THE RESIDENCES AT RED CEDAR

SENIOR - LIVING FACILITY

CORSICANA, 24-3392 TEXAS

REFERENCE LEGEND

- 1-A1 DETAIL REFERENCE REF # - SHT. #
- A-A1 SIM DETAIL REFERENCE REF # - SHT #
- A A1.1 INTERIOR ELEVATION REFERENCE
- 100'-0" FIN. FLR. ELEVATION DESIGNATION
- 1 DOOR MARK
- A WINDOW MARK
- CUT LINE
- 4 PARTITION MARK
- REVISIONS
- WAITING 101 ROOM NAME & NUMBER
- A-A1 PROJECTED VIEW OF PHOTOGRAPH REF # - SHT. #
- SB 10'-0" (BTM) CEILING ELEVATION & MATERIAL
- PROJECT NORTH
- TRUE NORTH
- A DETAIL SCALE — DRAWING NAME, DRAWING SCALE, DRAWING REF #

MATERIAL LEGEND

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

PROJECT ADDRESS

xxxxxxxxxxxxxxx, Corsicana, Texas

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CITY ADOPTED CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2020 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL ENERGY CODE

TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS PROJECT REGISTRATION NUMBER
TABS2025004511

SHEET INDEX

CONSULTANTS

Civil Engineer

mma
civil engineering surveying landscape architecture planning
tbpels registration number: f - 2759
tbpels registration/license number: 10088000

MMA Engineering
519 East Border
Arlington, TX 76010
PH 817.469.1671; FAX 817.274.8757
www.mmatexas.com

Structural Engineer ;

McCLURE™
2001 W Broadway,
Columbia, MO 65203
(573) 234-2658
jbarnes@mcclurevision.com

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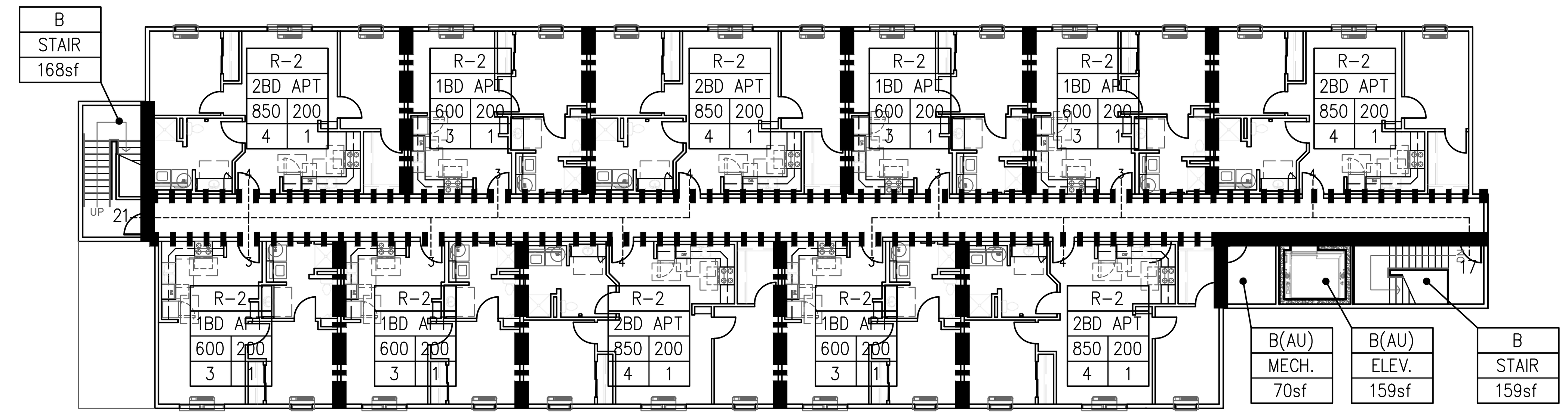
MANHATTAN, KS. 66503
ph. (785) 587-8042
fax (785) 587-8039
mail@LSTengineers.com

