



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: The Residence at Green Meadow Report No. Two (2)
New Senior Development
San Angelo, TX

OWNER: Overland Property Group Date Dec. 20, 2024
Dan Maximuk
234 N. Santa Fe Ave, Suite A
Salina, KS 67401

CONTRACTOR: MCP Group Architect's Proj No. 24-3395
3501 SW Fairlawn Rd.
Topeka, KS 66614 Contract For: General Construction
Mechanical, Electrical

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

DESCRIPTION:

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

- 1) Shear Walls 3 & 5 (SW3, SW5) have been modified to 1 side of wood structural panels in lieu of 2 sides of gypsum board. Wall partition types have been revised, along with sections and details. Reference attached sheets S004, A2.1, A2.2, A2.3, A2.7, A4.2, A4.4, A6.1 and A6.2
 - a. Wall designations have been revised and added to reflect the shear wall changes. Reference attached sheets A2.1, A2.2, and A2.3
- 2) Stair details, and wall thickness at Partition Type 4.2 have been revised. Reference attached Sheet A6.1.
- 3) Exterior Partition Schedule
 - a. Wall Type 1 has been revised – 5/8" type x G.B. is on the interior side only. Revised Sheets A2.1 & A2.7 attached.
 - b. Wall Type 7 has been modified. Revised sheets A2.1, A2.3 and A2.7 attached.
- 4) Clarification: all resilient channel should be installed at 24" oc max. per specification.

Attachments:

1. Revised Structural Sheets S004
2. Revised Architectural sheets A2.1, A2.2, A2.3, A2.7, A4.2, A4.4, A6.1, A6.2

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386 mgillam@jgrarchitects.com

Copies to:

MCP Group – Eric Hubener
OPG – Dan Maximuk, Amanda Klaus, April Engstrom, Caroline Hurst
LST – Ryan Lies
Structural – Isaac Cundiff, Marcus Himmelberg
Civil – Sam Malinowsky

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F2	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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

WOOD BEAM SCHEDULE			
Mark	Max. Span (ft-in)	Beam Size	Hanger
B1	7'-6"	(2) 2x10	Simpson HUC210-2
B2	7'-6"	(2) 2x8	Simpson LUS26-2
B3	8'-0"	(3) 2x12	Simpson HCUQ210-3-SDS

- Notes:
1. All exterior beams are to be pressure treated.
2. All LVL shall be stress class 2.0E-2500F
3. Hangers to be installed with typical fasteners per manufacturer product data

WOOD COLUMN SCHEDULE			
Mark	Level 1	Level 2	Level 3
C1	(3) 2x6	(3) 2x6	---
C2	(3) 2x4	(3) 2x4	---

- Notes:
1. All exterior columns are to be pressure treated

JOIST & HANGER SCHEDULE	
Joist Size	Hanger
2x10	Simpson LUS28

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

WOOD WALL SCHEDULE				
Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.O. (See Note 5)
	Level 1	Level 2	Level 3	
Exterior Walls	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	15/32" Structural wood sheathing fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening
Corridor Walls & Interior Typ. Walls	(1) 2x6 @ 16" o.c.	(1) 2x6 @ 16" o.c.	(1) 2x6 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 12" o.c. field fastening - Both Sides
Unit Separation Walls	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 12" o.c. field fastening - Both Sides

- Notes:
1. Wall stud spacing is to be per schedule unless noted otherwise.
2. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.
3. Sill and top plates at all other levels to be fastened w/ (2) 16d nails @ 24" o.c. U.N.O.
4. Shear walls shall be sheathed & fastened per shear wall schedule
5. Non-load bearing walls not shown, refer to architectural drawings.
6. All top plates are to be continuous. Splice per 4/S502
7. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.

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

- Notes:
1. Vapor barrier to be placed over compacted fill per general notes.
2. Plywood sheathing to be fastened per detail 2/S502
3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.
4. Plywood to be Structural Grade 1 Material
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

TYPICAL WALL HEADER SCHEDULE (STACKED OPENINGS)													
Opening Mark	Max. Span (ft-in)	Header				Kings & Jacks						Sills* (if applicable)	
		Level 1	Level 2	Level 3	Header Plates* (All Levels)	Level 1		Level 2		Level 3			
						Kings	Jacks	Kings	Jacks	Kings	Jacks		
H1	7'-0"	(3) LVL 1-3/4 x 11-7/8	(3) LVL 1-3/4 x 11-7/8	(3) 2x8	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
H2	3'-8"	(3) 2x8	(3) 2x8	(3) 2x8	(1) 2x6 T&B	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
H3	6'-8"	(3) 2x12	---	---	(1) 2x6 T&B	(1) 2x6	(1) 2x6	---	---	---	---	(1) 2x6	(1) 2x6
HH1	5'-0"	(3) 2x12	---	---	(1) 2x6 T&B	(1) 2x6	(1) 2x6	---	---	---	---	(1) 2x6	(1) 2x6

- H = An opening which requires a header
HH = An opening which requires a header & which does not stack with openings above

- Notes:
1. See S502 for typical opening framing.
2. All openings should stack according to the plans.
3. Coordinate all dimensions and elevations with architectural drawings.
4. Cripple studs should match the adjacent wall framing.
5. * Header top and bottom plates and sills should match the wall stud depths.
6. All LVL shall be stress class 2.0E-2500F

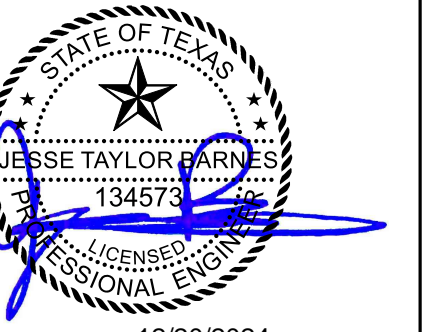
WOOD SHEAR WALL SCHEDULE						
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Min. Sill/Top Plate	Base Connection
SW1	Level 3	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 24" o.c.
	Level 2	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	DTT12 w/ (6) SD #9x1-1/2" & 3/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 32" o.c.
SW2	Level 3	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA12 w/ (10) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 24" o.c.
	Level 2	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA15 w/ (12) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.
SW3	Level 3	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA18 w/ (14) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 2	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	MSTA 49 w/ (26) 0.148X2-1/2" nails	2X6	(2) 16d nails @ 12" o.c.
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 16" o.c.
SW4	Level 3	(1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 2	(1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	DTT12 w/ (6) SD #9x1-1/2" & 3/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 48" o.c.
SW5	Level 3	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(3) 2X4	LSTA18 w/ (14) 0.148"x2-1/2" nails	2X4	(2) 16d nails @ 24" o.c.
	Level 2	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(3) 2X4	MSTA 49 w/ (26) 0.148X2-1/2" nails	2X4	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(3) 2X4	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X4	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.
SW6	Level 3	---	---	---	---	---
	Level 2	---	---	---	---	---
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 32" o.c.

- Notes:
1. See S530 for typical shear wall framing
2. All threaded rods shall be F1554 GR105; See 3/S530 for anchor options.
3. Floor to floor strap ties at top of wall shall match that of the floor above.
4. All hold downs and strap ties are Simpson Strong-Tie brand, U.N.O.
5. Bottom sill plate connections shall have a 3"x3"x1/4" steel plate washer at each anchor bolt on shear walls only.
6. All drag trusses shall be connected to shear walls per detail 4/S530.
7. Provide floor to floor strapping on the same side as the OSB sheathing.
8. Field fastening for all sheathing to be 12" O.C. U.N.O
9. All shear walls to be blocked at all panel joints unless noted "Unblocked."



NOTICE:
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TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2025



JESSE BARNES, PE
NO. 134573
EXP: MARCH 31, 2025
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF TEXAS.

No.	Description	Date
1	ASI #2	12/20/2024

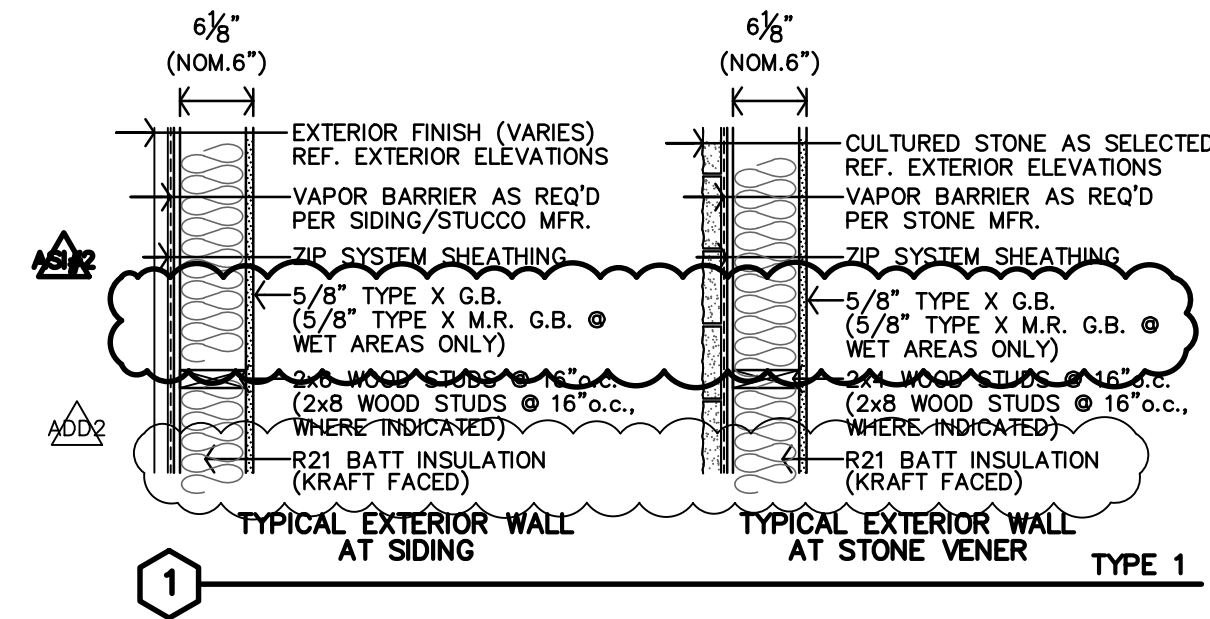
PROJECT NUMBER: 2024001921
SET/ISSUE DATE: 100% - 11/15/2024
ENGINEER: IWC
DRAWN BY: JDM
CHECKED BY: MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.
SCHEDULES

DRAWING NO.
S004

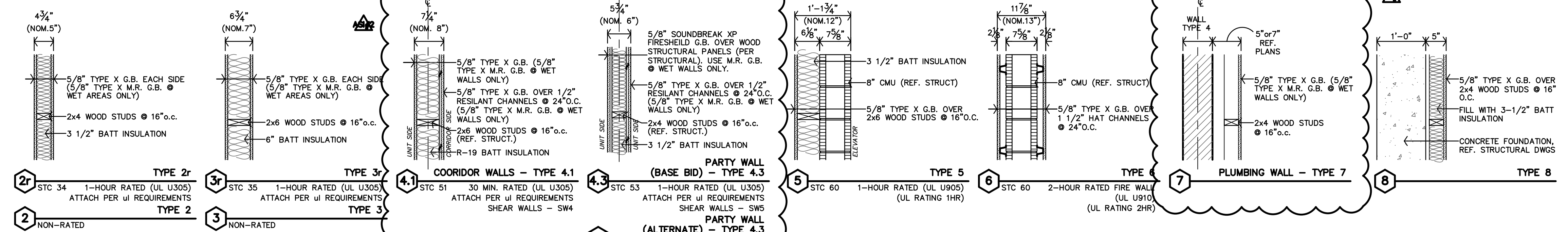
EXTERIOR PARTITION SCHEDULE

REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

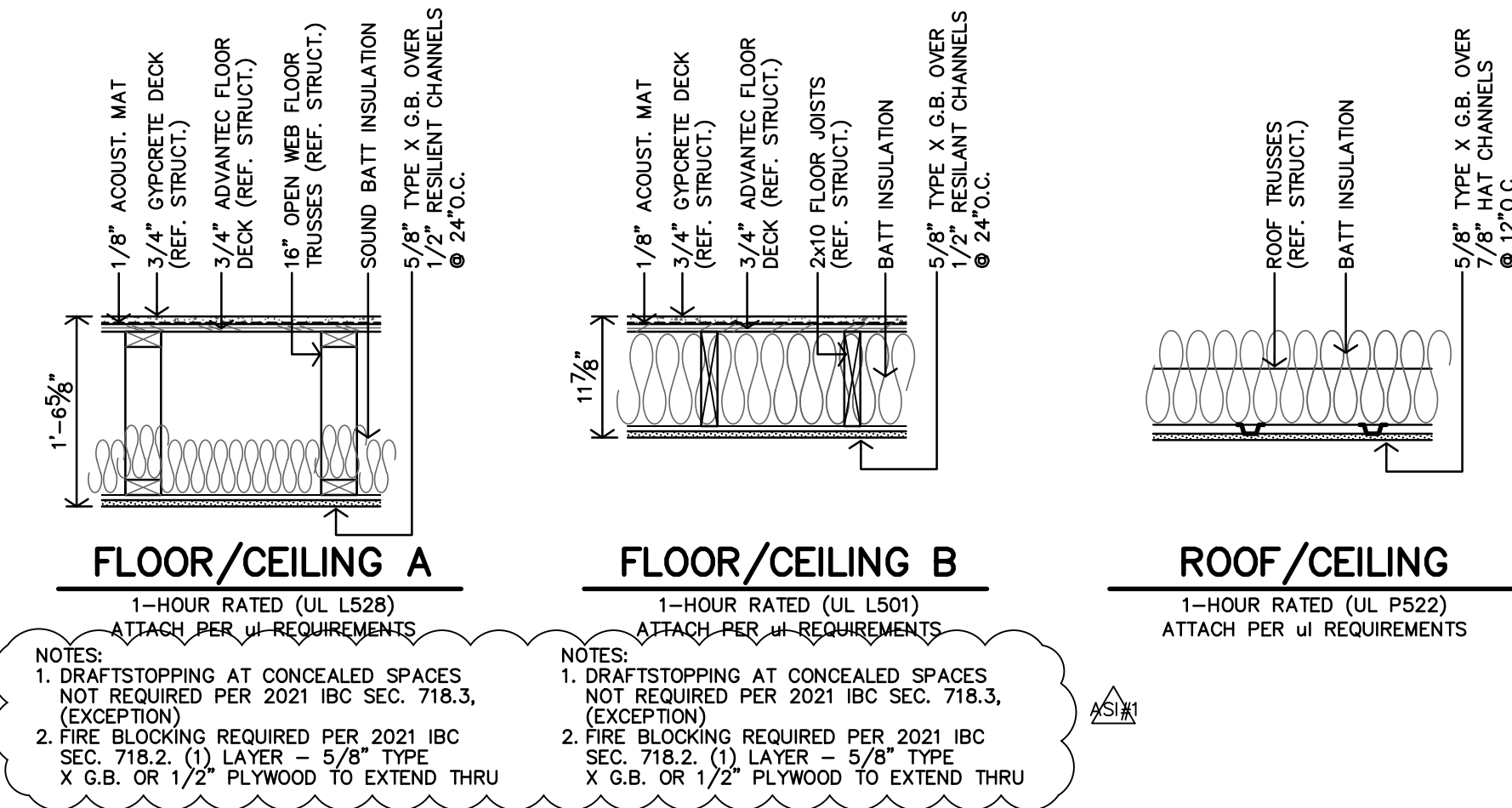


INTERIOR PARTITION SCHEDULE

ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
 LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
 REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

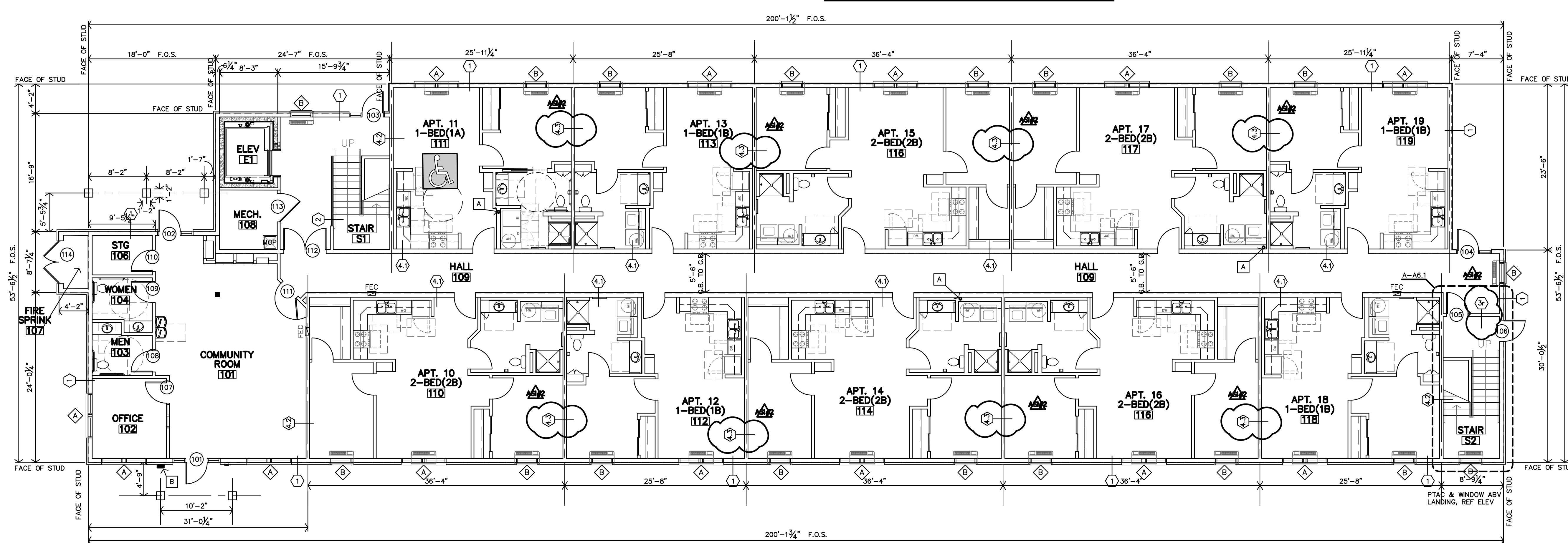


ASSEMBLIES



ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS B/C-A2.1.
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES



