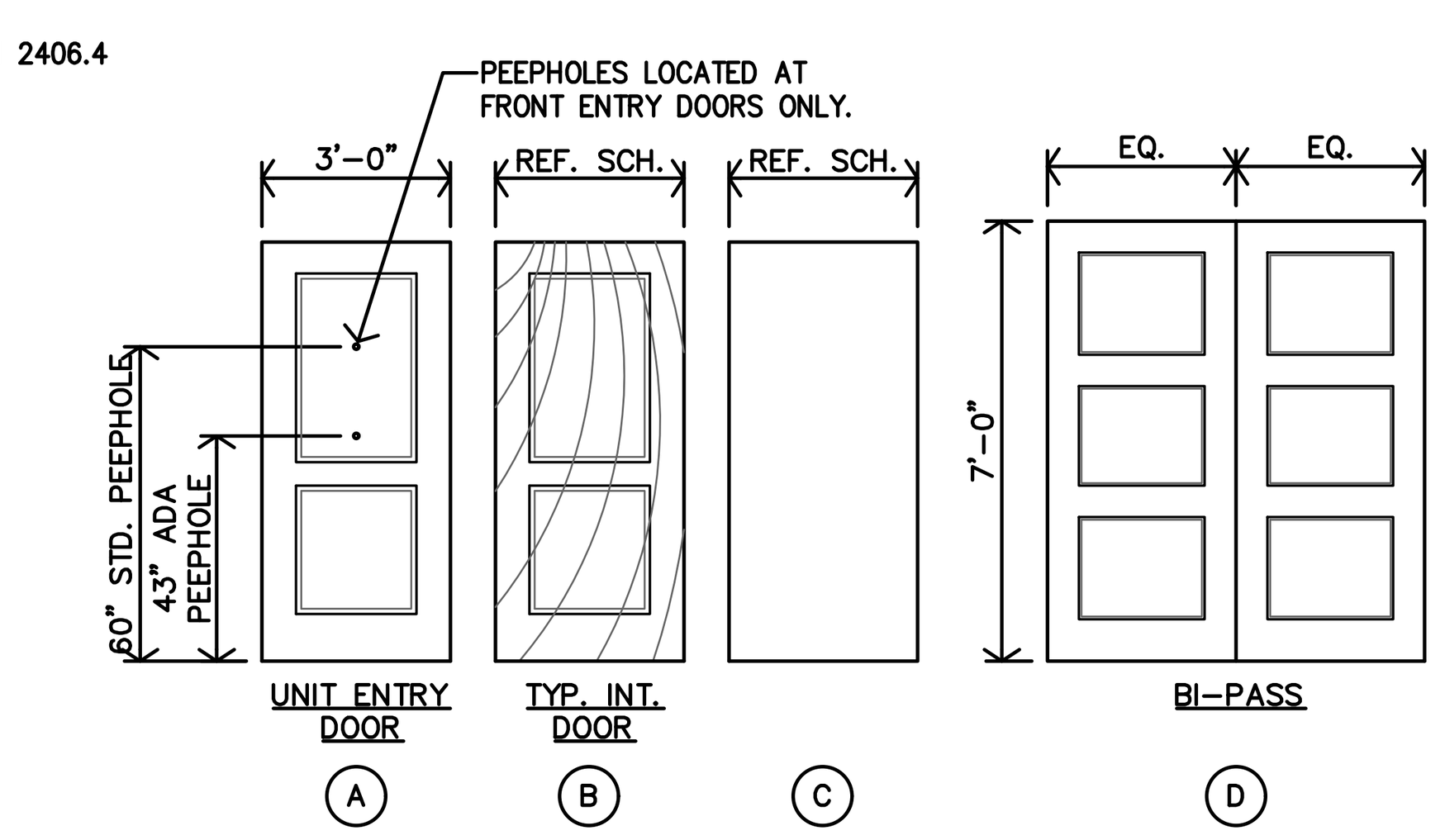
MARK	WIDTH	HEIGHT	STYLE	QUANTITY (EACH BLD'G)	INTERIOR	EXTERIOR	DETAILS
APARTMENT BUILDINGS							
A	F.V.	F.V.	BASE BID – NEW VINYL	VARIES		●	
B	F.V.	F.V.	BASE BID – NEW VINYL	VARIES		●	
C	F.V.	F.V.	BASE BID – NEW VINYL	VARIES		●	