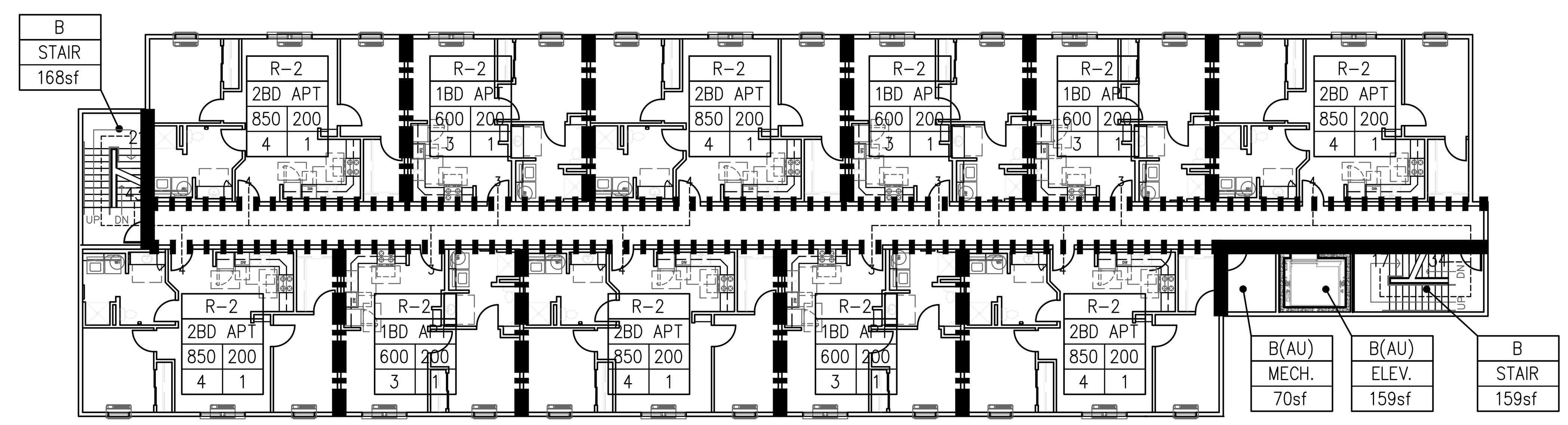
ABBREVIATIONS

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

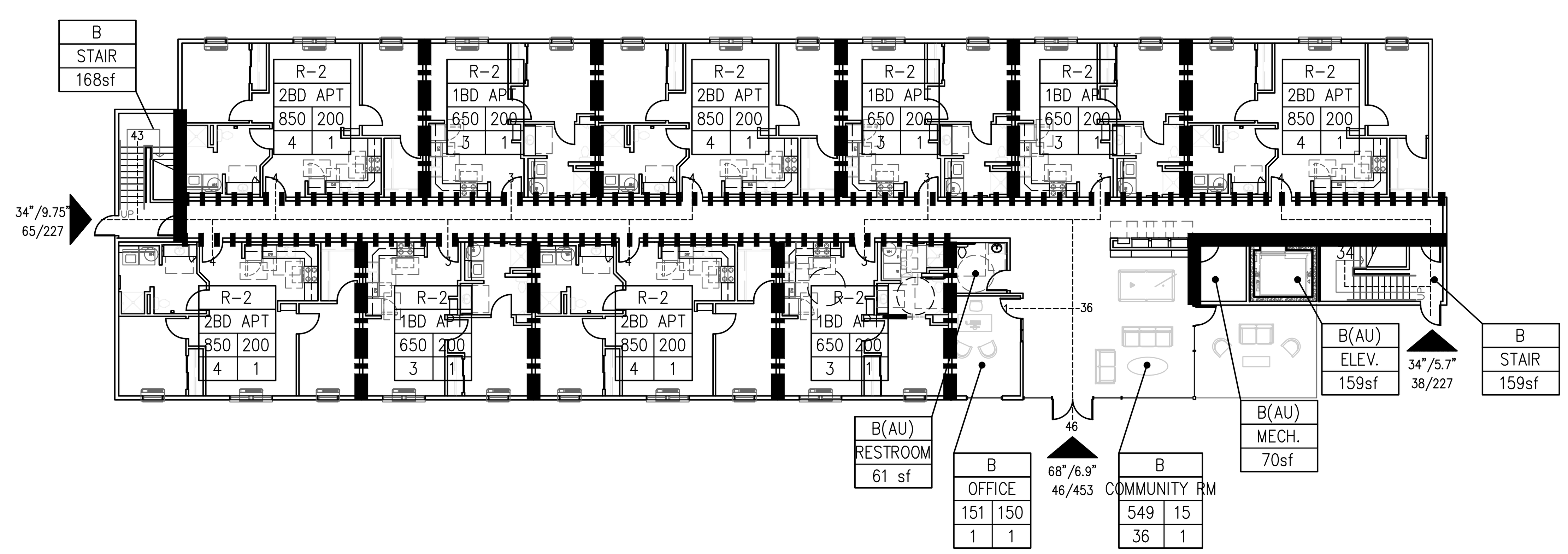


D **THIRD FLOOR PLAN**

0 8' 16' 32'



C **SECOND FLOOR PLAN**



B **FIRST FLOOR PLAN**

0 8' 16' 32'

CODE INFORMATION

OCCUPANCY OVERALL: MIXED OCCUPANCY

OCCUPANCY GROUPS: B OFFICE
R-2 APARTMENTS

CONSTRUCTION TYPE: V-A

BASIC ALLOWABLE AREA: B 18,000 SF
R-2 12,000 SF

ALLOWABLE AREA INCREASE: *(NON-SEPARATED USES. PER IBC SEC. 302.3.2)*

	R-2
BASE ALLOWABLE	12,000 SF
AREA INCREASE (20.83%)	2,500 SF
FIRE SPRINKLER S13R	
SUB-TOTAL ALLOWABLE (PER FLOOR)	14,500 SF
3 FLOORS	x3
TOTAL BUILDING ALLOWABLE AREA	43,500 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	9,986 SF
SECOND FLOOR	9,741 SF
THIRD FLOOR	9,741 SF
TOTAL BLDG AREA	29,468 SF

BASIC ALLOWABLE STORIES: 4
STORIES - S13R *(PER IBC SEC. 504.4)*
TOTAL ALLOWABLE STORIES 4

BASIC ALLOWABLE HEIGHT: 60'
HEIGHT - S13R *(PER IBC SEC. 504.3)*
TOTAL ALLOWABLE HEIGHT 60'

ACTUAL STORIES: 3

ACTUAL HEIGHT: 35'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS; V-A

EXTERIOR BEARING WALLS:	1 HOUR	*(INTERIOR RATING ONLY, PER IBC SEC. 705.5, FS>10')*
STRUCTURAL FRAME:	1 HOUR	
INTERIOR BEARING WALLS:	1 HOUR	
INTERIOR NON-BEARING WALLS:	0 HOUR	
SHAFT ENCLOSURES:	1 HOUR	(Less than 4 stories)
FLOOR/CEILING ASSEMBLY:	1 HOUR	
CEILING/ROOF ASSEMBLY:	1 HOUR	
CORRIDOR/DWELLING UNITS:	1/2 HOUR	*(Table 1020.1)*

OCCUPANCY SEPARATIONS:
(NON-SEPARATED USES. PER IBC SEC. 302.3.2)
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.
R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS

ROOF COVERINGS *CLASS B OR BETTER*

INCIDENTAL SEPARATIONS: *(PER IBC TABLE 508.2.5)*
STORAGE ROOMS OVER 100 SF - SPRINKLER SYSTEM (SMOKE BARRIER)
DWELLING UNITS -1 HR FIRE PARTITIONS

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM
EGRESS - NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
RATED STAIR ENCLOSURES

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

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

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

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

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 1st-72, 2nd-39, 3rd-39 =150

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	LOBBY	15 sf/OCCUPANT	49
B	OFFICE	150 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	RESIDENCES AT RED CEDAR
FACILITY ADDRESS	xxxxxxxxxxxx xxxxxxxxxxxxx
OWNER NAME	OPG RED CEDAR PARTNERS,
OWNER ADDRESS	LLC 227 N SANTA FE, STE 310 SALINA, KS 67401 ph: 913-396-6310 fax: 913-396-6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	NAVARRO
FIRE DEPARTMENT	CORSICANA
WATER SUPPLY	CORSICANA
BUILDING INSPECTION DEPT	CORSICANA
AUTHORITY HAVING JURISDICTION	CORSICANA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386 fax: 785-827-0392
CODES/REGULATIONS	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

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

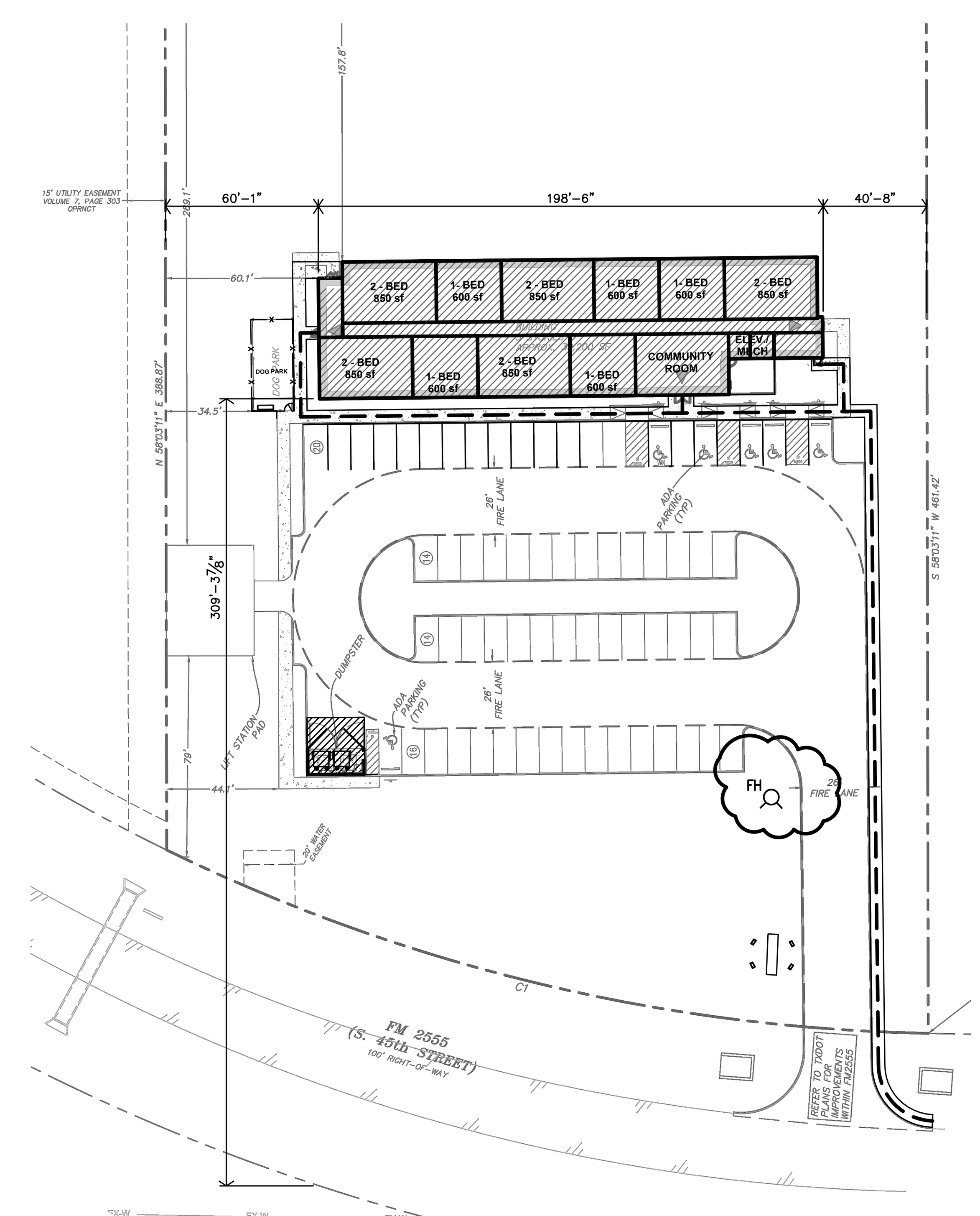
1 HOUR CONSTRUCTION (LD BRG WALLS)
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*
1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC TABLE 716.5)*