A FIRST FLOOR PLAN
 1/8" = 1'-0" 10,116 SF

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THE RESIDENCE AT GREEN MEADOW
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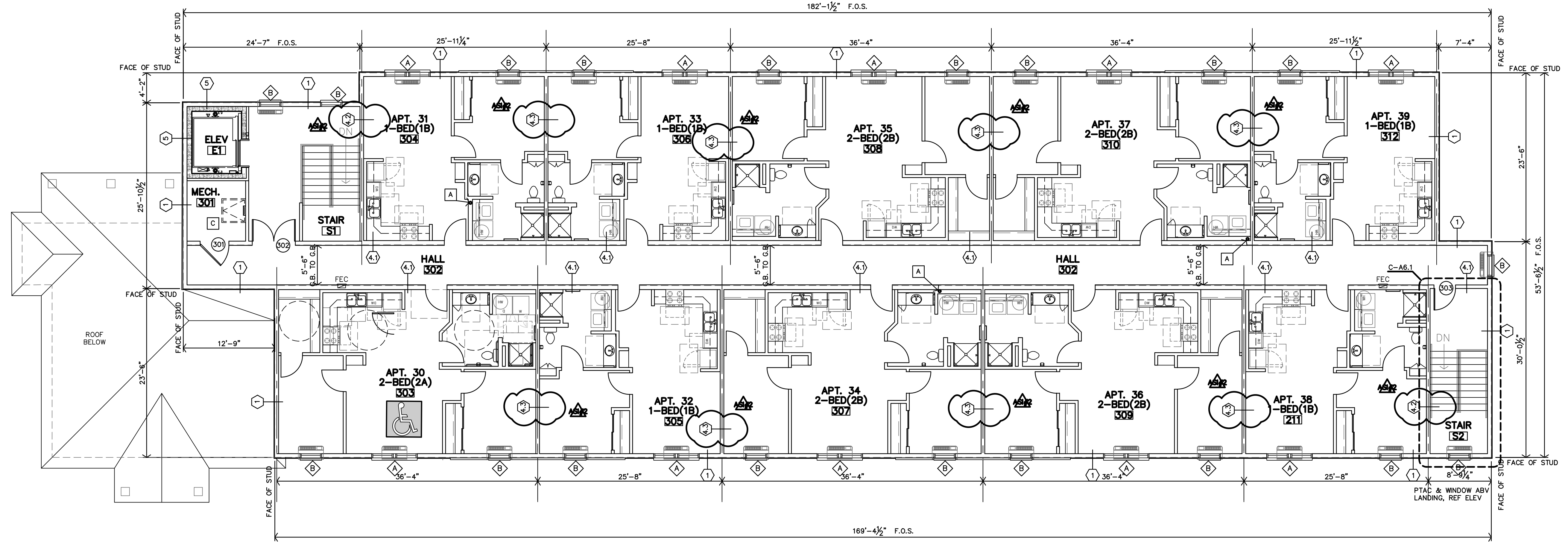
REGISTERED ARCHITECT
 STATE OF TEXAS
 22415

REVISION:
 12-6-2024
 12-18-2024
 12-20-2024

DATE: 11-22-2024
 JOB: 24-3395
 SHEET NO.:

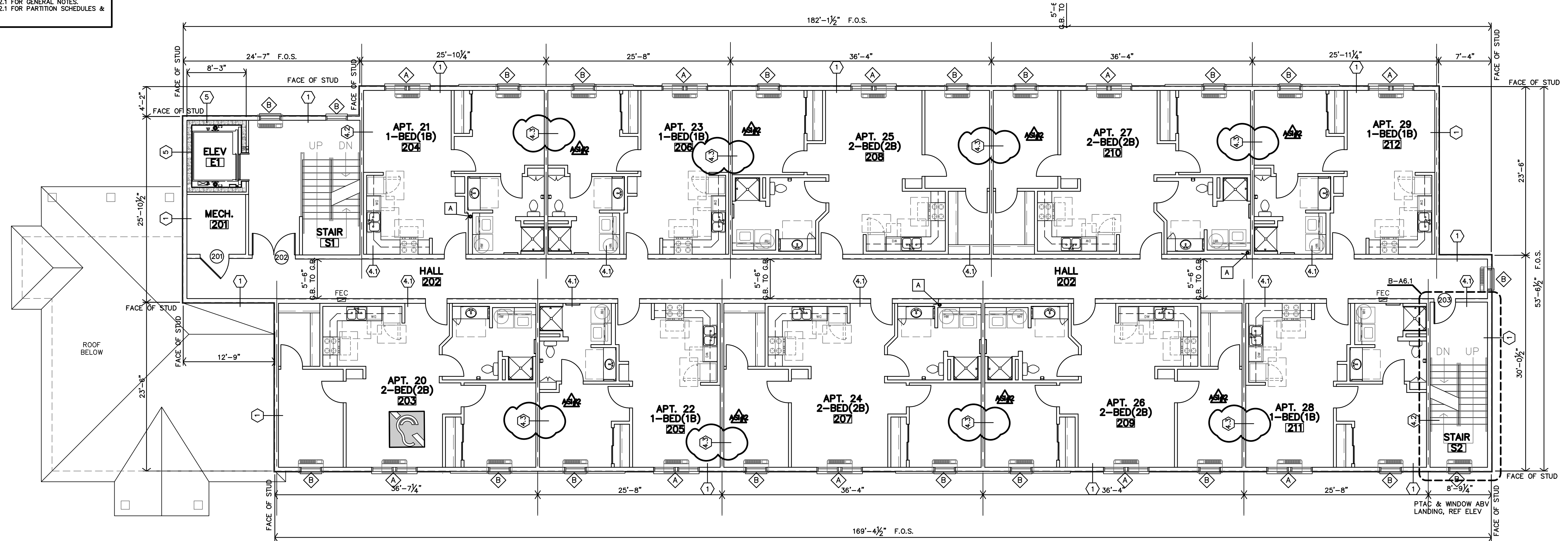
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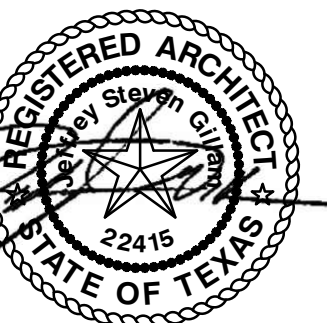


B THIRD FLOOR PLAN
 1/8" = 1'-0" 9,207 SF

- NOTES**
1. REF. SHEET A2.1 FOR GENERAL NOTES.
 2. REF. SHEET A2.1 FOR PARTITION SCHEDULES & ASSEMBLIES



A SECOND FLOOR PLAN
 1/8" = 1'-0" 9,207 SF



REVISION:	
12-20-2024	
DATE:	11-22-2024
JOB:	24-3395
SHEET NO.:	

APARTMENT GENERAL NOTES

- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
- CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 708 & 718.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1. LOCATED PER FLOOR PLAN.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.5 FOR FIRE PENETRATION ASSEMBLIES
- HOSE BIBS TO BE LOCATED 6" MIN. ABOVE WAINSCOT (30" MIN. ABV. FIN. FLOOR).
- KITCHEN RECEPTACLES TO BE 44" MIN. ABOVE FIN. FLR.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON BUILDING PLANS):
 • CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
 • REF. ELEC. DWGS
- REF SHEET A2.1 AND THIS SHEET FOR PARTITION SCHEDULE.
- DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
- F.O.S. = FACE OF STUD

ADAPTABLE (TYPE-B) UNIT NOTES

- ADAPTABLE (TYPE-B) UNITS (WHERE INDICATED ON BUILDING PLANS):
 • REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 • ALL UNITS:
 • CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #03
 • TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH)
 • CONTRACTOR SHALL INSTALL BLOCKING PER ICC/ANSI A117.1-2017.
 • ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 68" AFF.
 • ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)

ACCESSIBLE UNITS NOTES

- ACCESSIBLE UNITS (WHERE INDICATED ON SHEET ON BUILDING PLANS):
 • REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 • ALL UNITS:
 • CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS, SHOWERS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #03
 • OPEN KNEE SPACE SHALL BE PROVIDED @ SINKS & WORK SPACE IN KITCHEN #01
 • CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
 • TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH)
 • CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS PER ICC/ANSI A117.1-2017.
 • ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 48" AFF MAX.
 • KITCHEN COUNTERTOPS SHALL BE MAX. 34" A.F.F. BATHROOM SINK RIM SHALL BE MAX. 34" A.F.F.
 • ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)
 • HEIGHT OF OPERABLE WINDOW PARTS (LATCHES/LOCKS, ETC.) SHALL BE LOCATED MAX 48" A.F.F.