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND WINDOW SIZES.
2. PER BASE BID: CONTRATOR TO REPLACE DAMAGED AND MISSING SCREENS. PER ALTERNATE BID/BASE BID (SEE SCHEDULE): CONTRACTOR TO REMOVE ENTIRE WINDOW UNIT AND REPLACE WITH NEW VINYL WINDOW TO MATCH EXISTING STYLE. SUBMIT WINDOW PRODUCT TO MATCH/RESEMBLE THOSE EXISTING TO REMAIN. INCLUDE INSECT SCREENS.
3. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITION @ ALL EXTERIOR WINDOW UNITS BEING REMOVED/RE-INSTALLED OR REPLACED.
4. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
5. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
6. ALL SECOND FLOOR WINDOWS AND OPERABLE WINDOWS W/ THE SILL 6'–0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1015.8.1
7. PER ALTERNATE BID: INSTALL VINYL BLINDS

WINDOW NOTES:
1. 2006 IECC CODE REQUIRED INSULATED GLASS & SHALL HAVE MIN U0.65. SAFETY GLASS SHALL BE LOCATED PER 2015 IBC SECTION 2406.4
2. FOR WINDOWS W/ SILLS @ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2015 IBC SEC. 1404.13
3. EMERGENCY ESCAPE & RESCUE: PER 2015 IBC SEC. 1030. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA (ALSO REF. 1030.4)



B WINDOW TYPES
1/4"=1'–0"



A DOOR TYPES
1/4"=1'–0"

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SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILL 22415 STATE OF TEXAS 7-17-2024

REVISION:

DATE: 7–17–2024
JOB: 24–3391
SHEET NO.: A2.15

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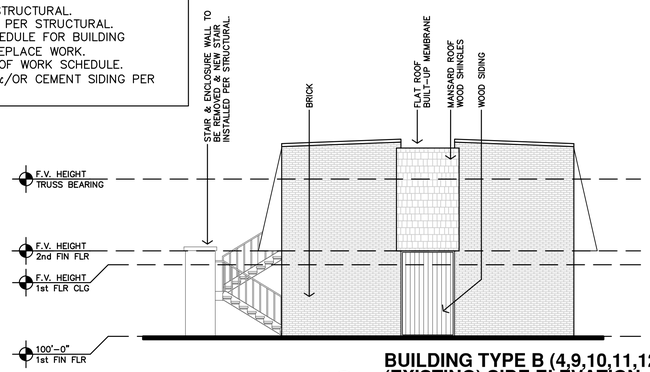
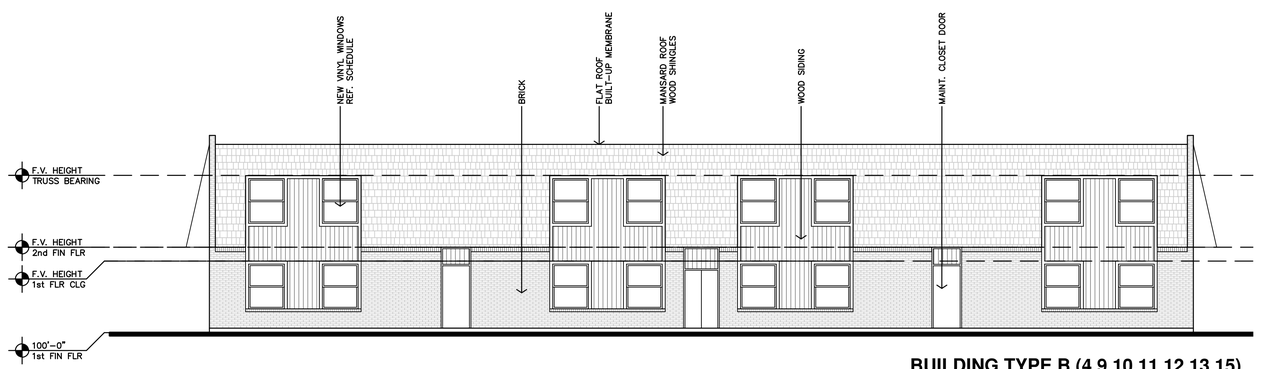
SCOPE OF WORK, ALL BUILDINGS: (REF. SCOPE OF WORK SCHEDULE)