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

OCCUPANCY GROUP (AU - ACCESSORY USE)
OCCUPANCY USE
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS

EXAMPLE:

A-1	
ASSEMBLY HALL	
5,550	15
370	2



A **SITE PLAN**

0 25' 50' 100'
1"=50'-0"

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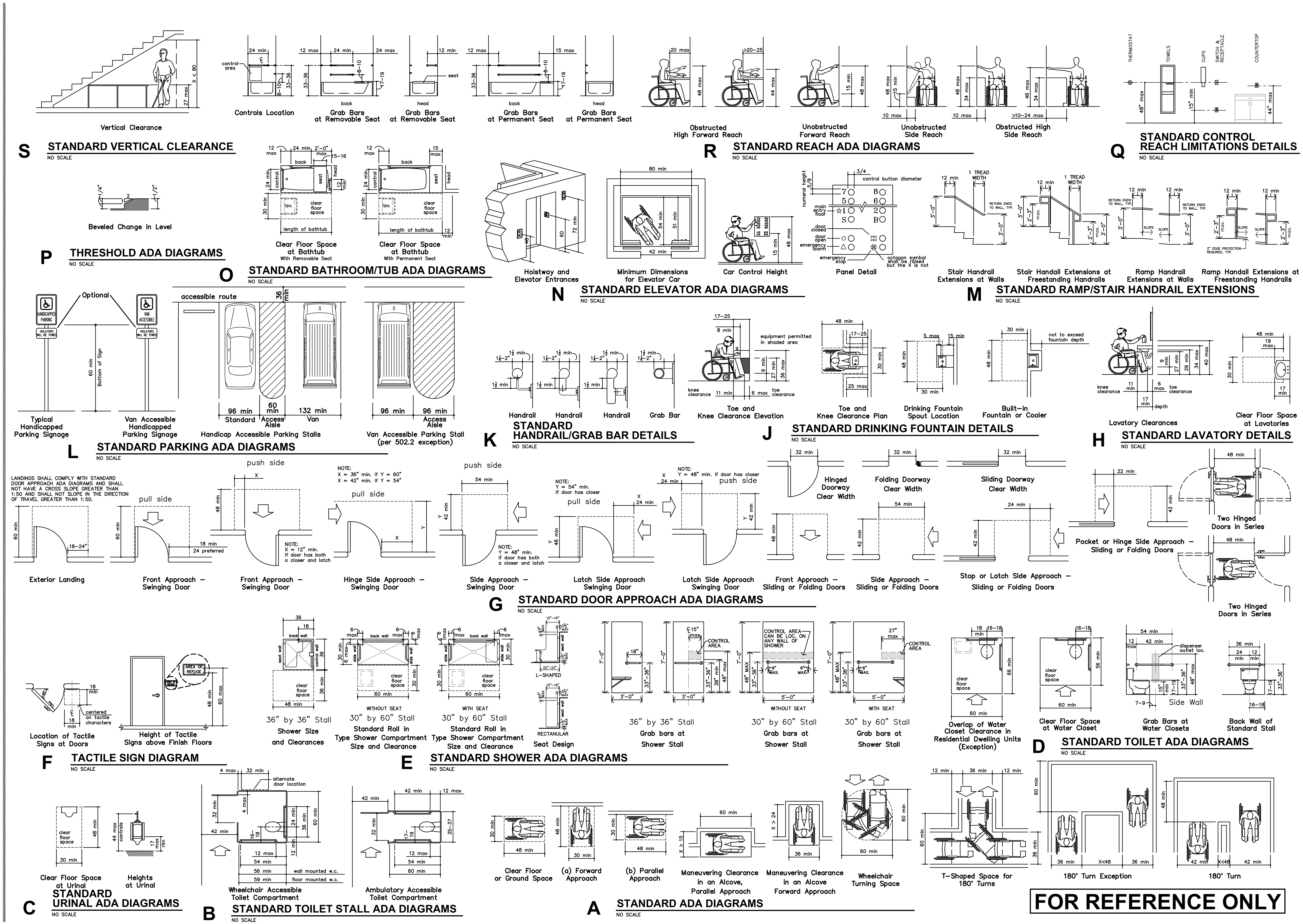
RESIDENCES AT RED CEDAR
SENIOR LIVING
CORSICANA, TEXAS

CODE FOOT PRINT & INFORMATION

REVISION:

DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:
CFP



FOR REFERENCE ONLY

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESIDENCE AT RED CEDAR

NEW SENIOR-LIVING FACILITY

CORSICANA, TEXAS

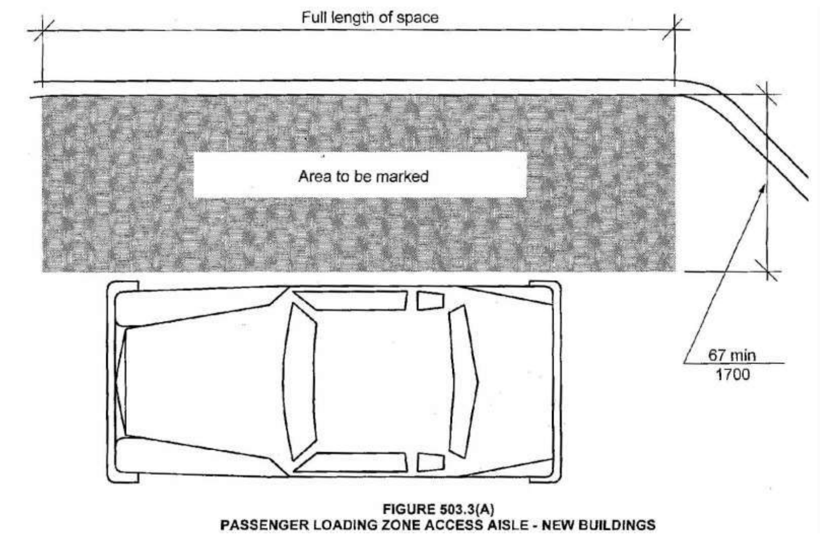
REVISION:

DATE: 12-9-2024

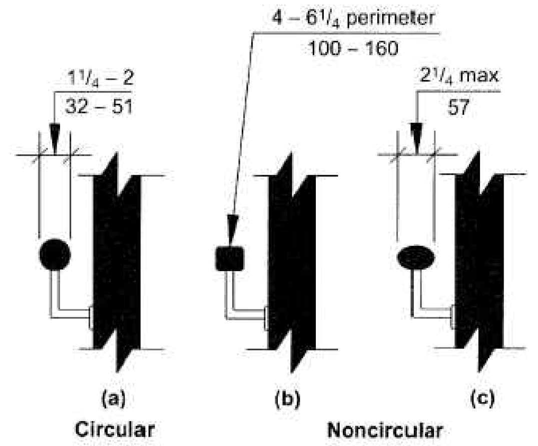
JOB: 24-3392

SHEET NO.:

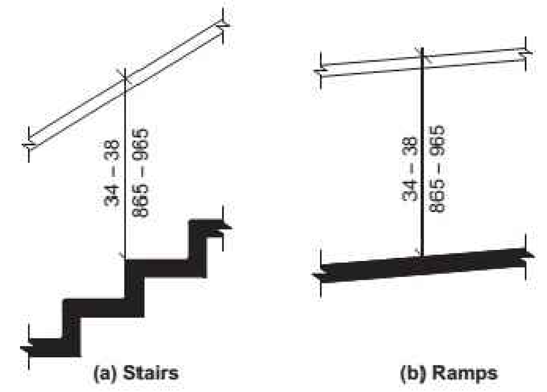
ADA



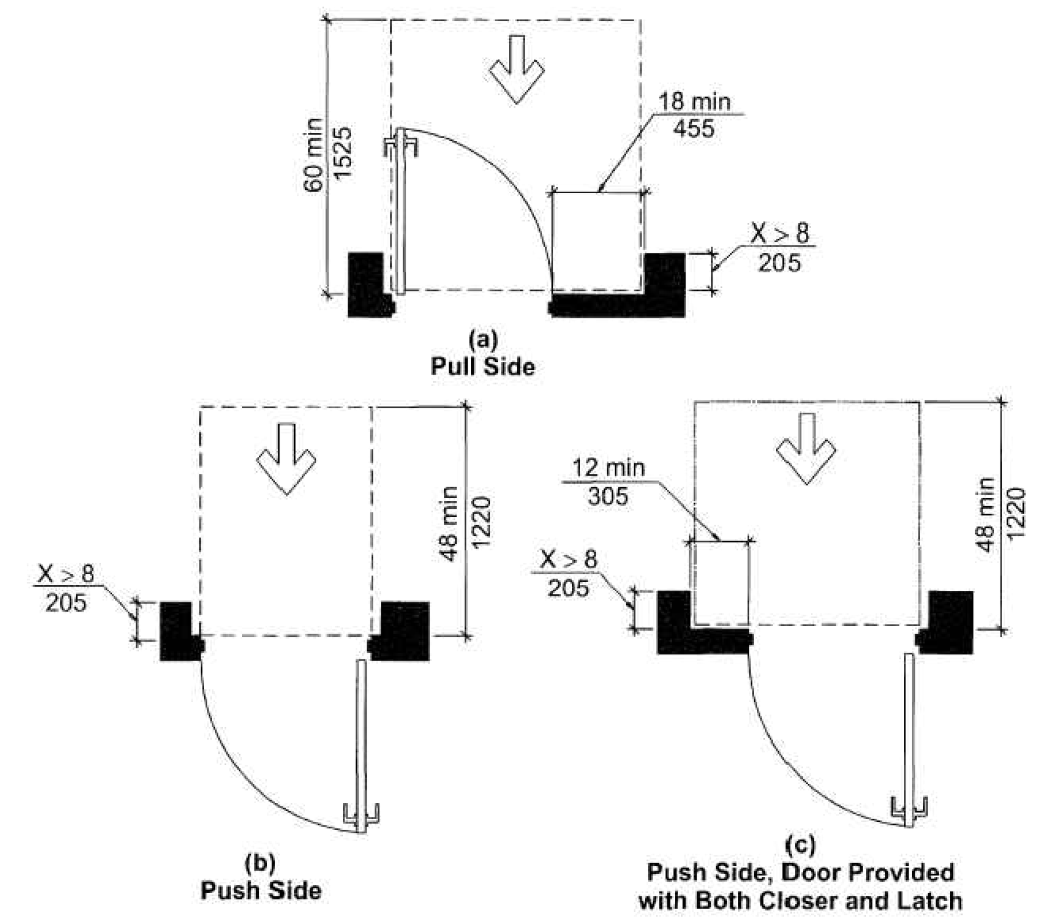
P PASSENGER LOADING ZONE (Section 503)
NO SCALE



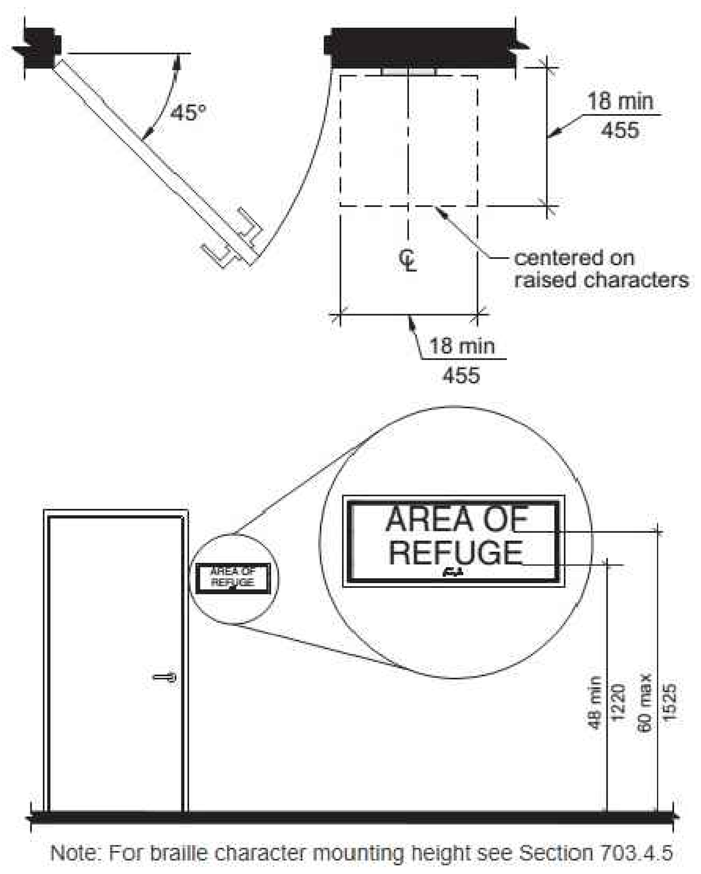
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