UNIT FINISH SCHEDULE - 30 UNITS

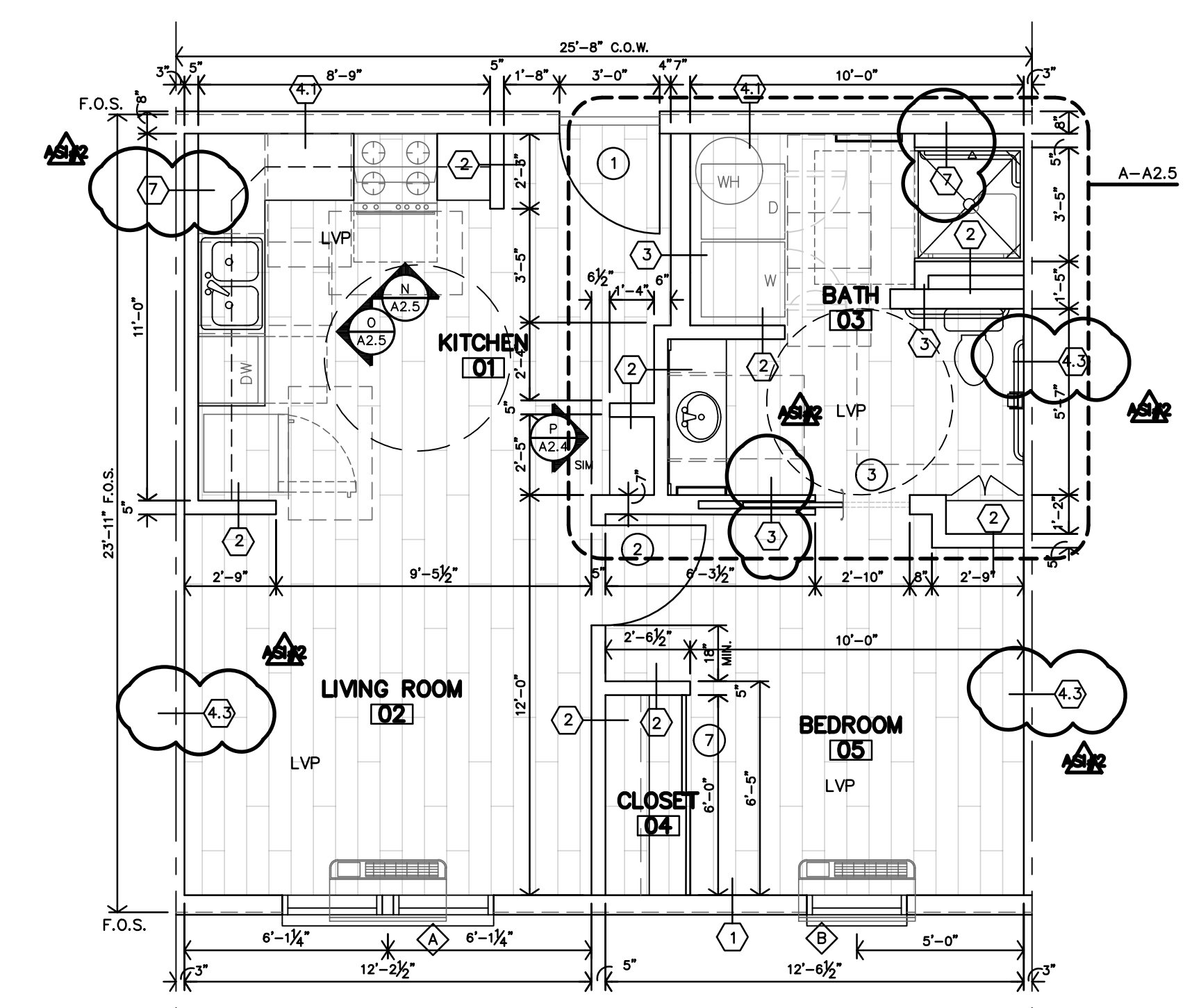
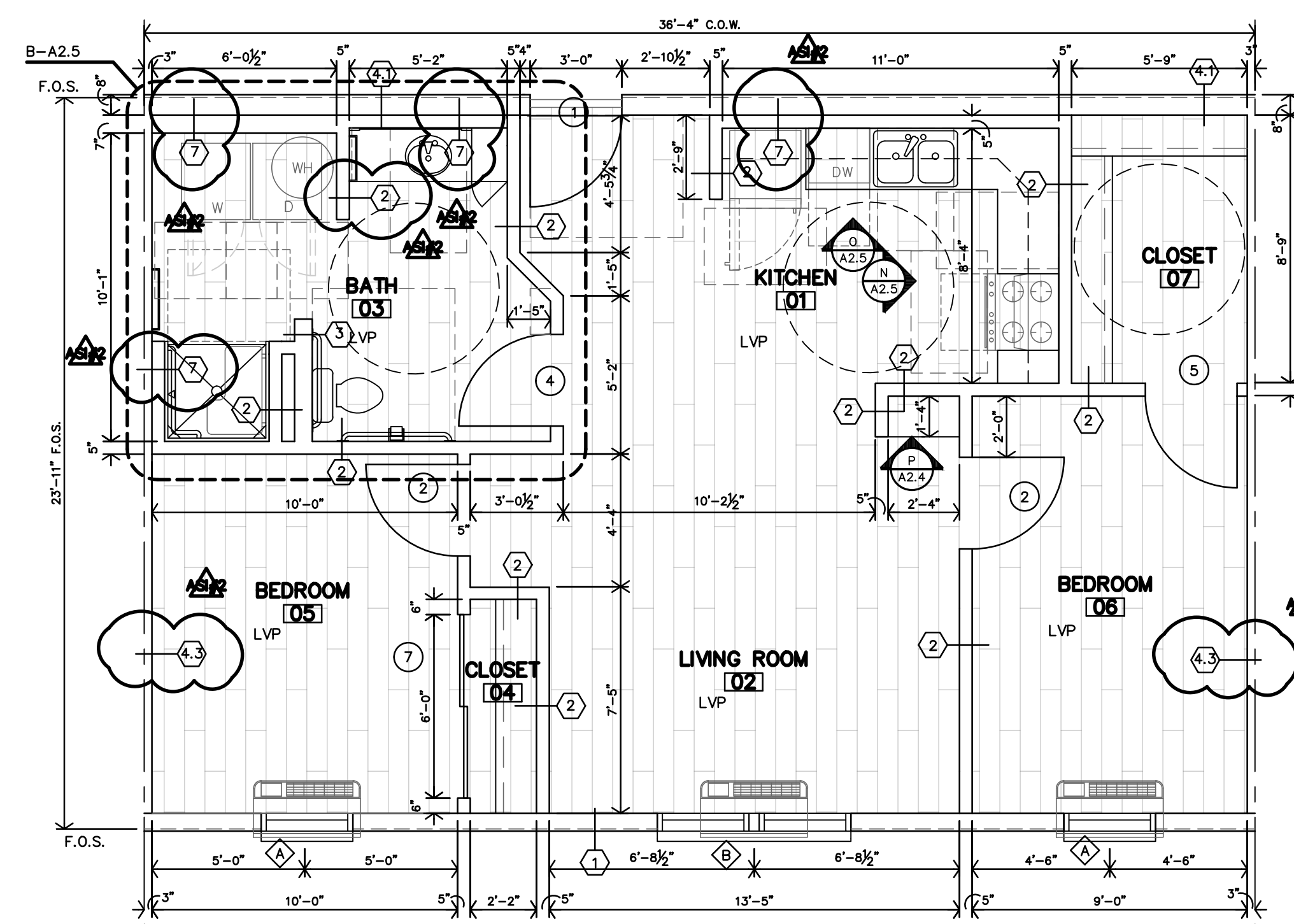
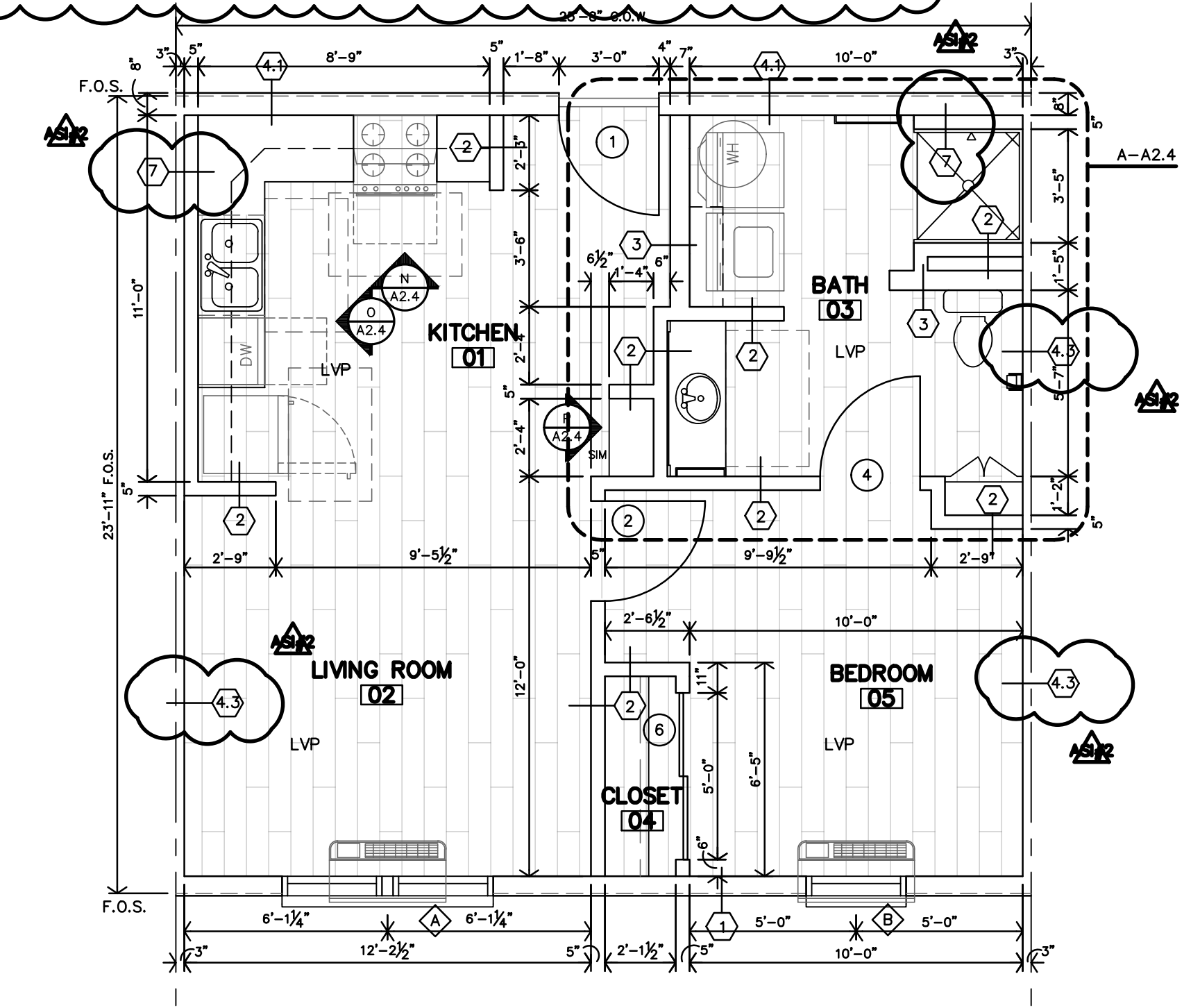
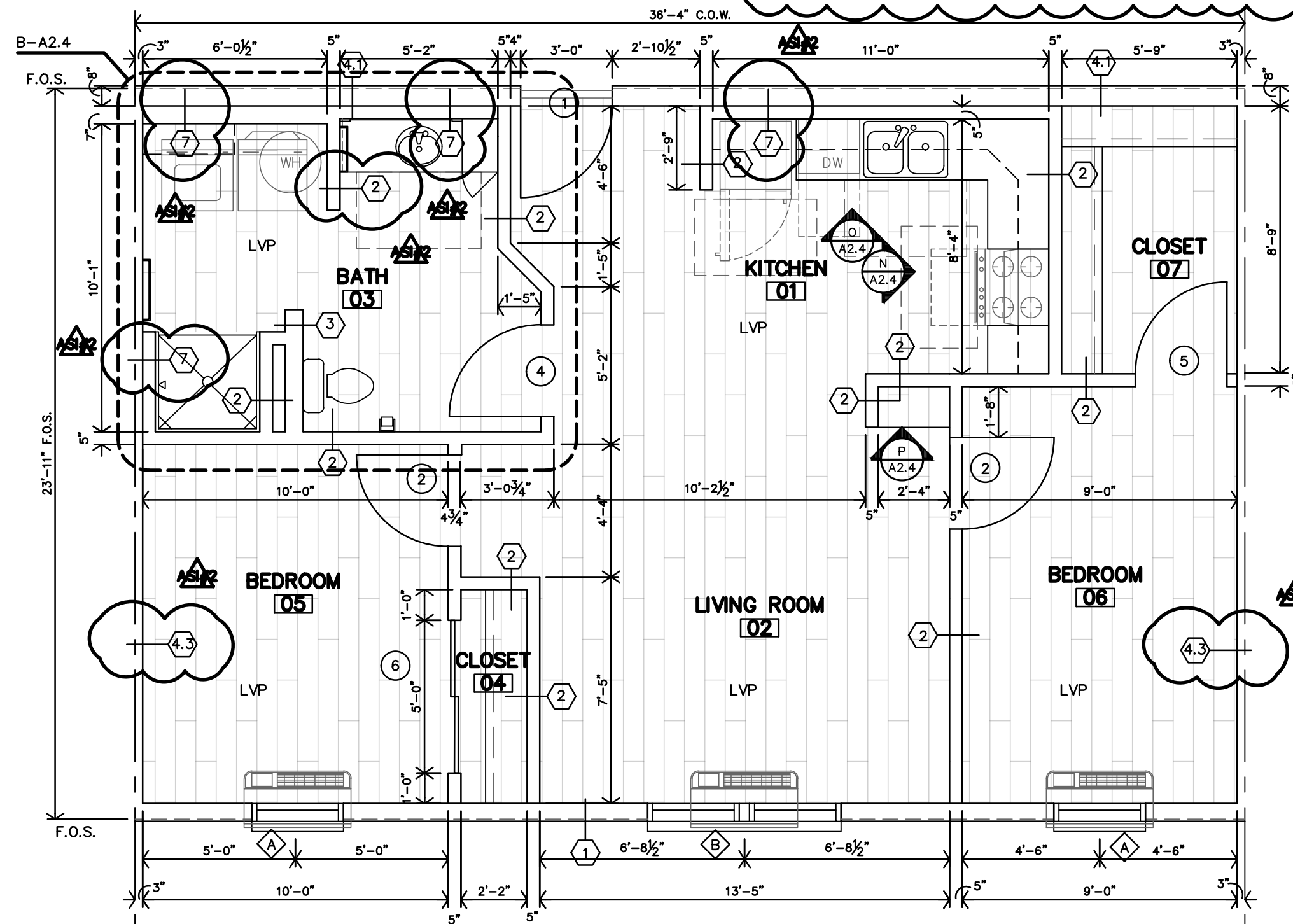
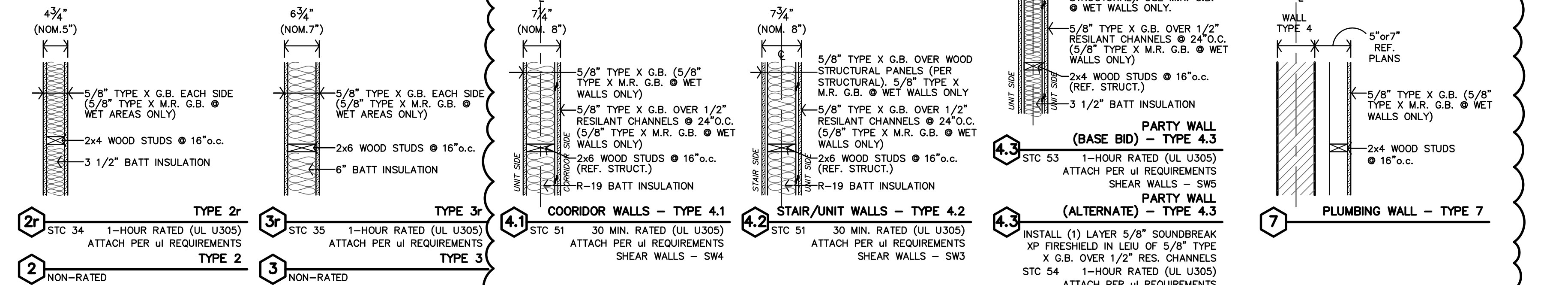
NO.	DESCRIPTION	FINISHES & INSTRUCTIONS								REMARKS
		FLOOR		BASE	N. WALL	E. WALL	S. WALL	W. WALL	CEILING	
		CARPET	VINYL LVP TILE	WOOD	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	
01	KITCHEN	VP	P	P	P	P	P	P	P	
02	LIVING ROOM	VP	P	P	P	P	P	P	P	
03	BATH	VP	P	P	P	P	P	P	P	
04	CLOSET	VP	P	P	P	P	P	P	P	
05	BEDROOM	VP	P	P	P	P	P	P	P	
06	BEDROOM	VP	P	P	P	P	P	P	P	
07	CLOSET	VP	P	P	P	P	P	P	P	

GENERAL NOTES:

- INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
- ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
- WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM.
- FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
- CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
- ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SERIAL FINISH ONLY, NO BRUSH FINISH.
- CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
- REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
- LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE ON ALL WALLS AND CEILINGS.

INTERIOR PARTITION SCHEDULE

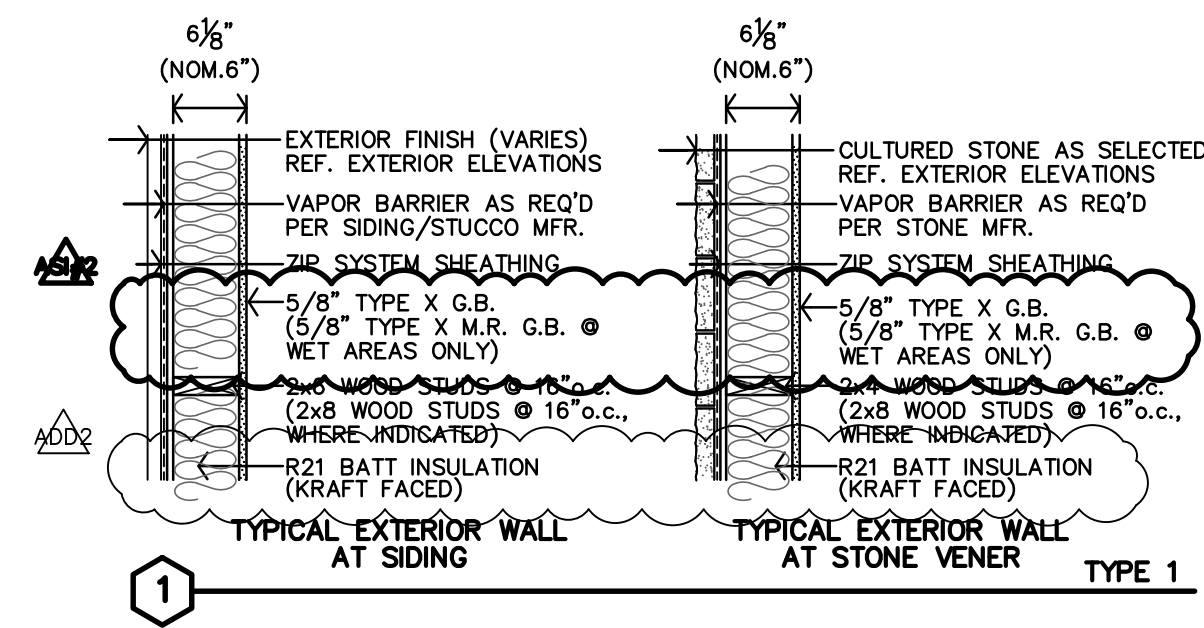
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



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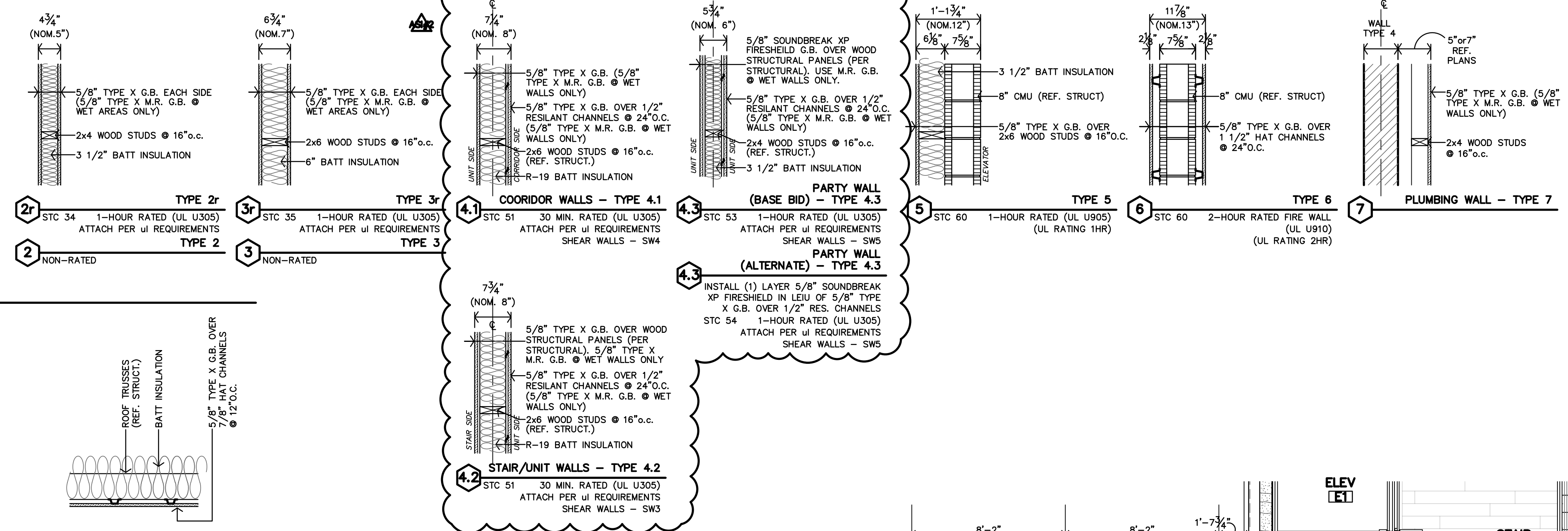
EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

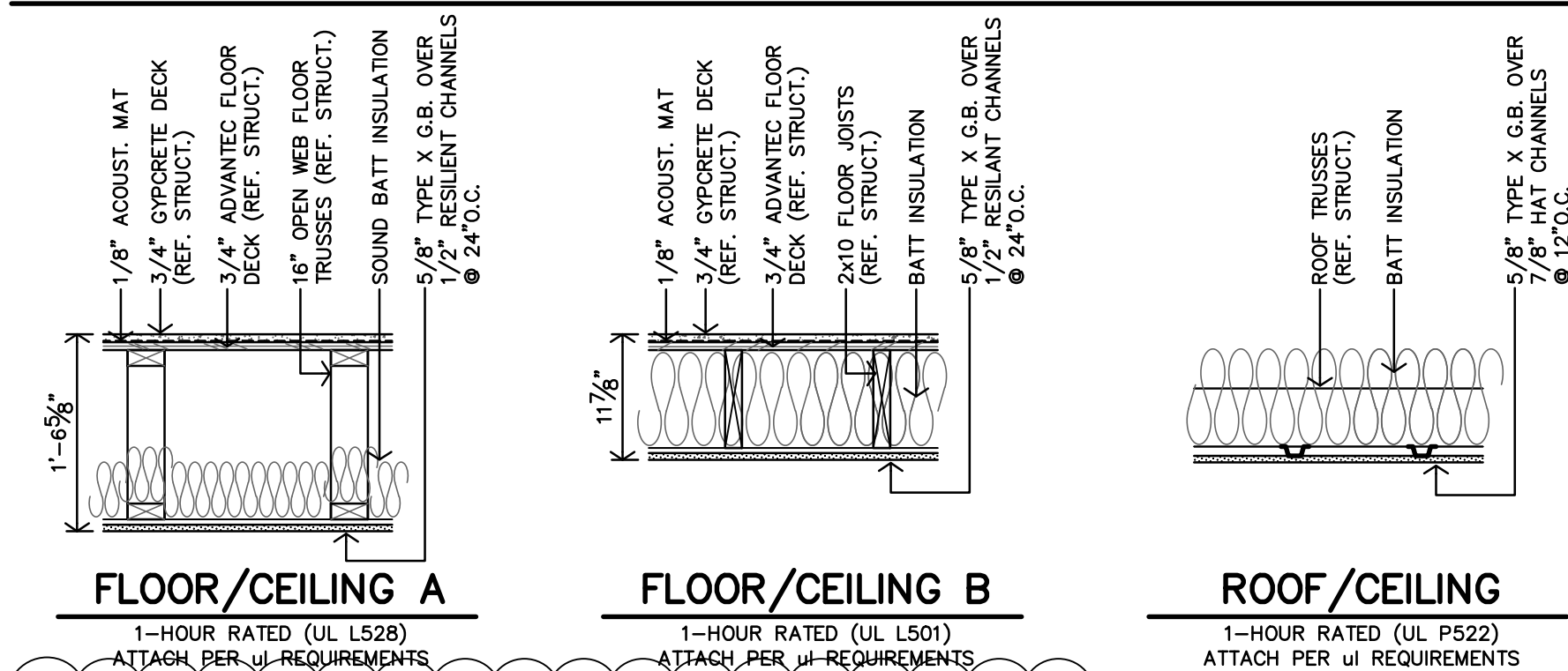


INTERIOR PARTITION SCHEDULE

• ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
 • LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
 • REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