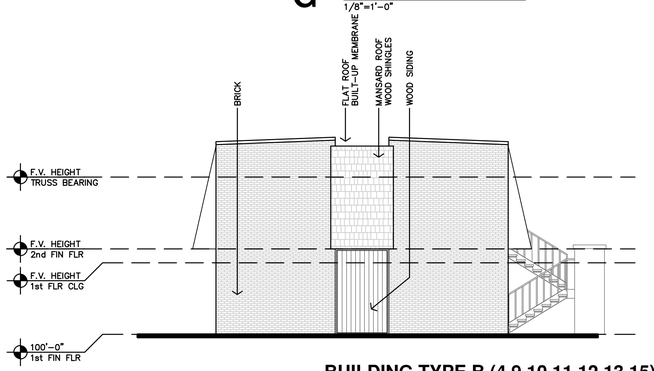
1. REPLACE EXTERIOR STAIRS PER STRUCTURAL.
2. REPAIR AND REPLACE BALCONIES PER STRUCTURAL. REFERENCE SCOPE OF WORK SCHEDULE FOR BUILDING LOCATIONS & SPECIFIC REPAIR/REPLACE WORK.
3. ROOF REPLACEMENT PER SCOPE OF WORK SCHEDULE.
4. REPLACEMENT OF WOOD, VINYL, &/OR CEMENT SIDING PER SCOPE OF WORK SCHEDULE.



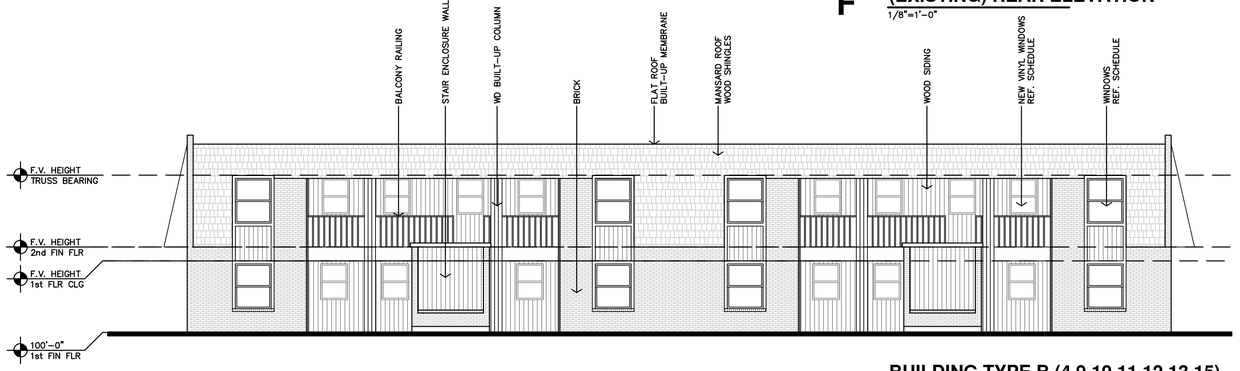
G BUILDING TYPE B (4,9,10,11,12,13,15) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



F BUILDING TYPE B (4,9,10,11,12,13,15) (EXISTING) REAR ELEVATION
1/8"=1'-0"



E BUILDING TYPE B (4,9,10,11,12,13,15) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



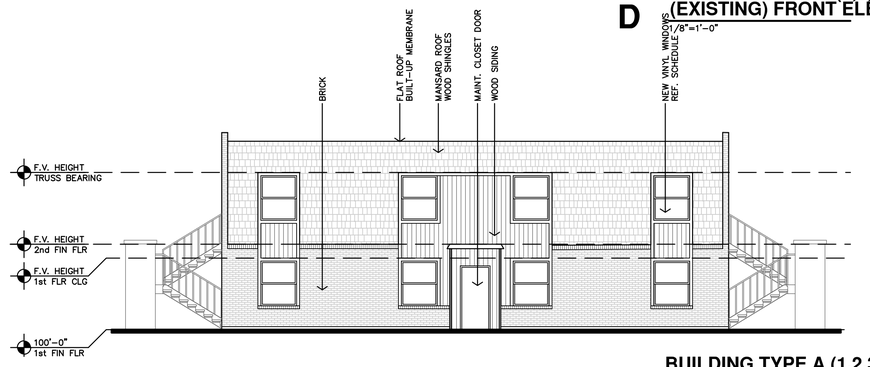
D BUILDING TYPE B (4,9,10,11,12,13,15) (EXISTING) FRONT ELEVATION
1/8"=1'-0"

BLDG A - EXT. MATERIALS			
DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	65%	27%	8%
FRONT/ENTRY ELEVATION	65%	27%	8%
SIDE 1 ELEVATION	36%	19%	45%
SIDE 2 ELEVATION	36%	19%	45%
BUILDING SF TOTALS	**51%**	**23%**	**26%**