S HANDRAIL HEIGHT (Section 505)
NO SCALE



N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



V SIGNAGE (Section 703)
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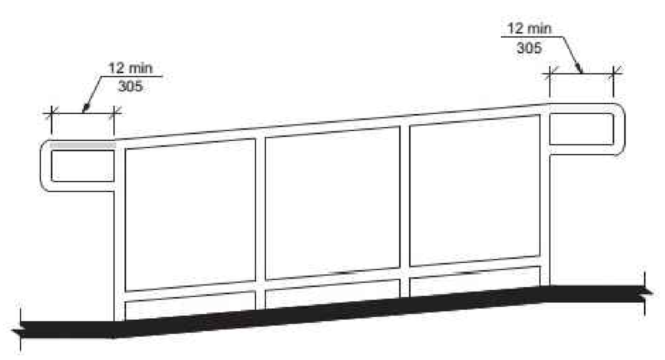
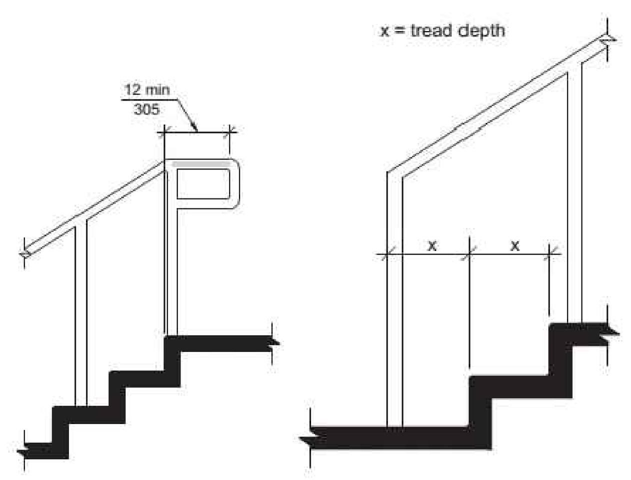


T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
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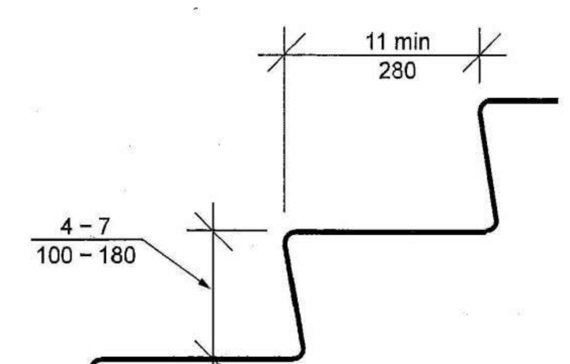
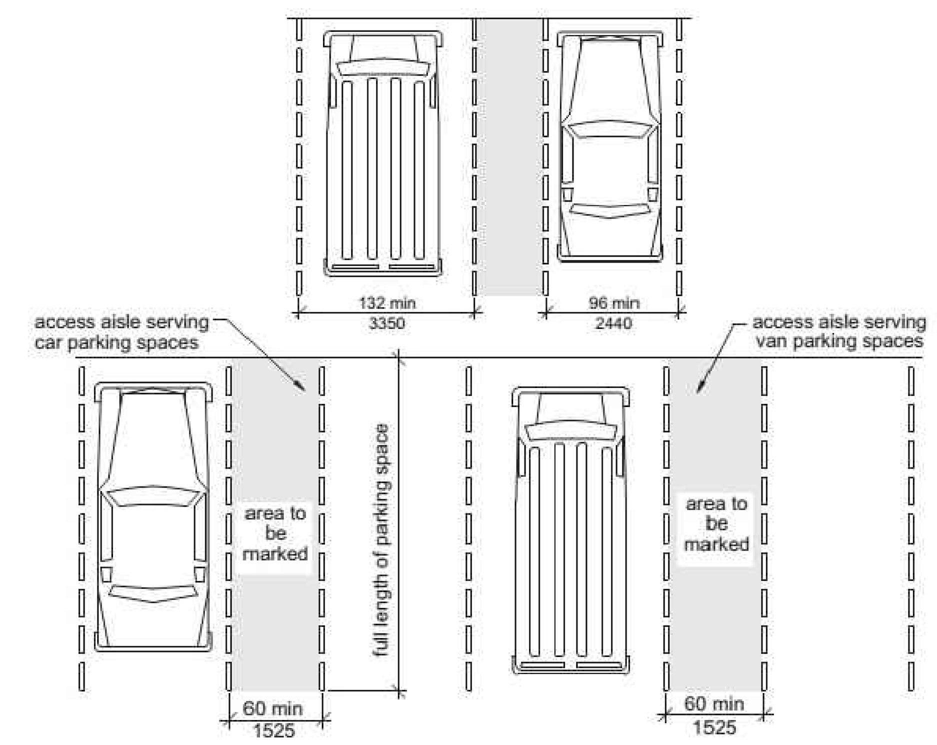


Q STAIR TREAD & RISER (Section 504)
NO SCALE



O ACCESSIBLE PARKING SPACES (Section 502)
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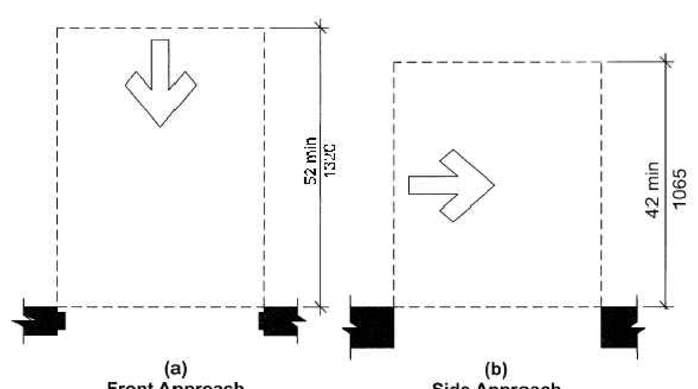

M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
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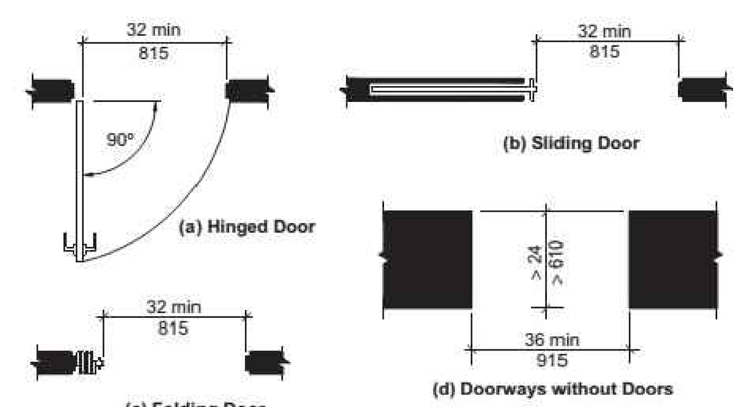
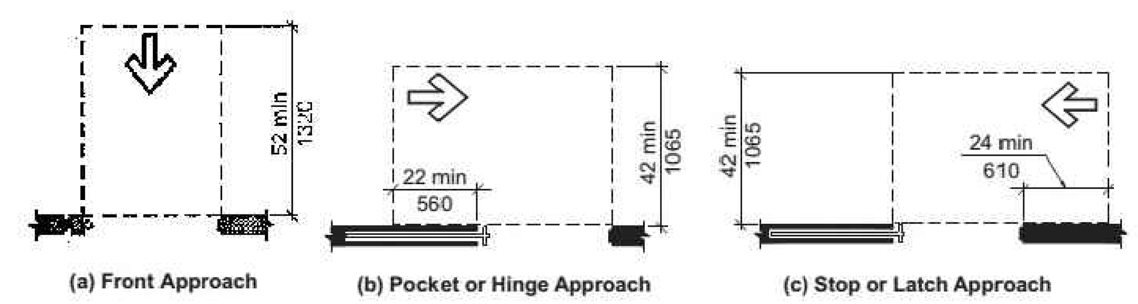