ASSEMBLIES



NOTES:
 1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3. (EXCEPTION)
 2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

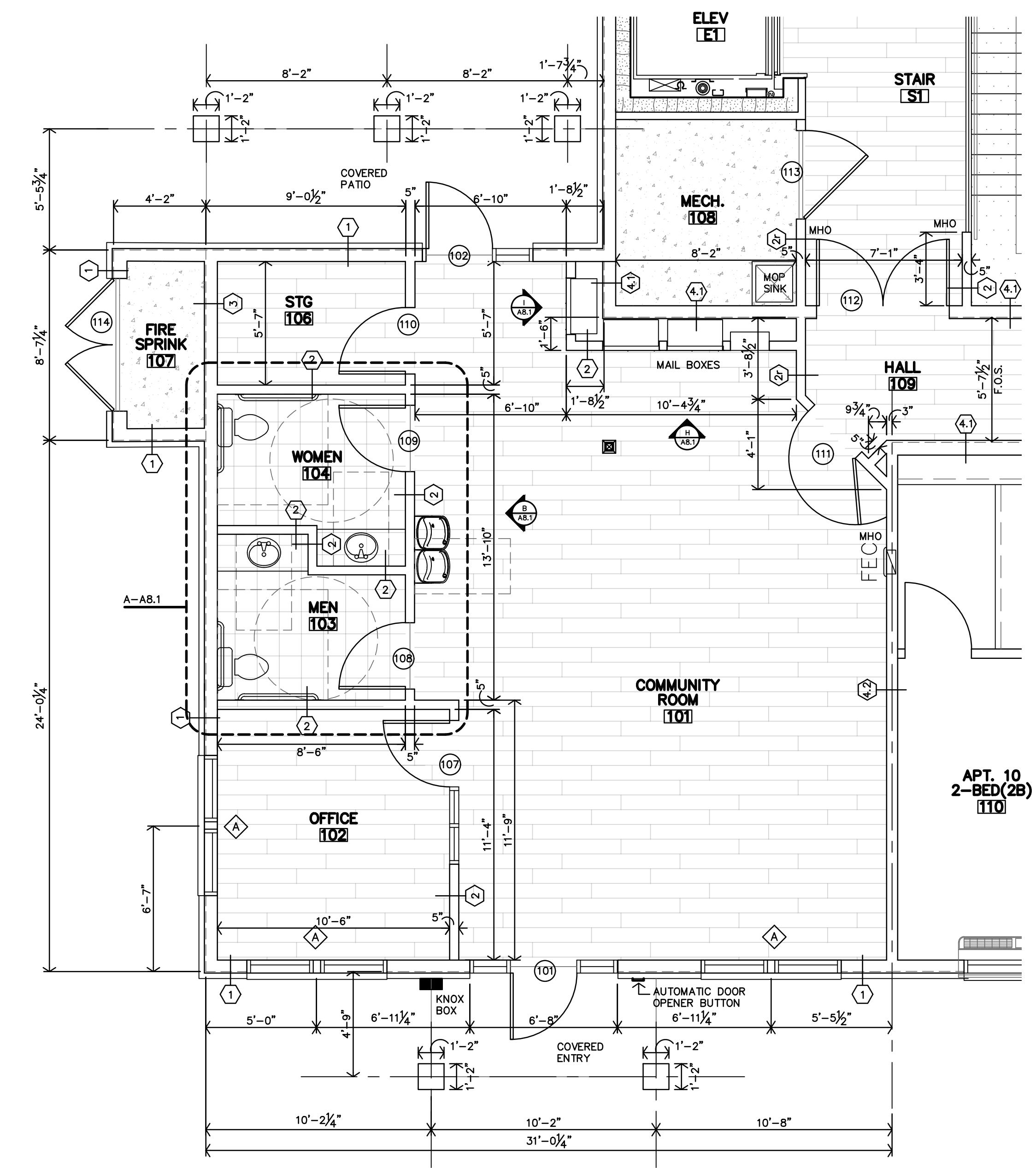
NOTES:
 1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3. (EXCEPTION)
 2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF. SPECS. AND DETAILS B/C-A2.1
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

LEGEND	
	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
	KNOX BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
	SYMBOL INDICATES HEARING IMPAIRED UNITS (1 TOTAL) APARTMENT 20(203)
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

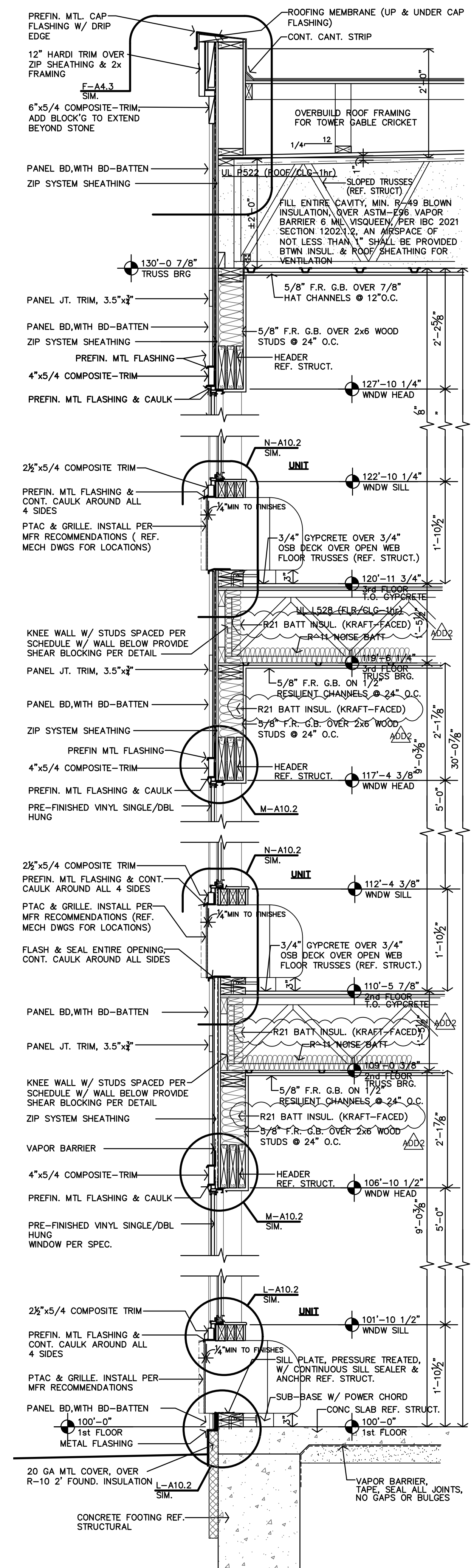


A ENLARGED "CLUBHOUSE" FLOOR PLAN
 1/4" = 1'-0"

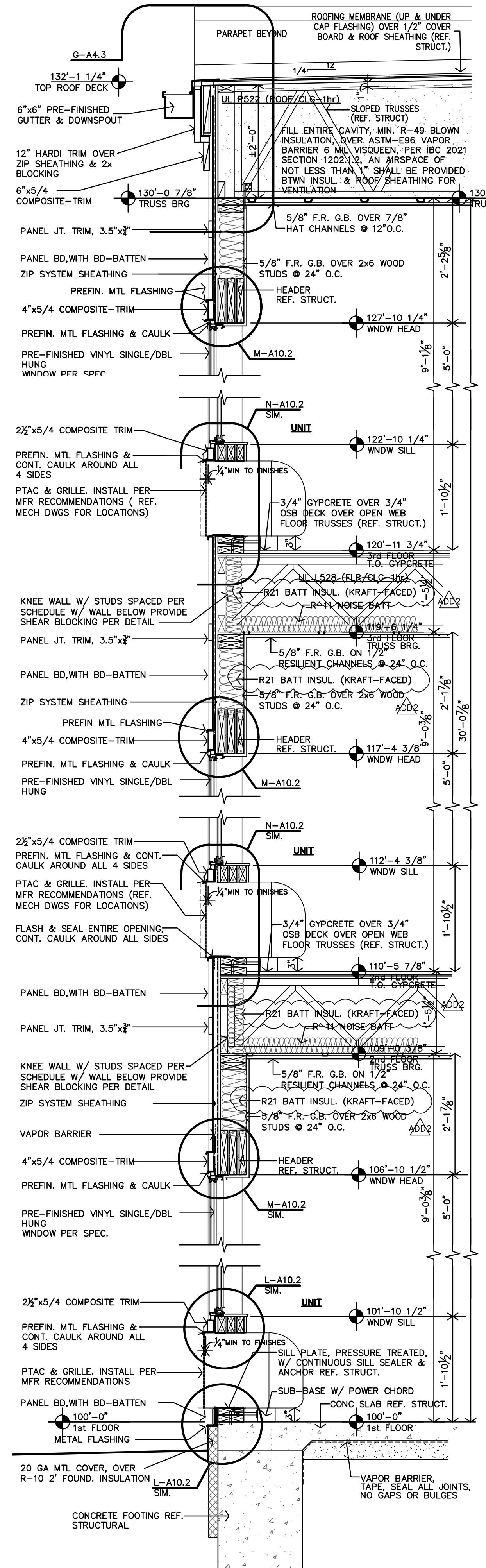


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	12-23-2024

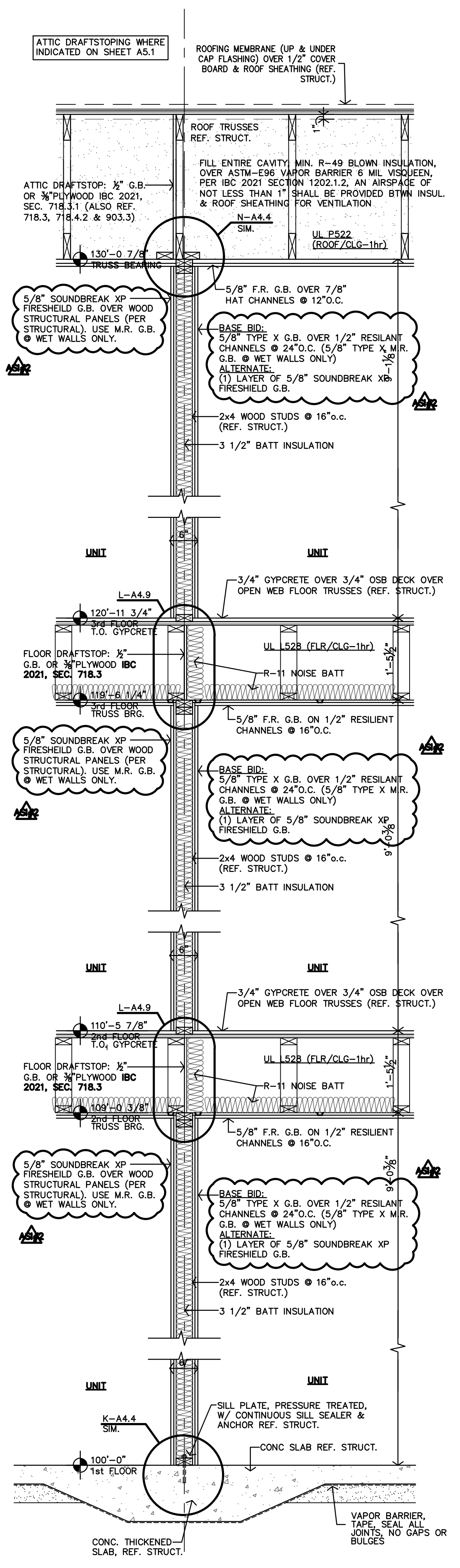
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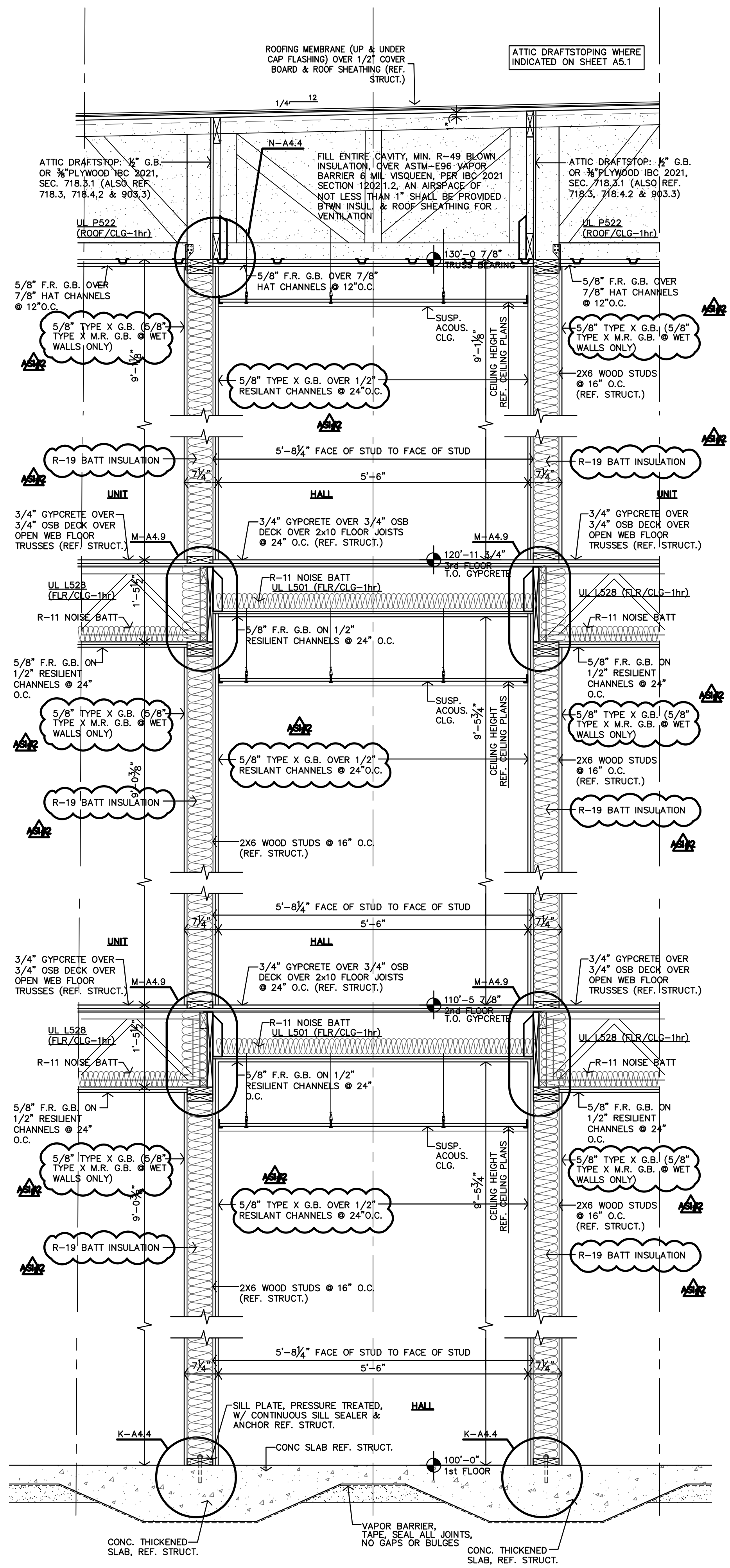
D TOWER & CRICKET REAR WALL SECT.
3/4\"=1'-0\"



C TYP 3-STORY REAR WALL SECT.
3/4\"=1'-0\"