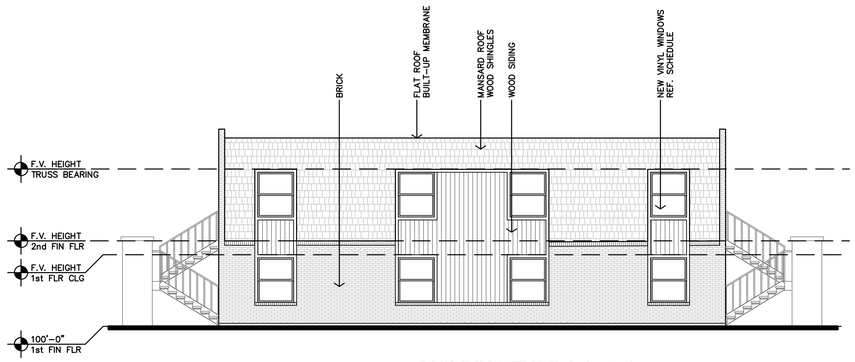
NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.

BLDG B - EXT. MATERIALS			
DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	30%	40%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	**56%**	**18%**	**26%**

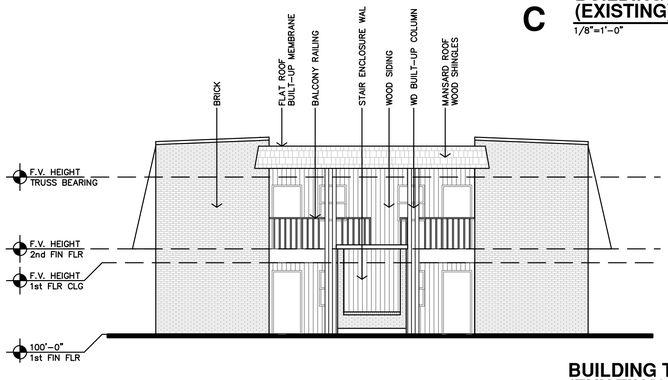
NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.



C BUILDING TYPE A (1,2,3) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



B BUILDING TYPE A (1,2,3) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



A BUILDING TYPE A (1,2,3) (EXISTING) FRONT/ENTRY ELEVATIONS
1/8"=1'-0"

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SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REGISTERED ARCHITECT JOSEPH GILLAM RENZ 22415 STATE OF TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A3.1

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SCOPE OF WORK, ALL BUILDINGS: (REF. SCOPE OF WORK SCHEDULE)

1. REPLACE EXTERIOR STAIRS PER STRUCTURAL.
2. REPAIR AND REPLACE BALCONIES PER STRUCTURAL. REFERENCE SCOPE OF WORK SCHEDULE FOR BUILDING LOCATIONS & SPECIFIC REPAIR/REPLACE WORK.
3. ROOF REPLACEMENT PER SCOPE OF WORK SCHEDULE.
4. REPLACEMENT OF WOOD, VINYL, &/OR CEMENT SIDING PER SCOPE OF WORK SCHEDULE.

BLDG C - EXT. MATERIALS

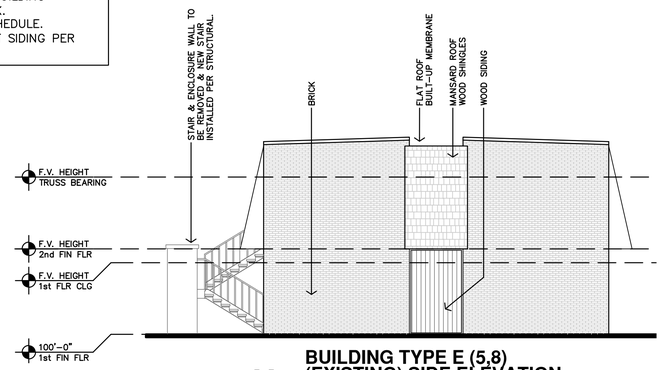
DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	29%	41%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	**56%**	**18%**	**26%**

NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.