L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
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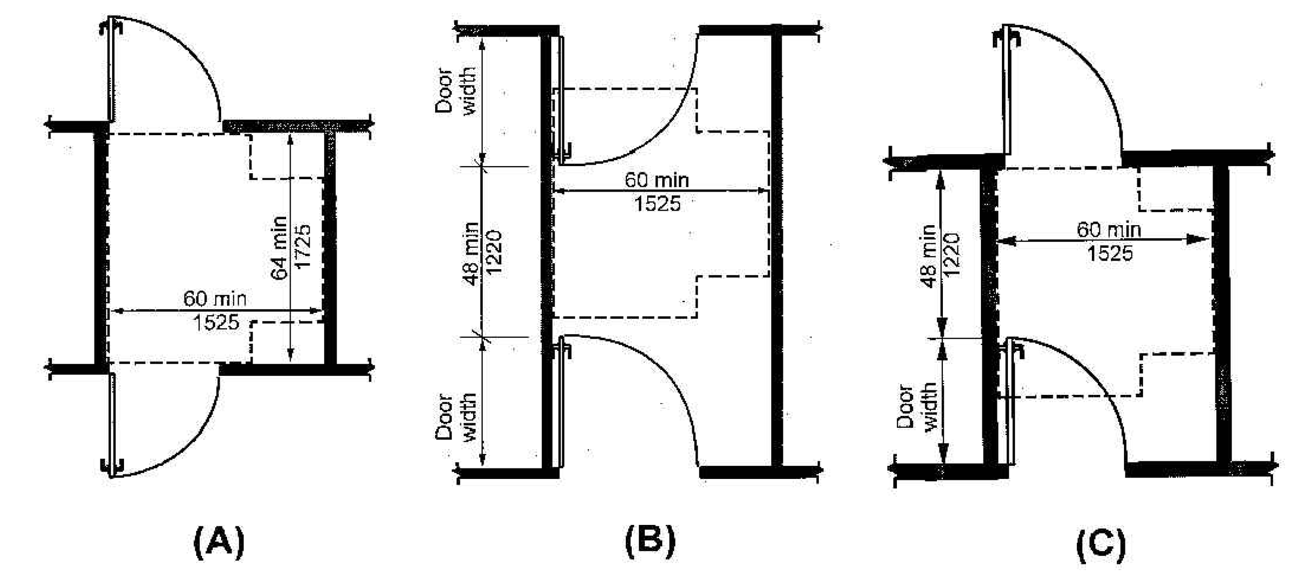
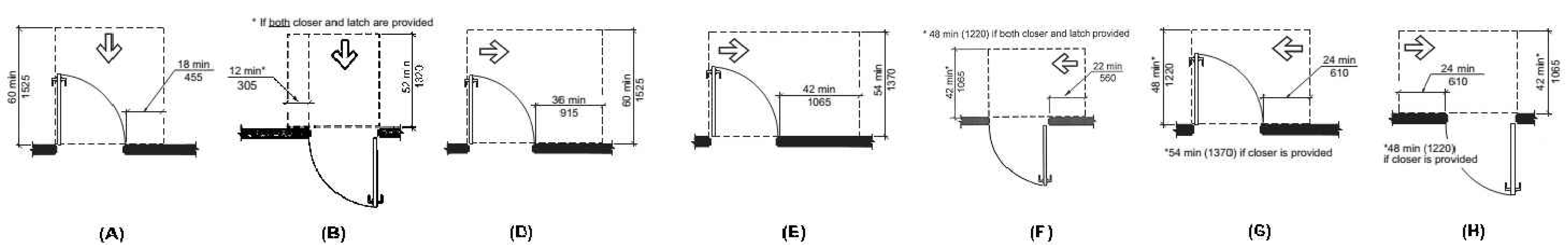


J TWO DOORS IN SERIES (Section 404)
NO SCALE



H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
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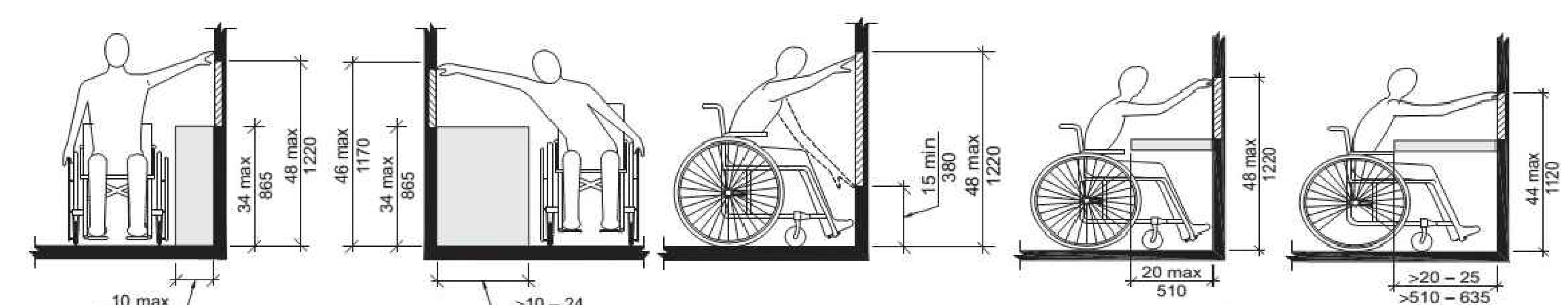
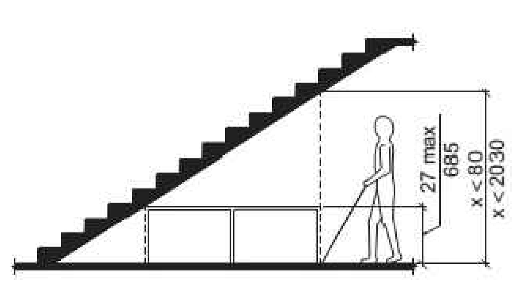
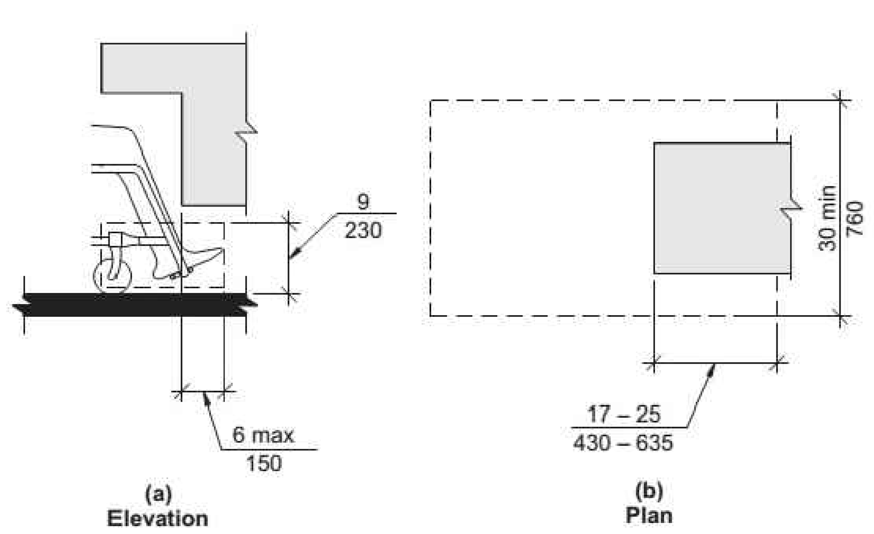