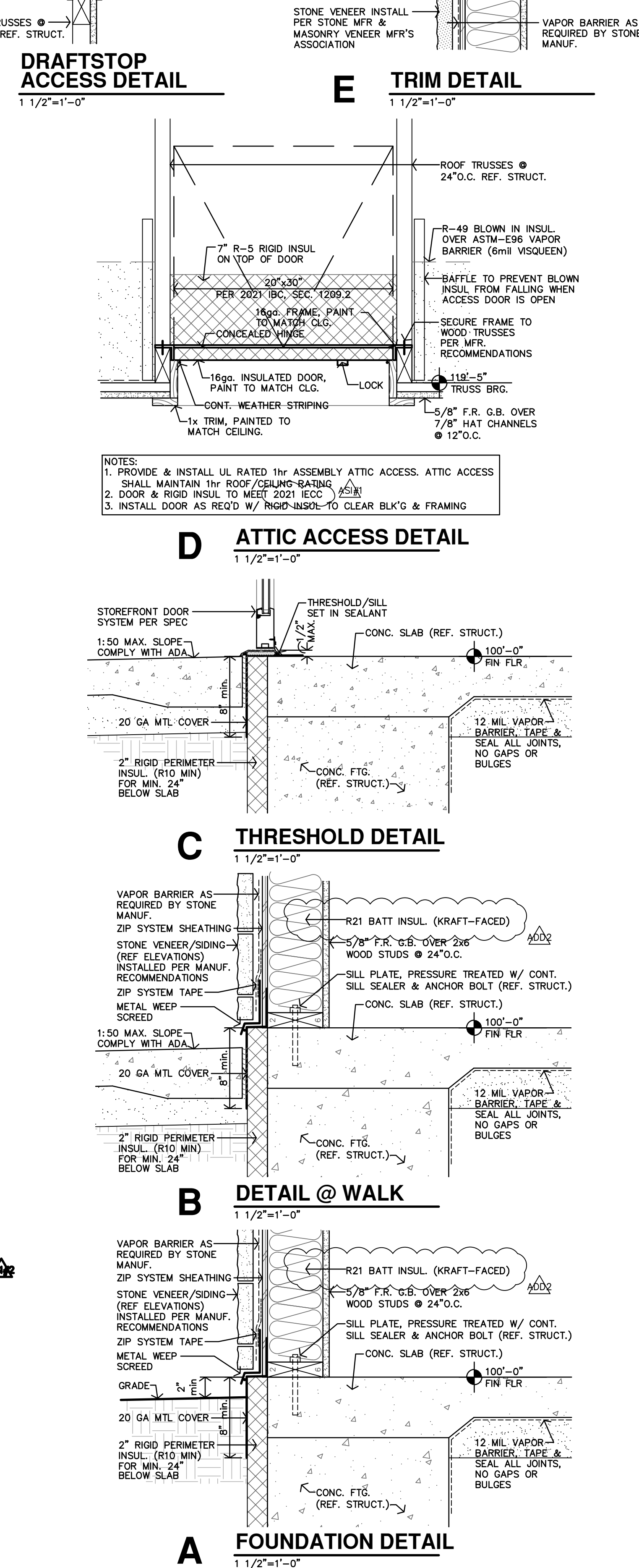
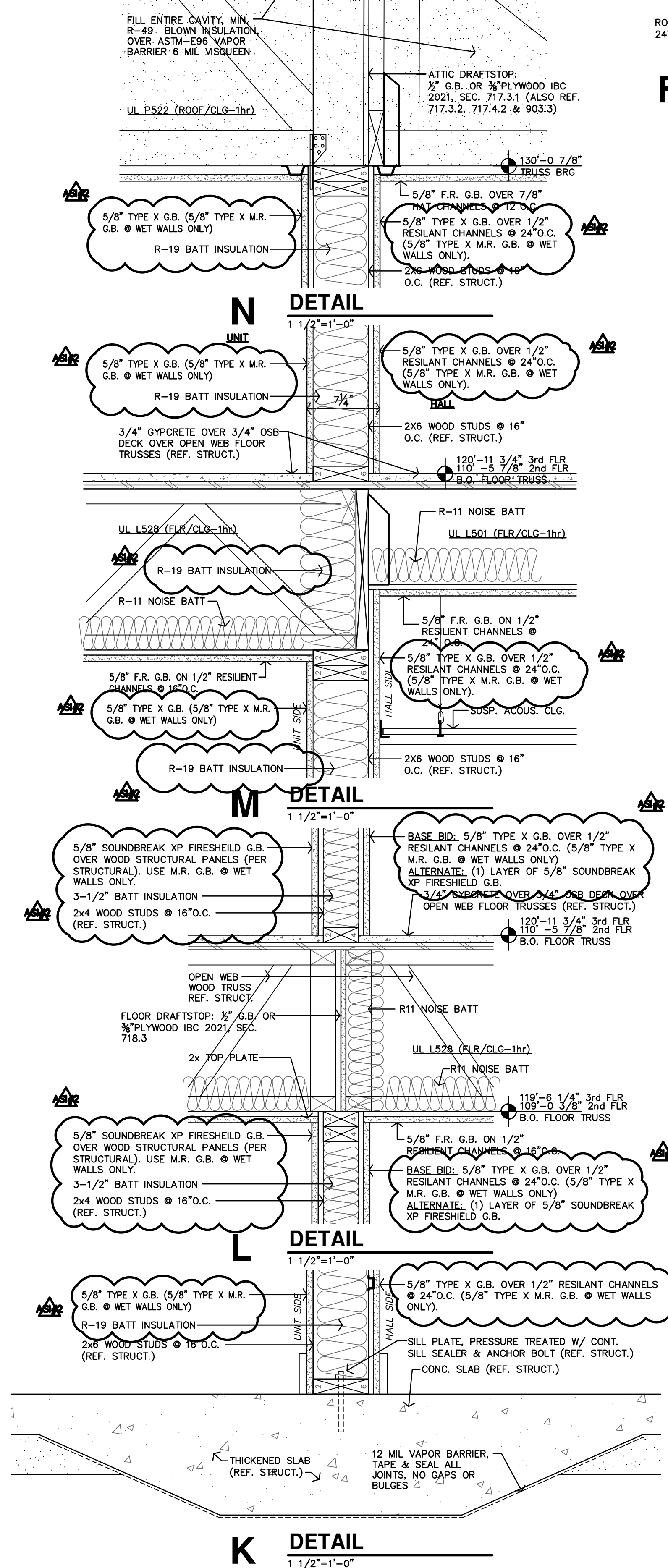
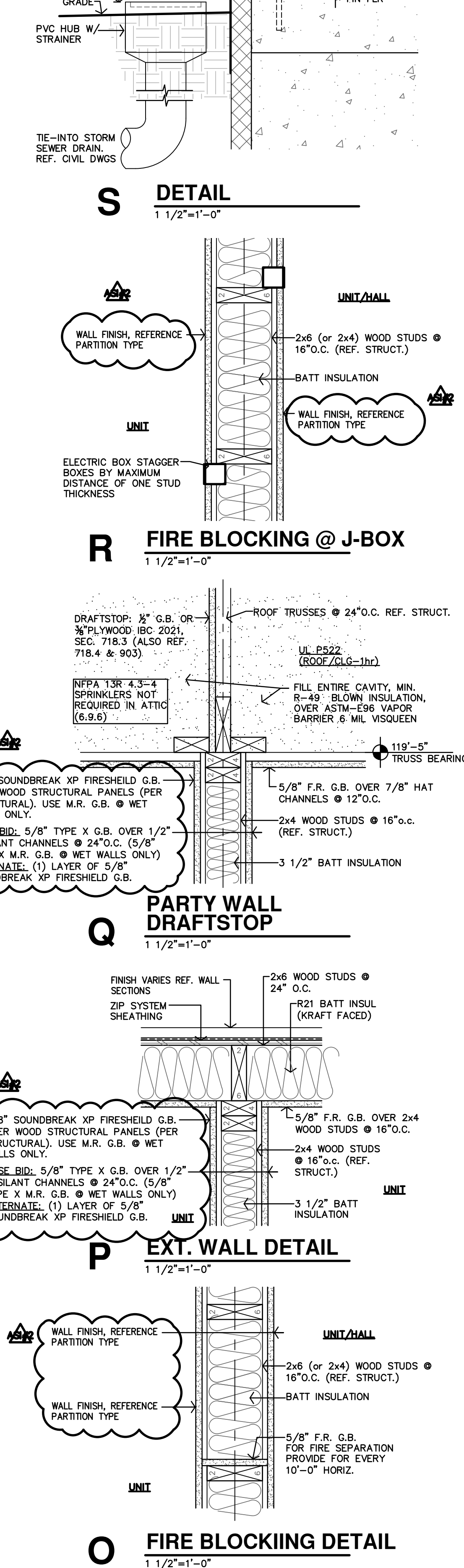
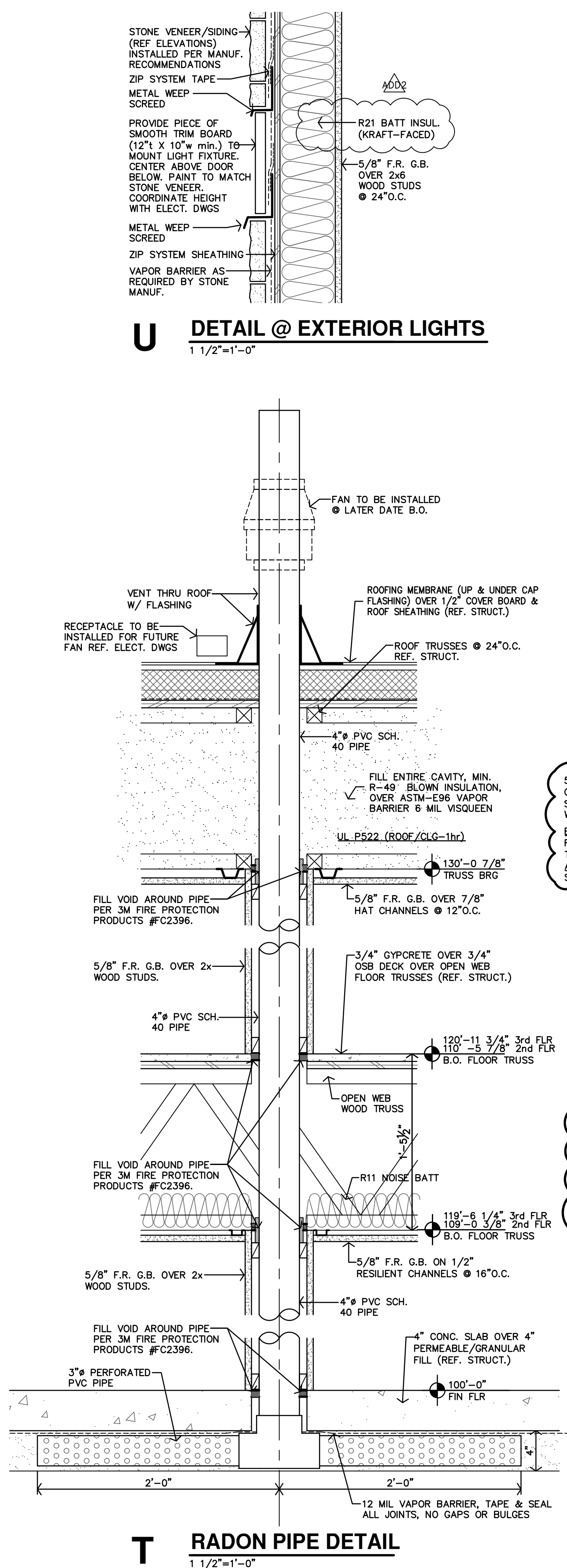
B TYP UNIT/UNIT WALL SECTION
3/4\"=1'-0\"