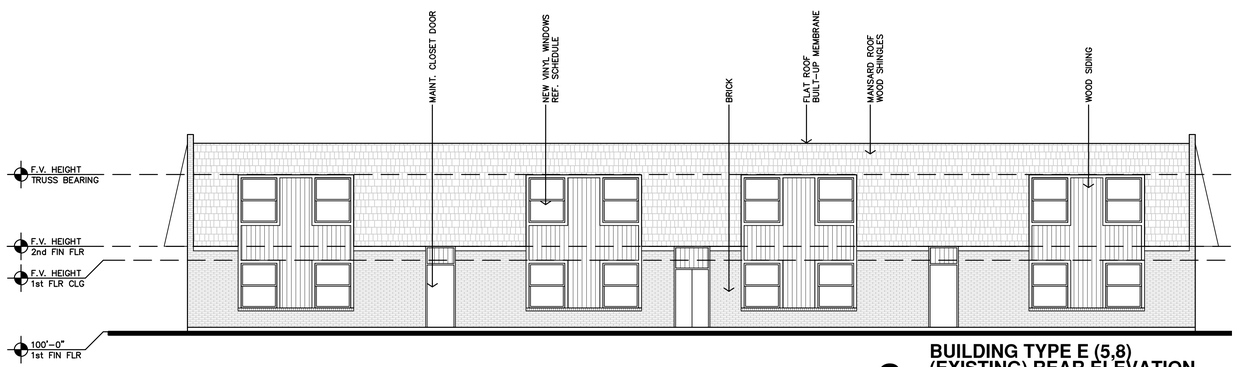
BLDG E - EXT. MATERIALS

DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	29%	41%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	**56%**	**18%**	**26%**

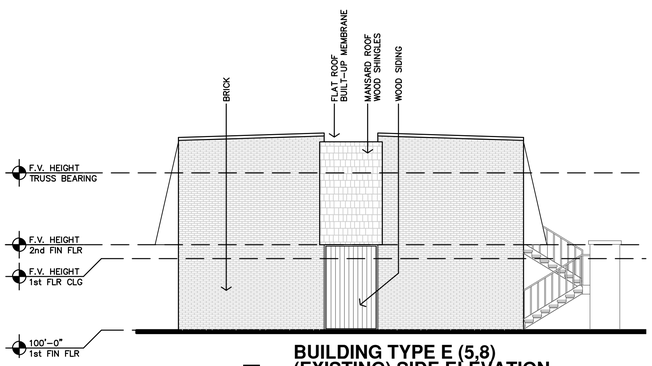
NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.



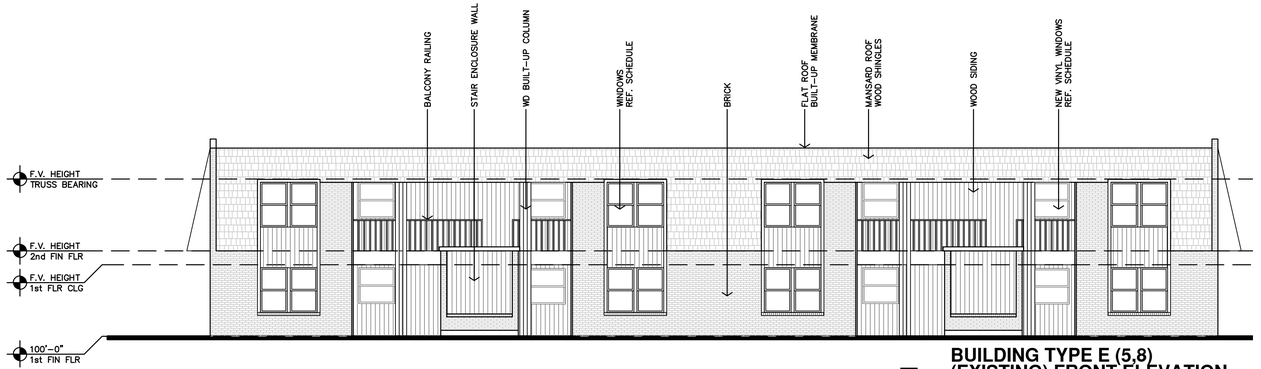
H BUILDING TYPE E (5,8) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



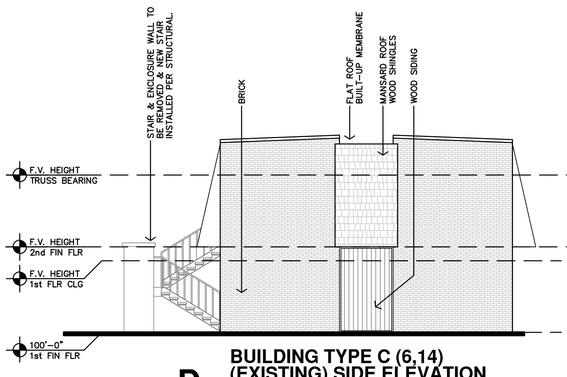
G BUILDING TYPE E (5,8) (EXISTING) REAR ELEVATION
1/8"=1'-0"