G REACH CLEARANCES (Section 308)
NO SCALE



F VERTICAL CLEARANCE (Section 307)
NO SCALE



E TOE CLEARANCE (Section 306)
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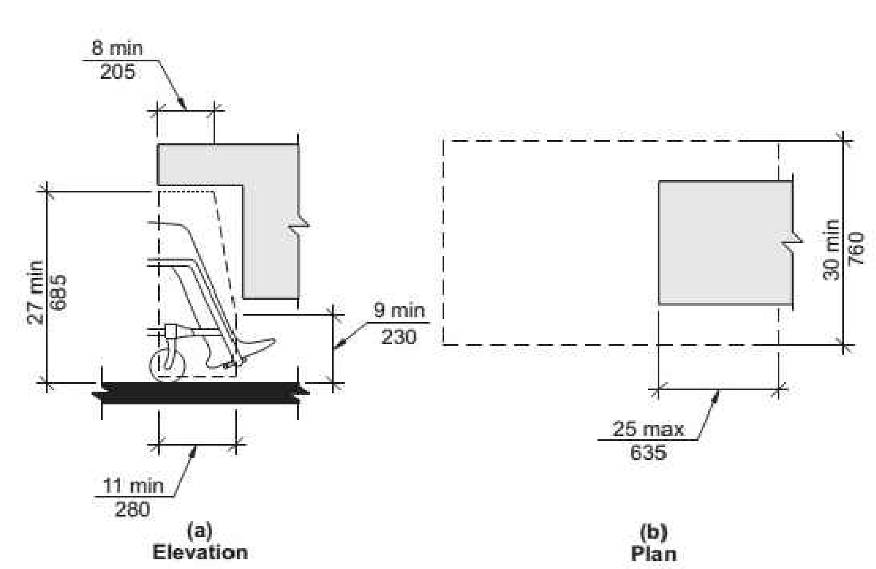
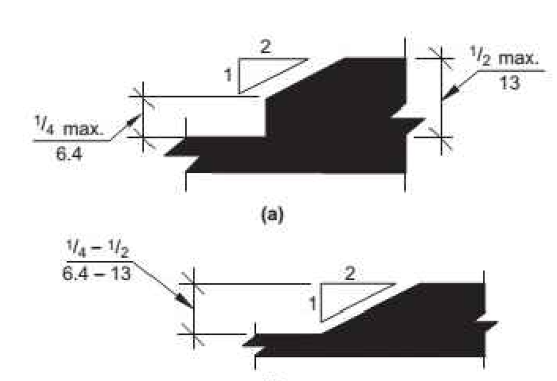
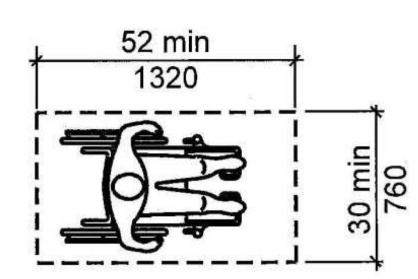


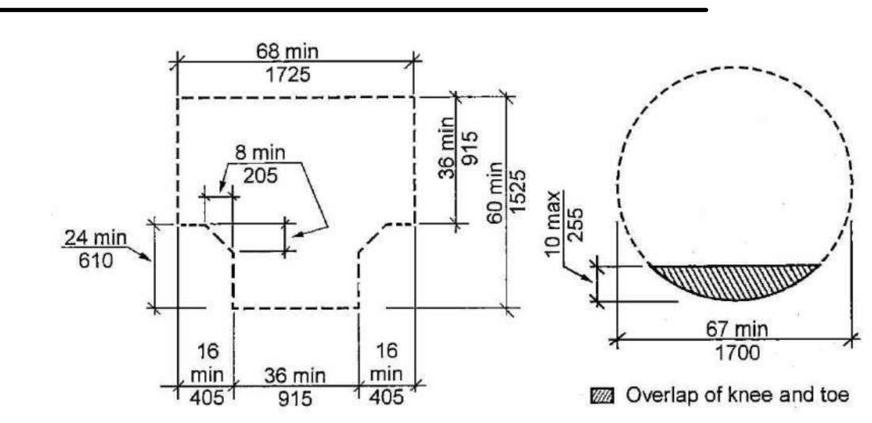
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304)
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