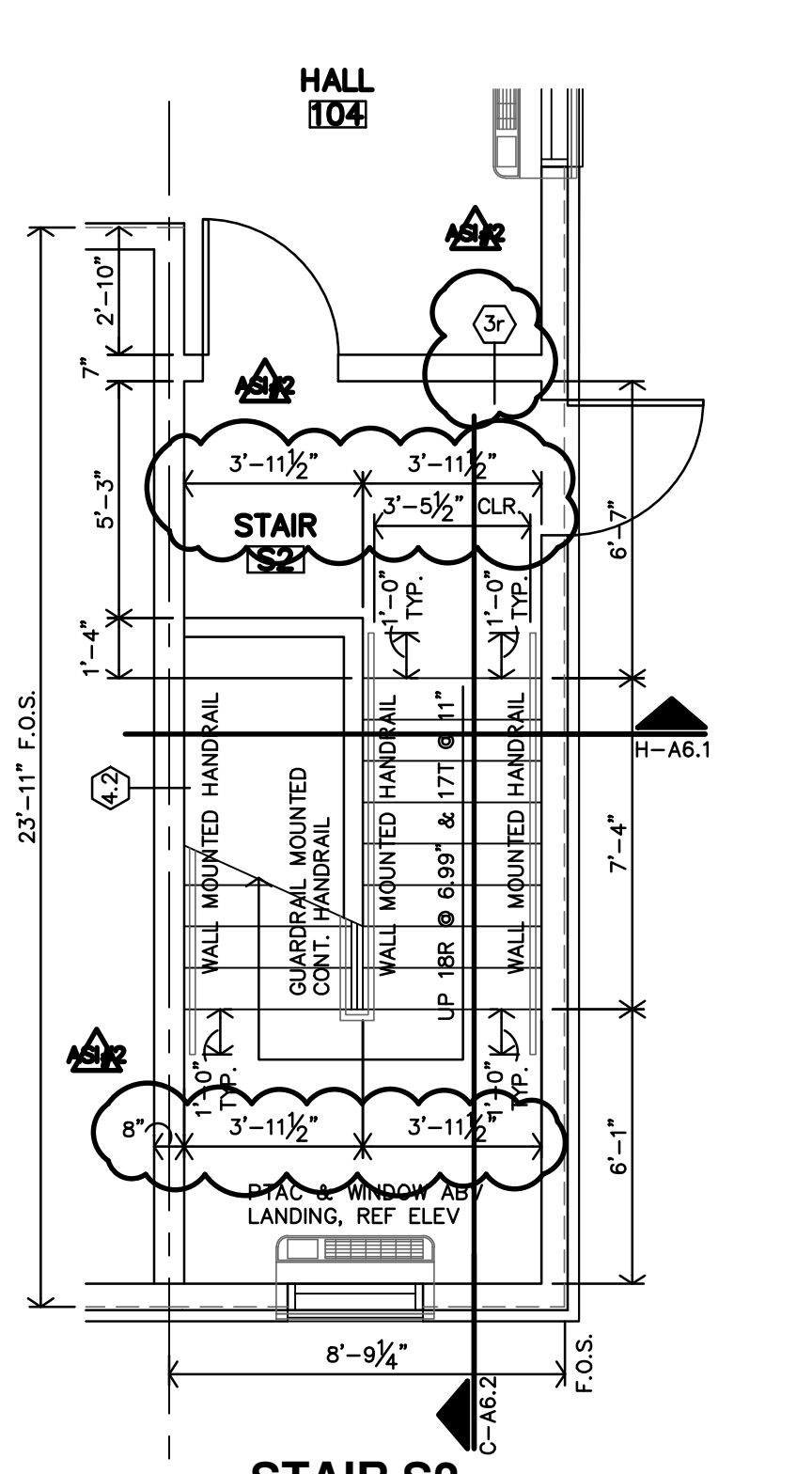
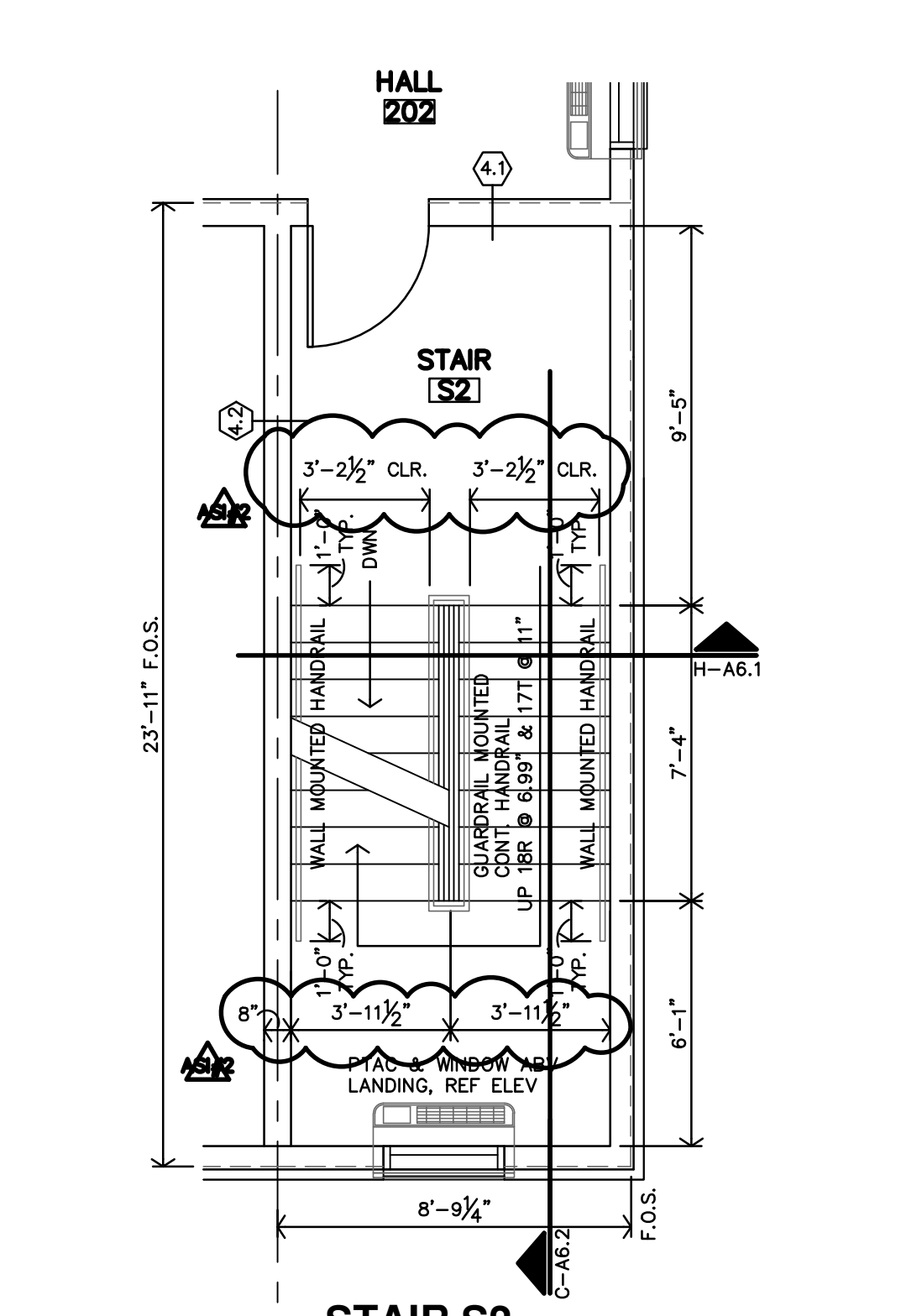
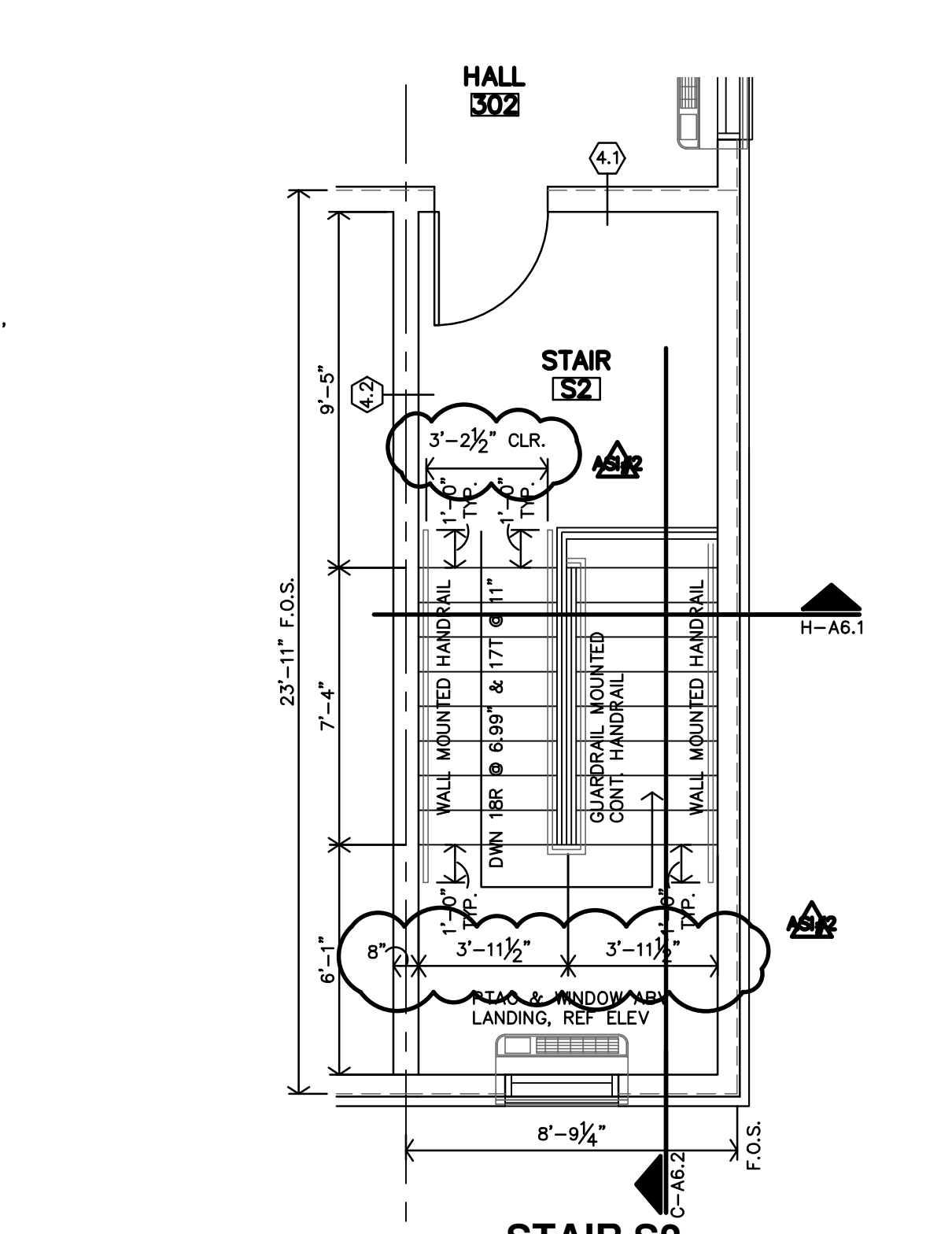
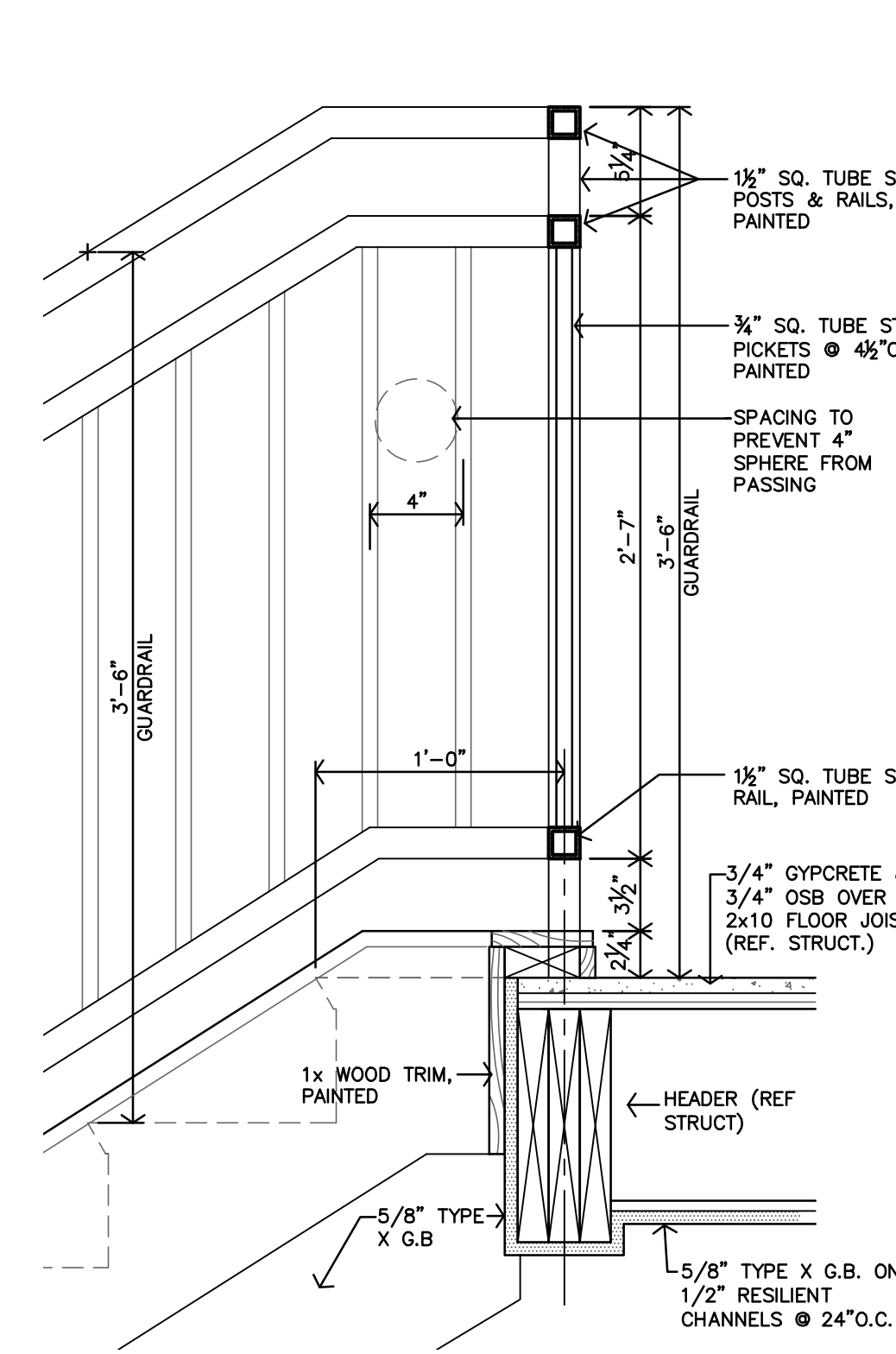
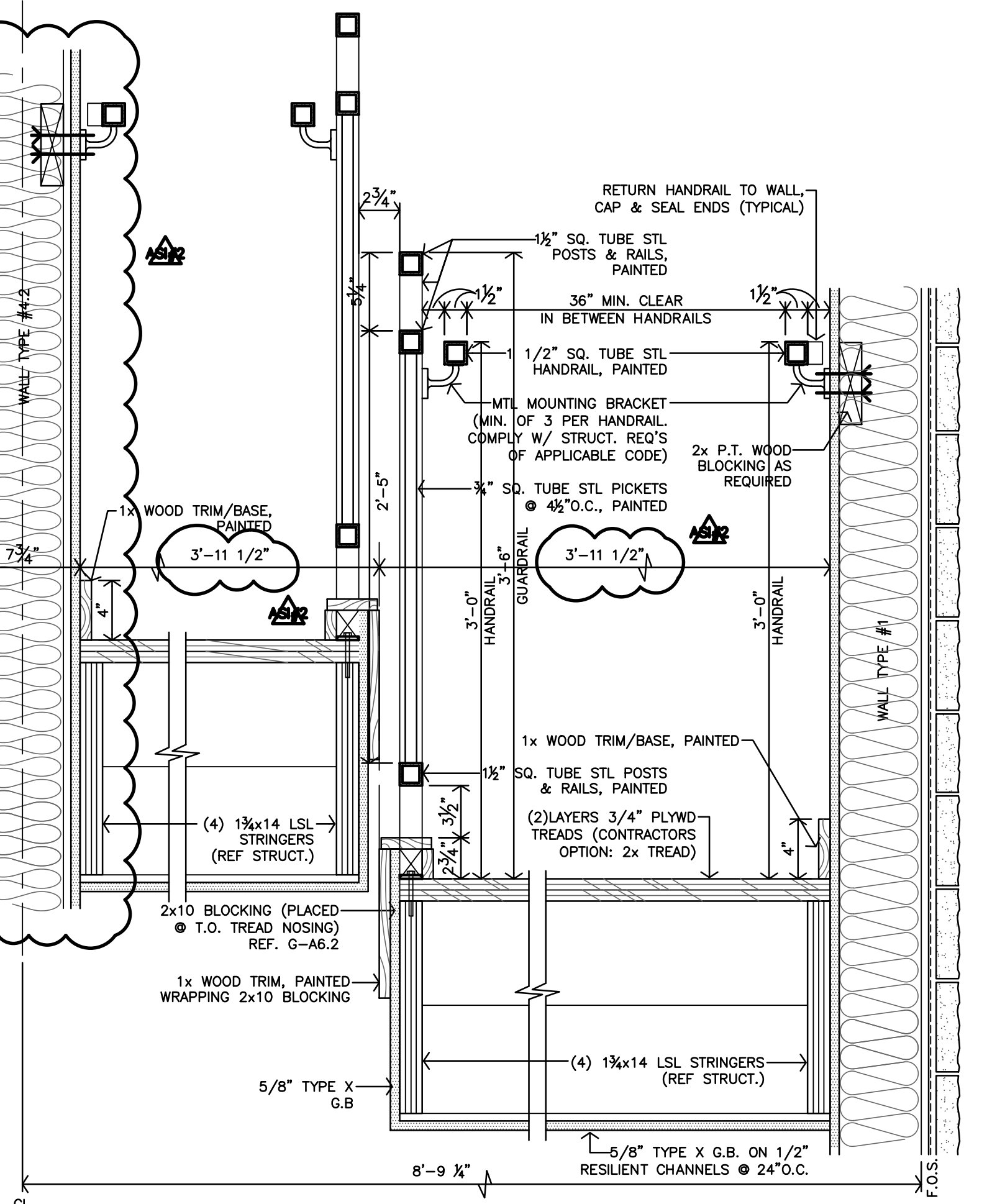
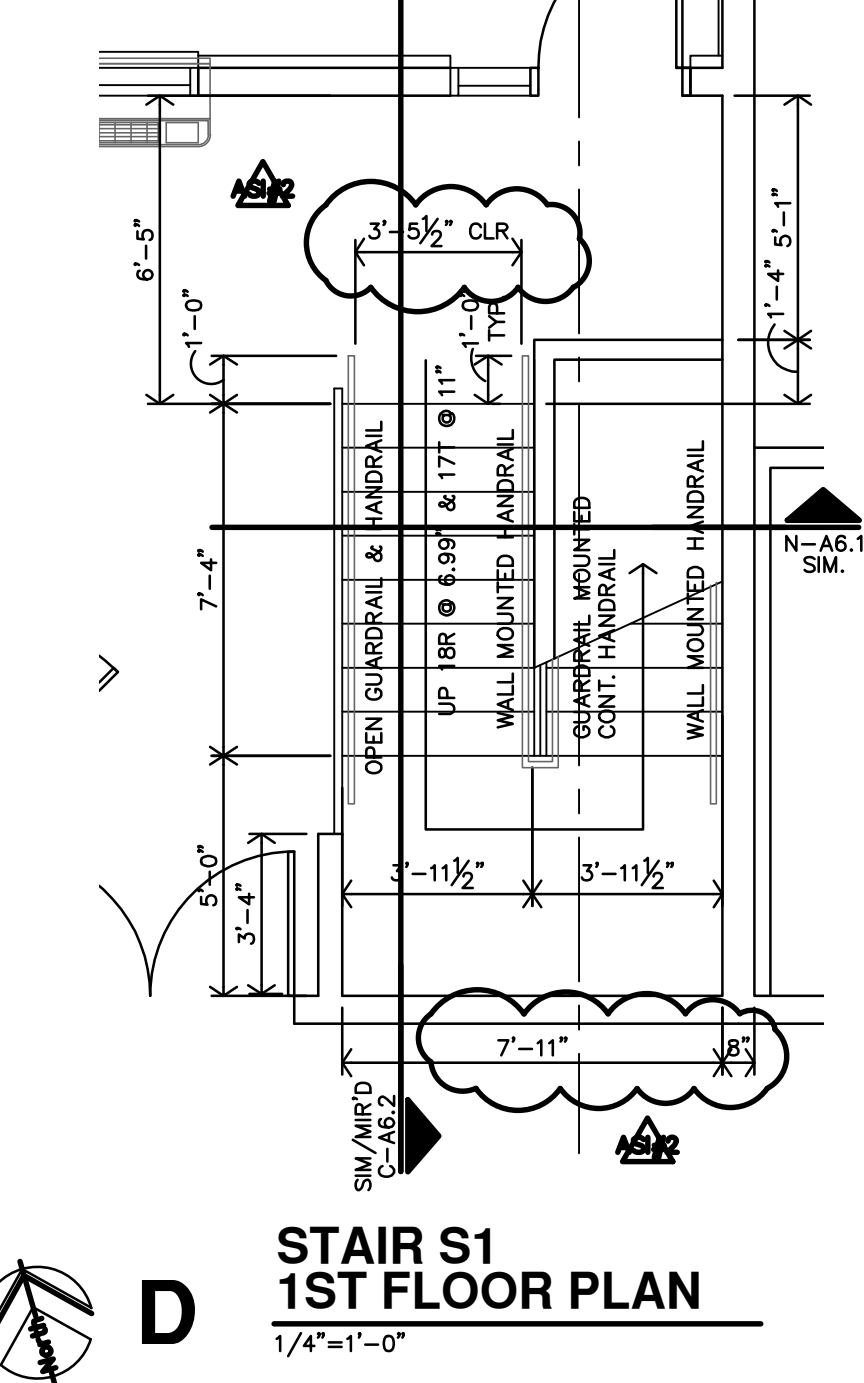
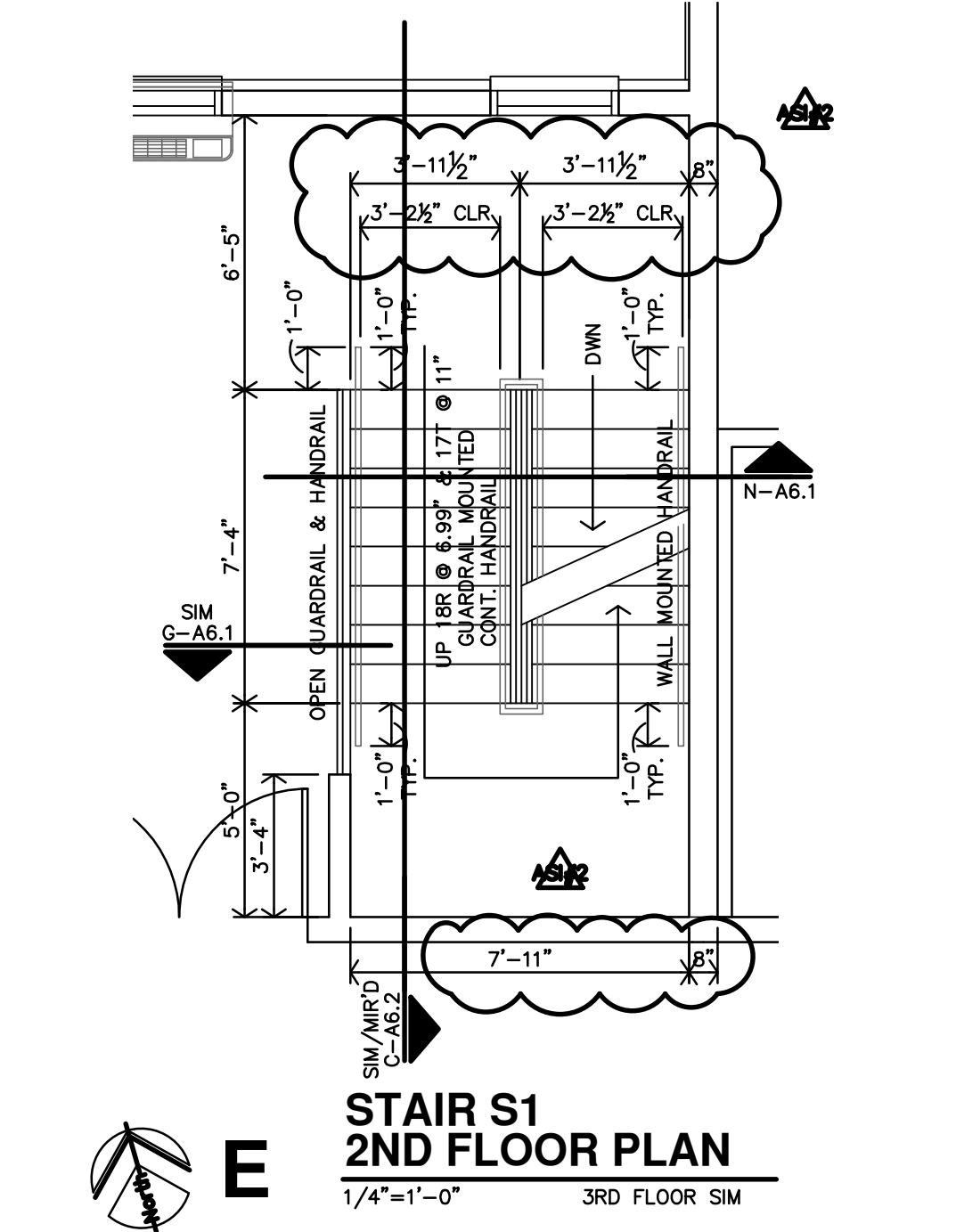
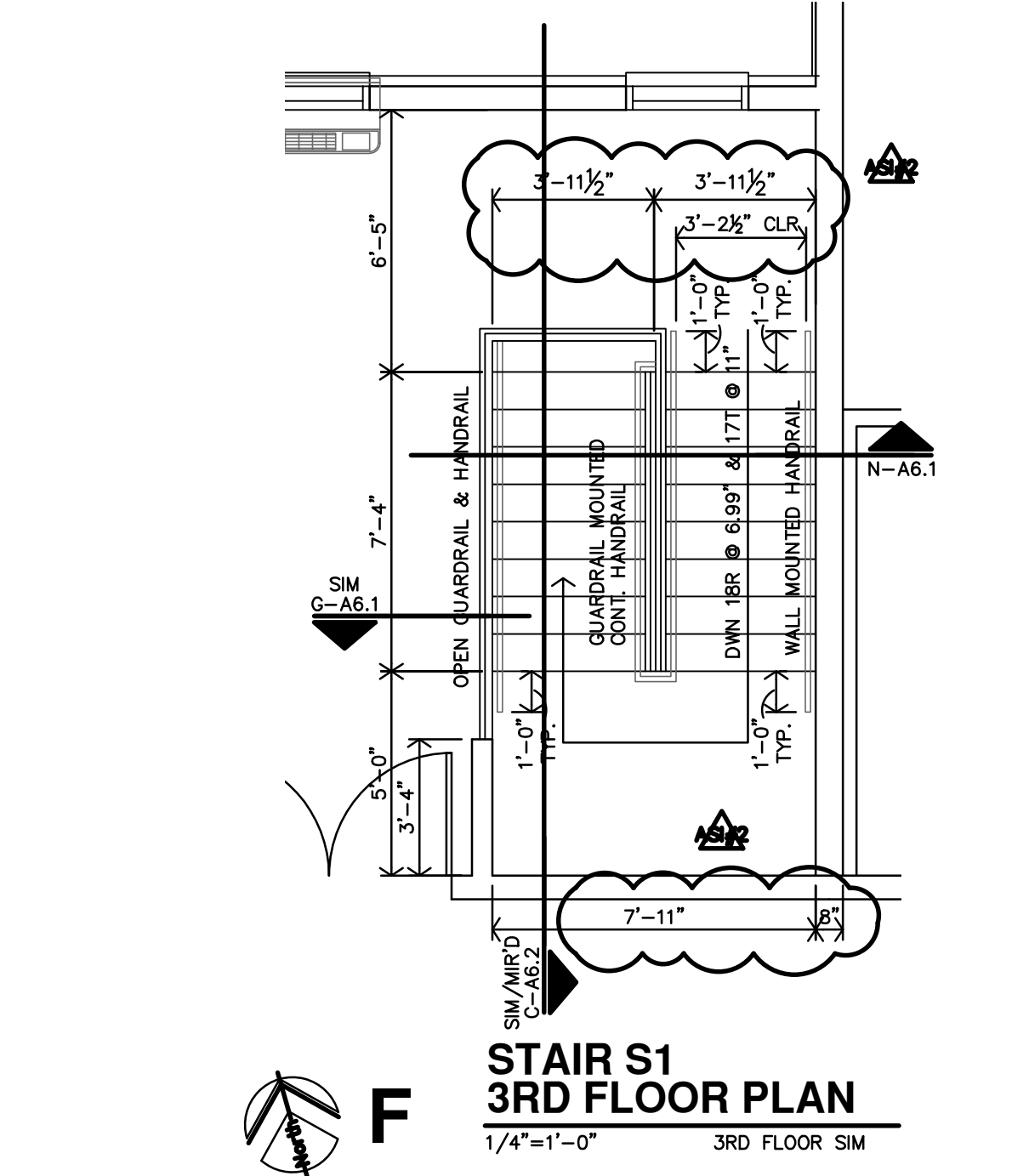
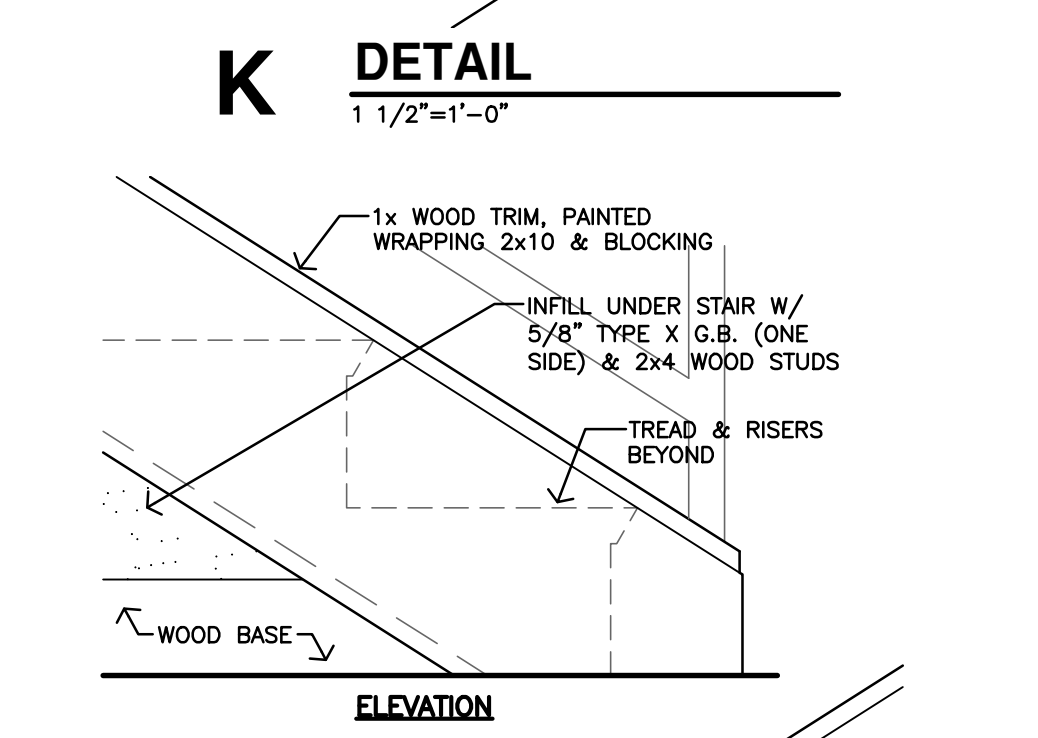
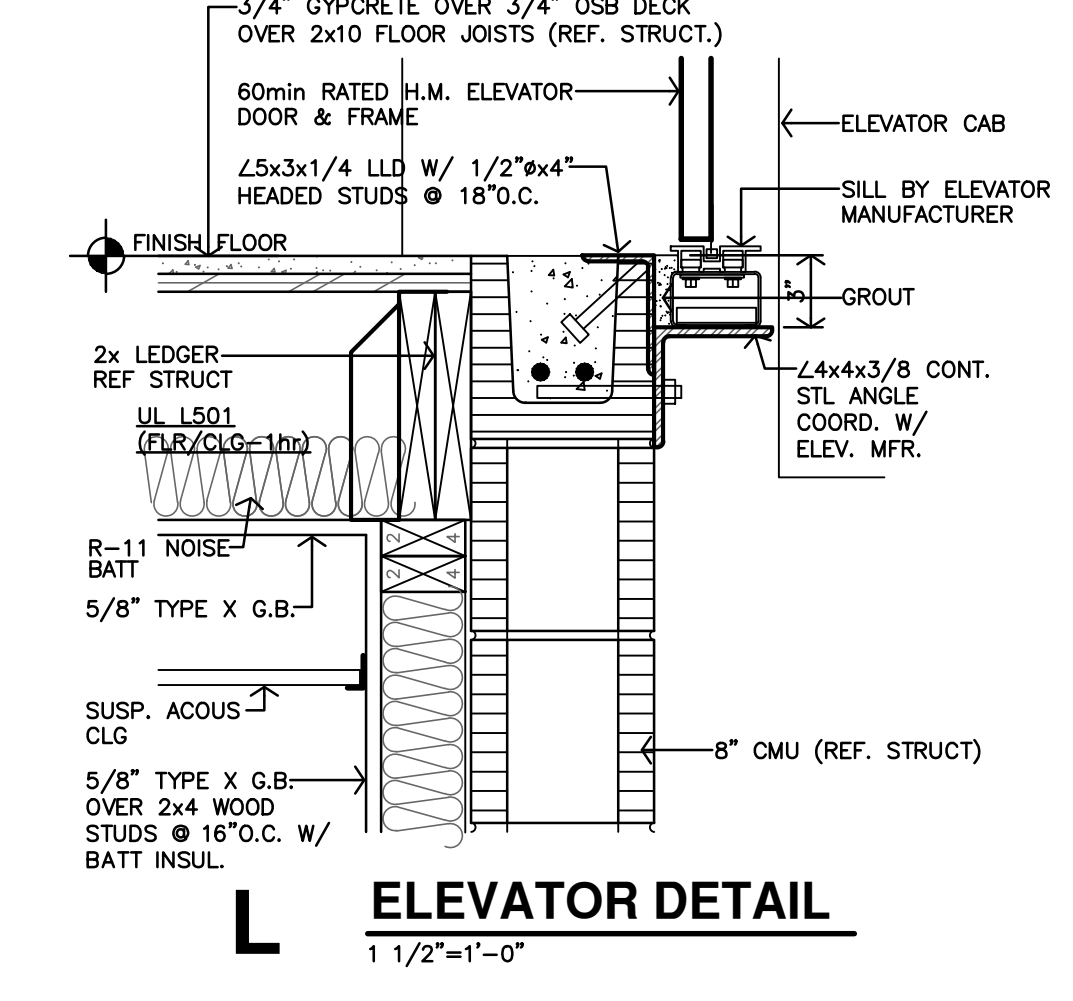
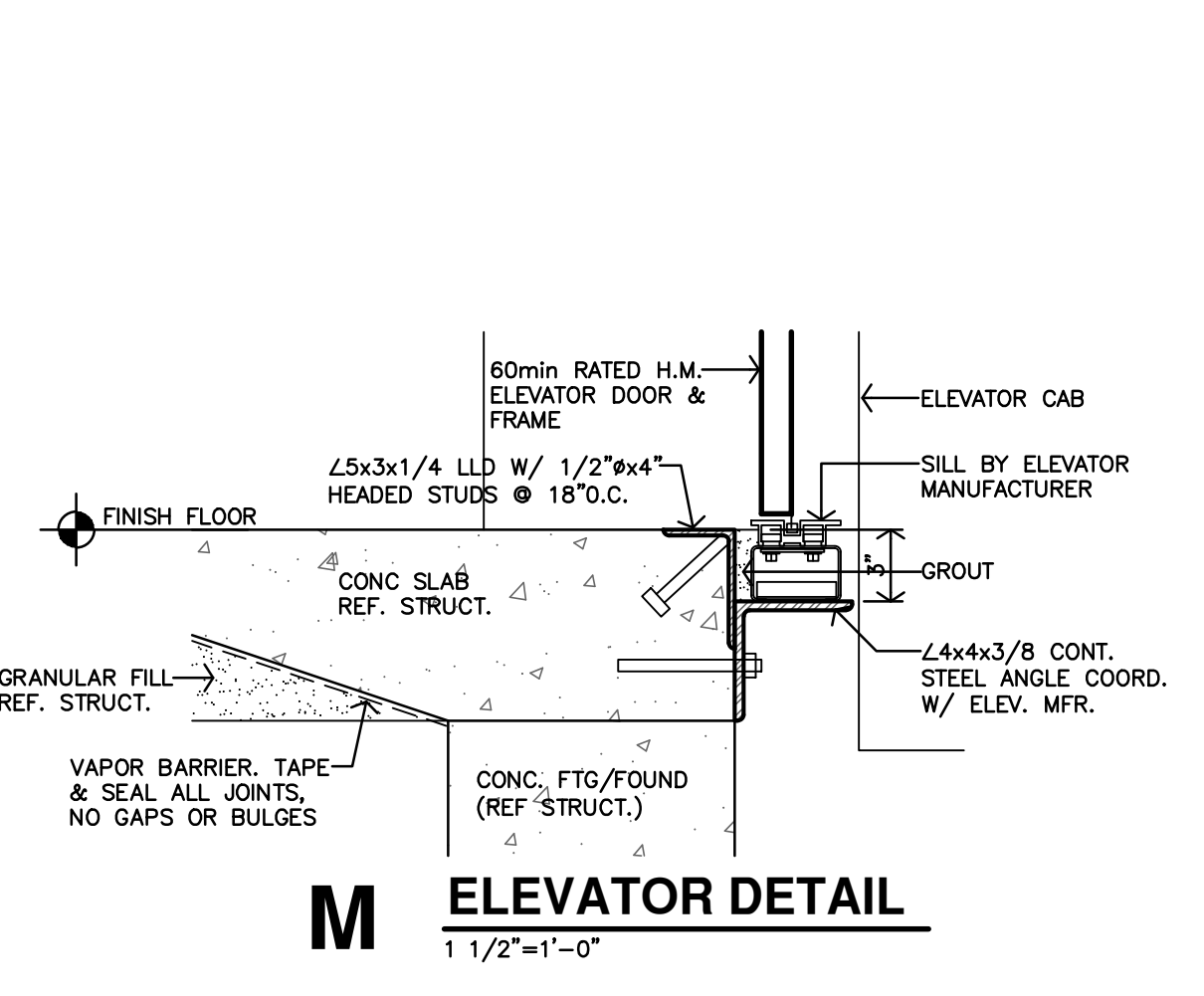
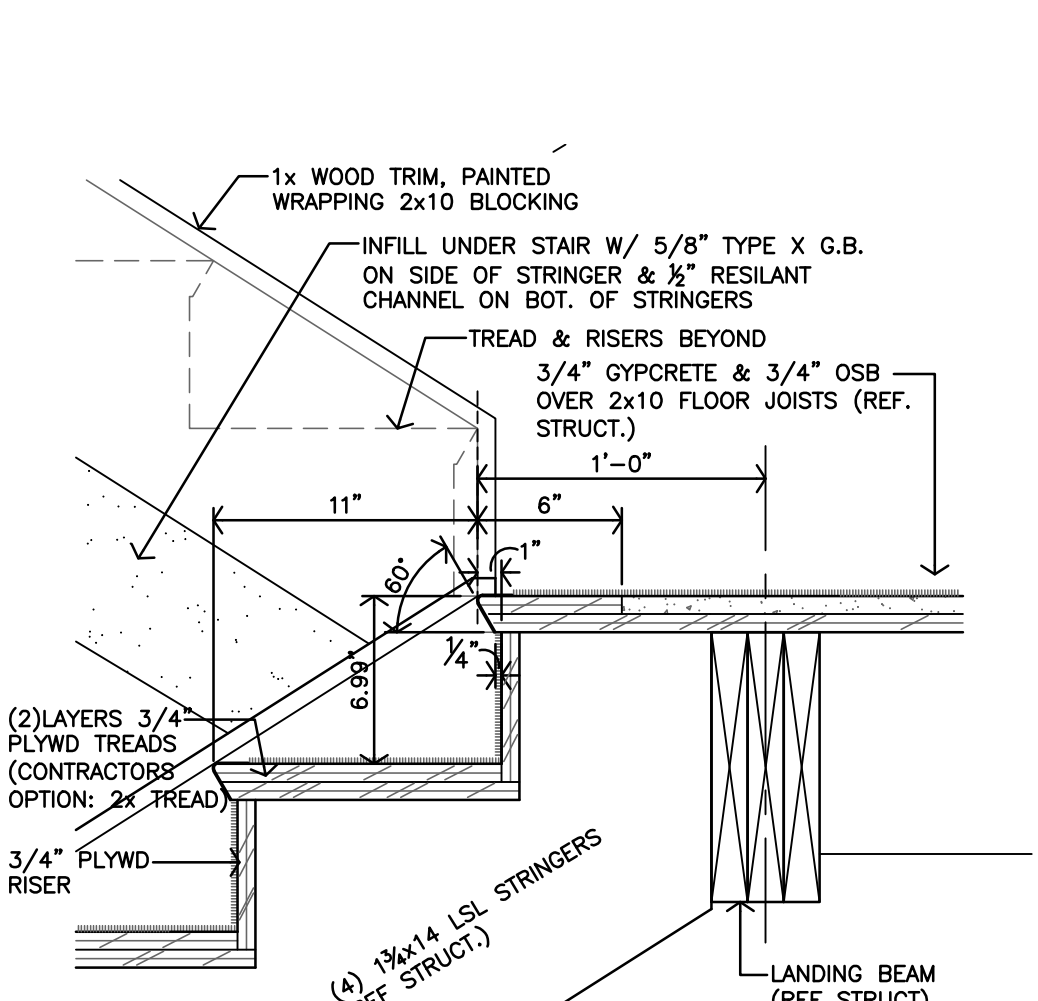
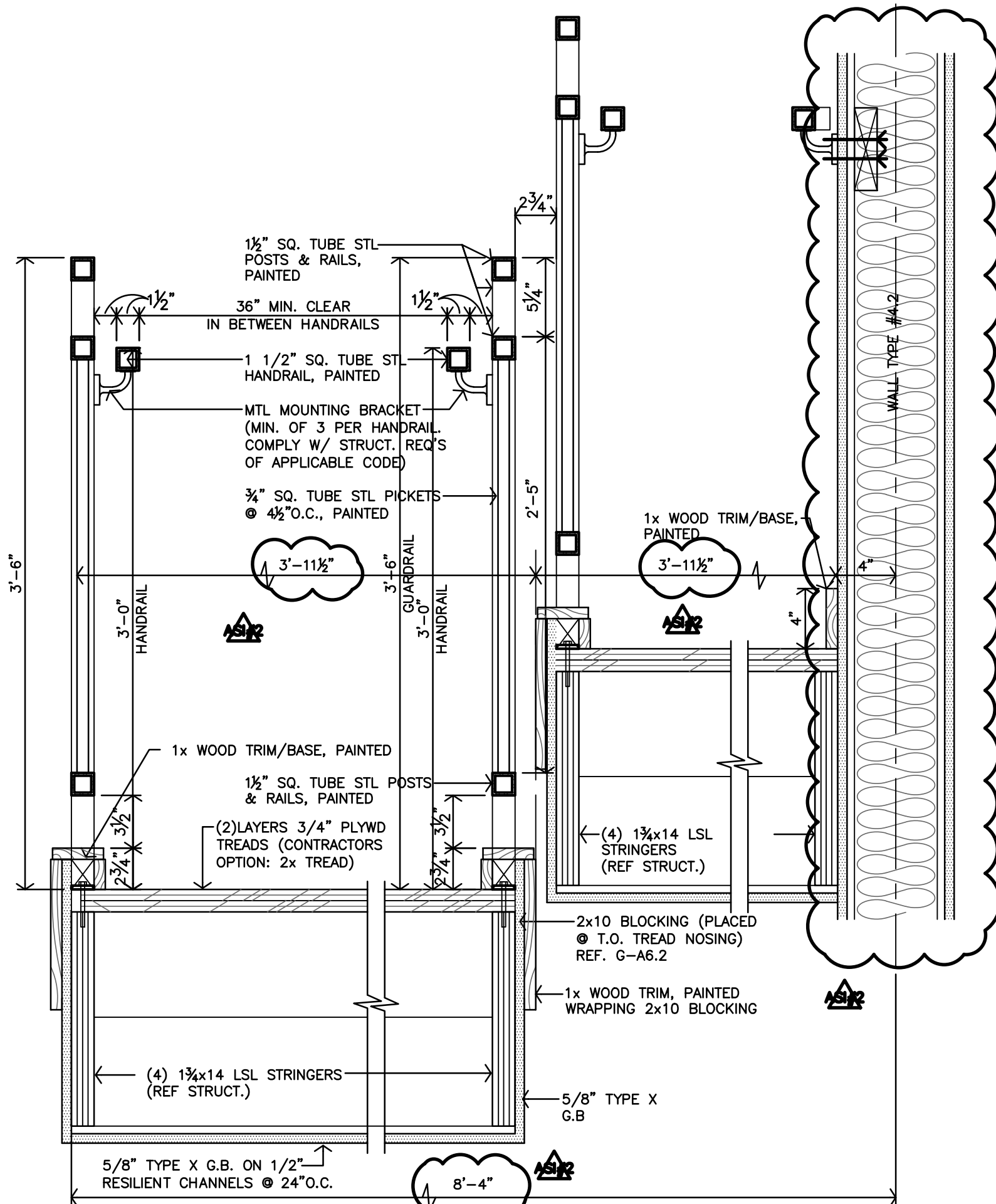
A TYPICAL HALL WALL SECTION
3/4\"=1'-0\"