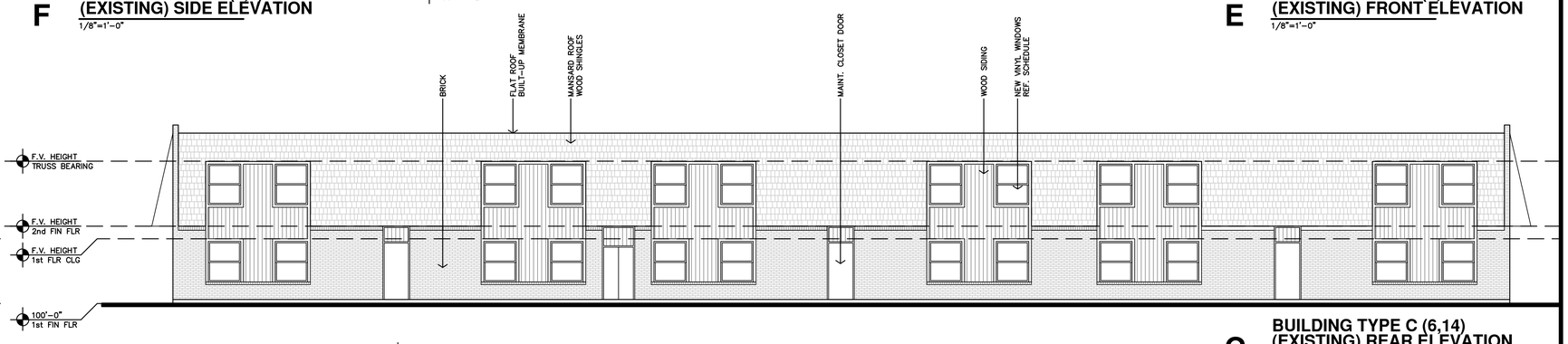
F BUILDING TYPE E (5,8) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



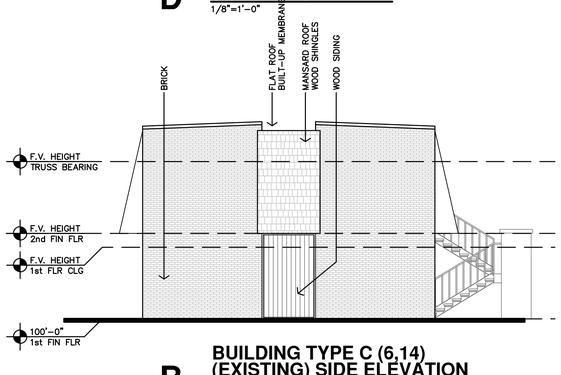
E BUILDING TYPE E (5,8) (EXISTING) FRONT ELEVATION
1/8"=1'-0"



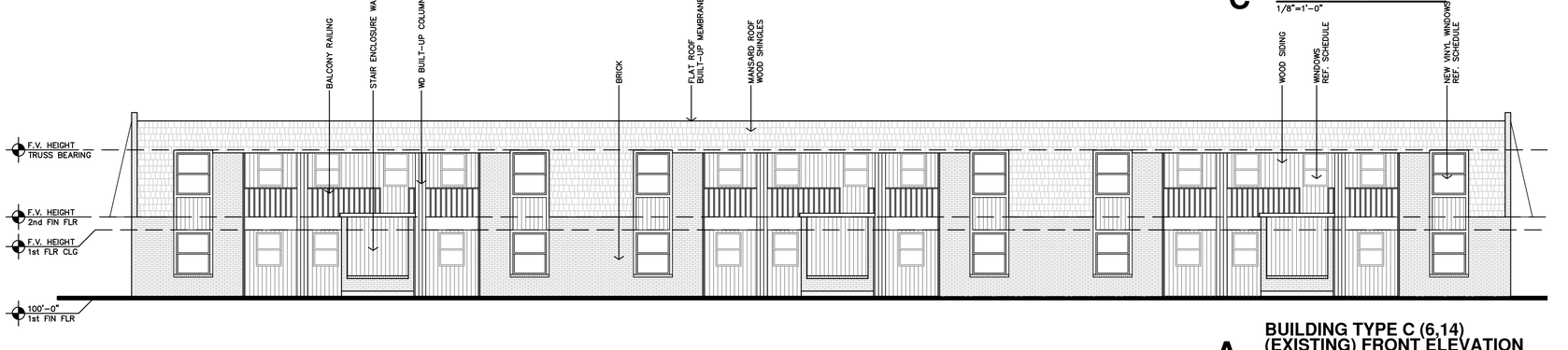
D BUILDING TYPE C (6,14) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



C BUILDING TYPE C (6,14) (EXISTING) REAR ELEVATION
1/8"=1'-0"



B BUILDING TYPE C (6,14) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



A BUILDING TYPE C (6,14) (EXISTING) FRONT ELEVATION
1/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS

REVISION:

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A3.2

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SCOPE OF WORK, ALL BUILDINGS: (REF. SCOPE OF WORK SCHEDULE)

1. REPLACE EXTERIOR STAIRS PER STRUCTURAL.
2. REPAIR AND REPLACE BALCONIES PER STRUCTURAL. REFERENCE SCOPE OF WORK SCHEDULE FOR BUILDING LOCATIONS & SPECIFIC REPAIR/REPLACE WORK.
3. ROOF REPLACEMENT PER SCOPE OF WORK SCHEDULE.
4. REPLACEMENT OF WOOD, VINYL, &/OR CEMENT SIDING PER SCOPE OF WORK SCHEDULE.

BLDG D - EXT. MATERIALS

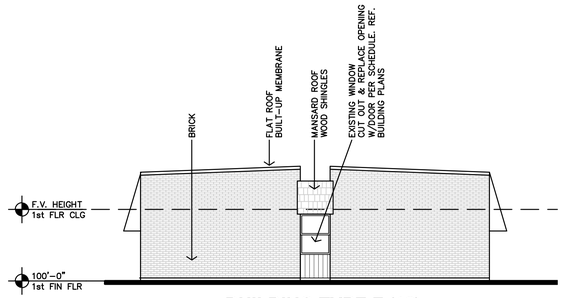
DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	29%	41%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	**56%**	**18%**	**26%**

NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.

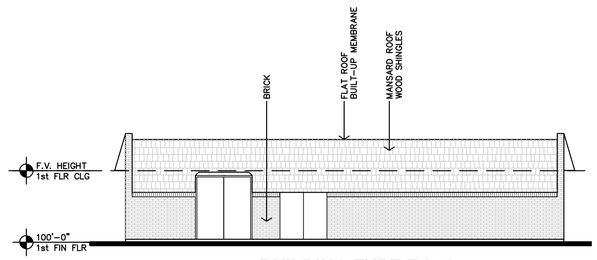
BLDG F - EXT. MATERIALS

DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	46%	6%	48%
REAR ELEVATION	44%	0%	56%
SIDE 1 ELEVATION	96%	0%	4%
SIDE 2 ELEVATION	95%	2%	3%
BUILDING SF TOTALS	**70%**	**2%**	**28%**

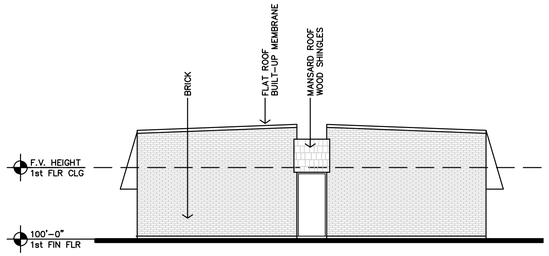
NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.



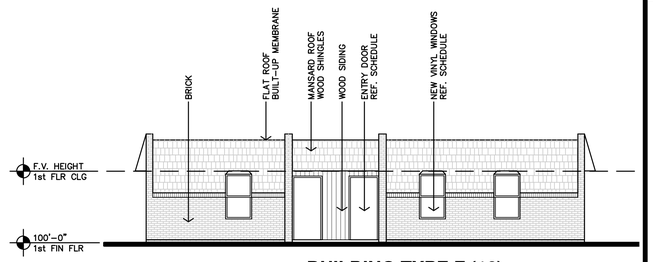
H BUILDING TYPE F (16) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



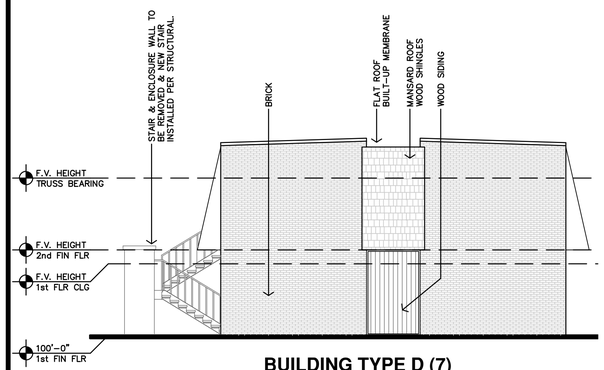
G BUILDING TYPE F (16) (EXISTING) REAR ELEVATION
1/8"=1'-0"



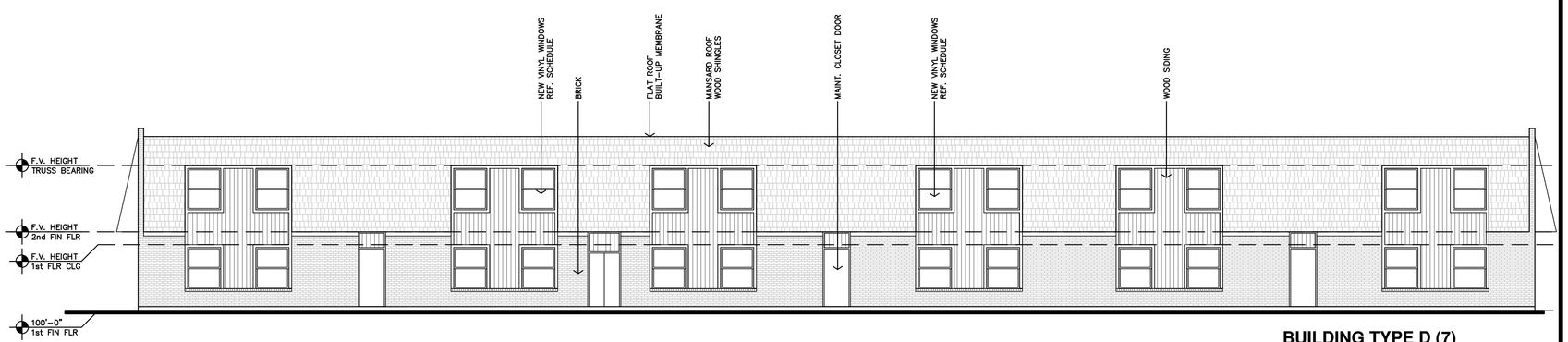
F BUILDING TYPE F (16) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



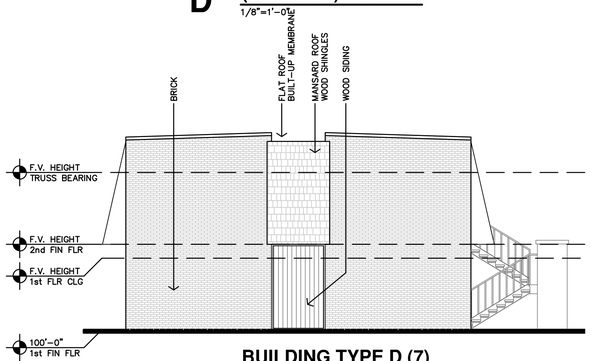
E BUILDING TYPE F (16) (EXISTING) FRONT ELEVATION
1/8"=1'-0"



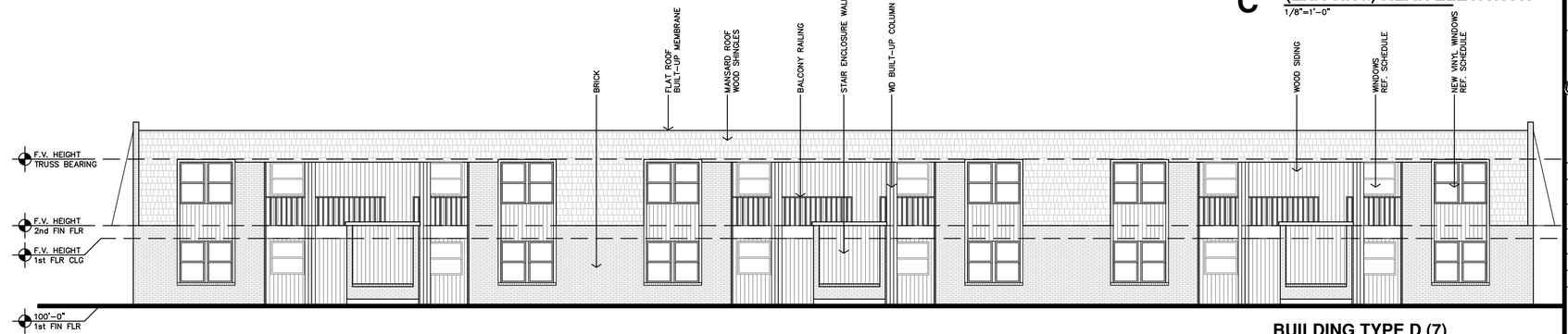
D BUILDING TYPE D (7) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



C BUILDING TYPE D (7) (EXISTING) REAR ELEVATION
1/8"=1'-0"



B BUILDING TYPE D (7) (EXISTING) SIDE ELEVATION
1/8"=1'-0"



A BUILDING TYPE D (7) (EXISTING) FRONT ELEVATION
1/8"=1'-0"

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WICHITA FALLS, TEXAS

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