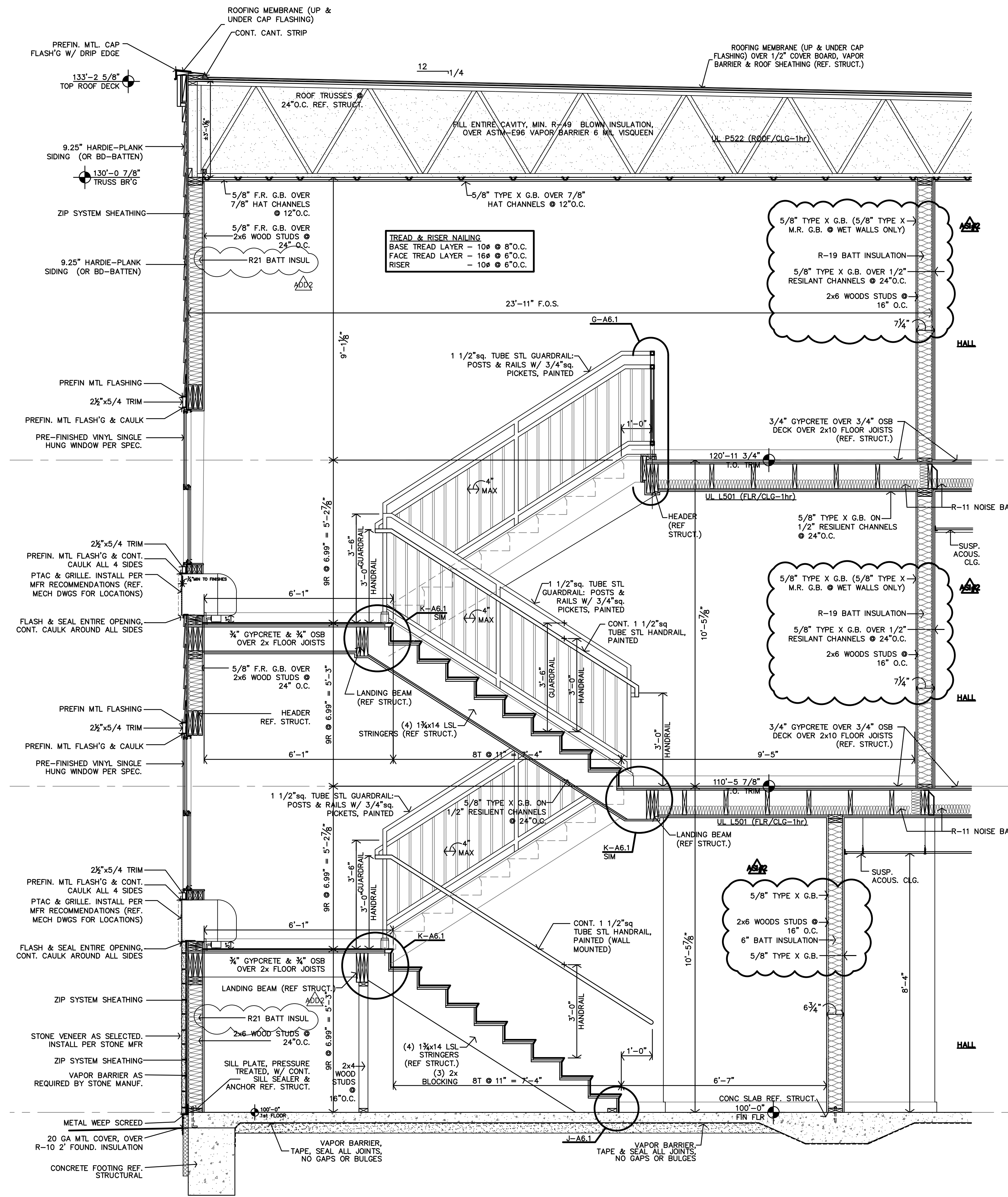
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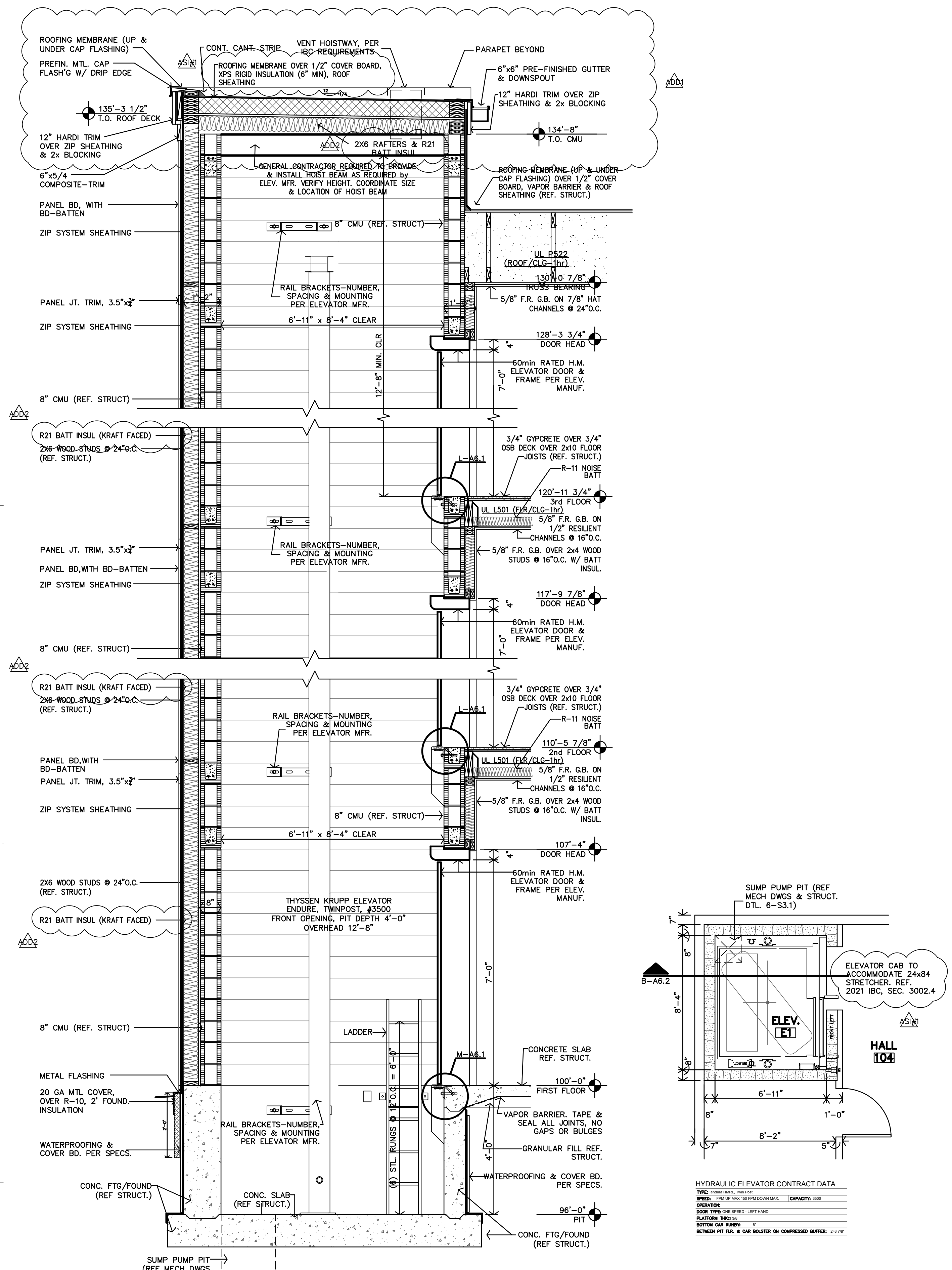
NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING-RATING.
2. DOOR & RIGID INSUL TO MEET 2021 IBC 703.5(1).
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING



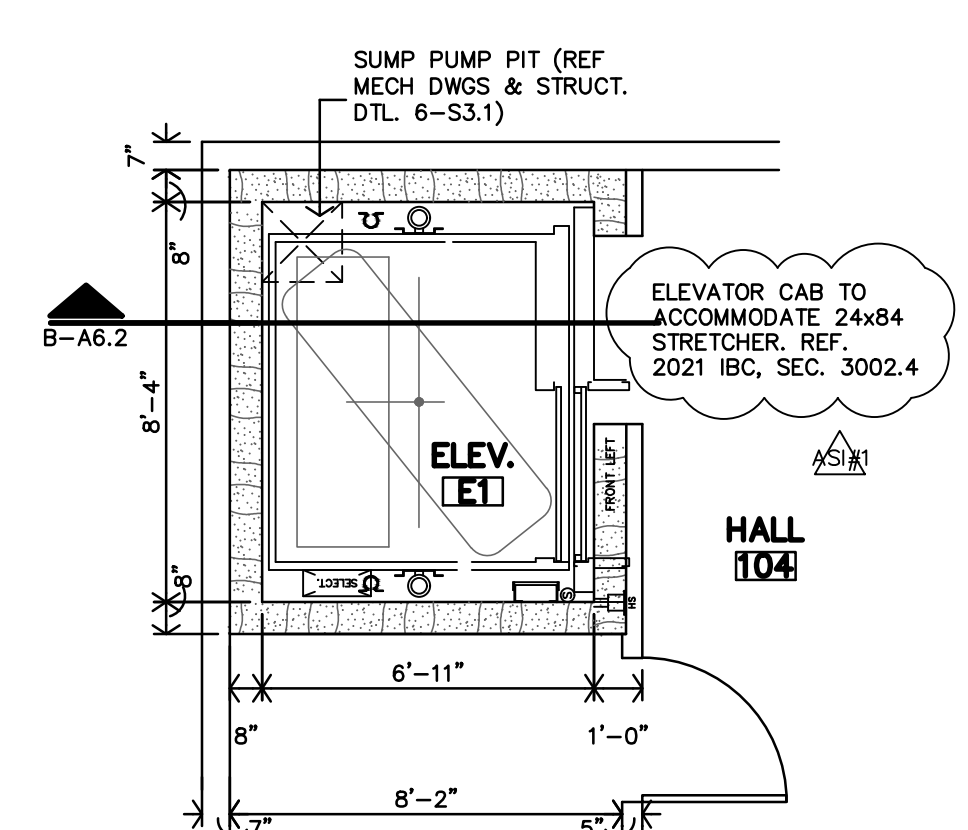
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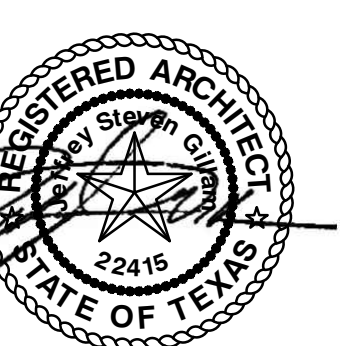
C STAIR S2 SECTION
1/2"=1'-0"



B ELEVATOR SECTION
1/2"=1'-0"



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



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