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THE RESIDENCE AT RED CEDAR

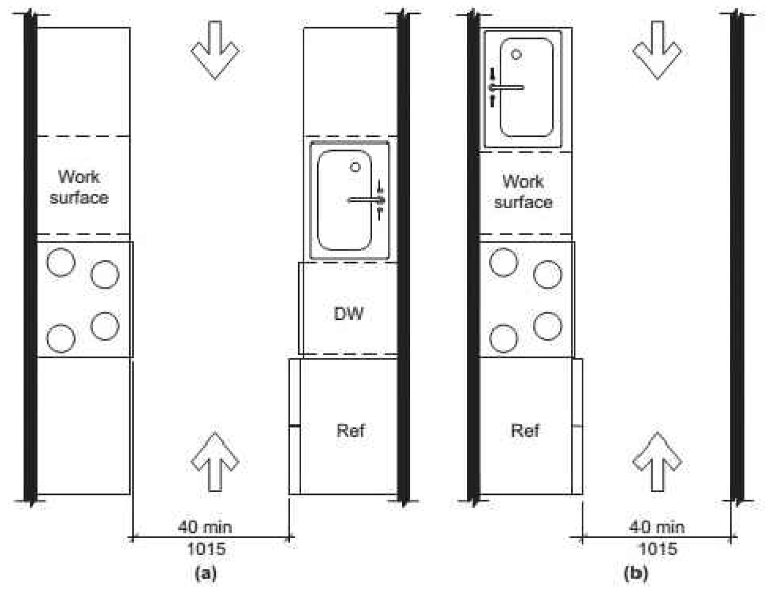
NEW SENIOR-LIVING FACILITY

CORSICANA, TEXAS

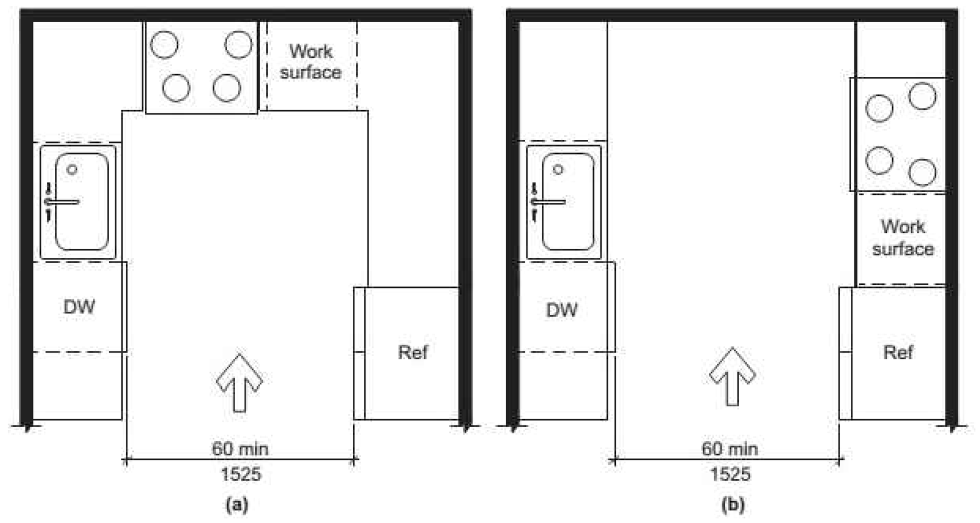
REVISION:

DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:

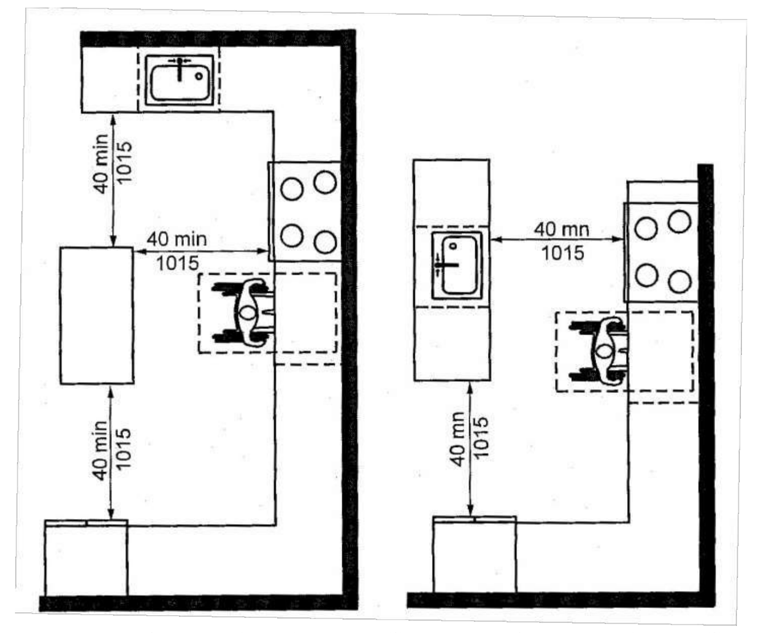
ANSI-1



V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
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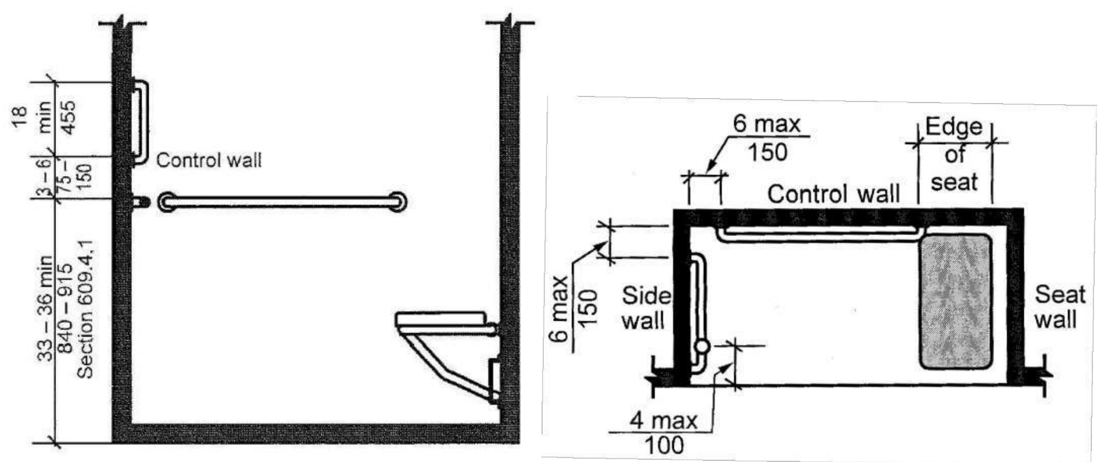
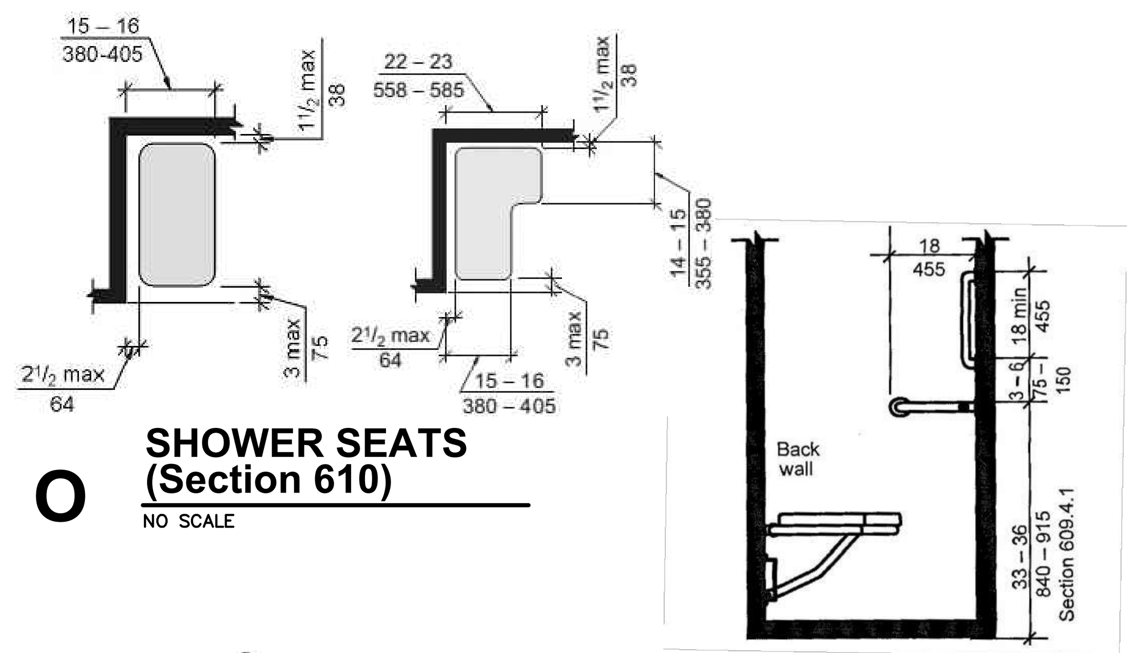
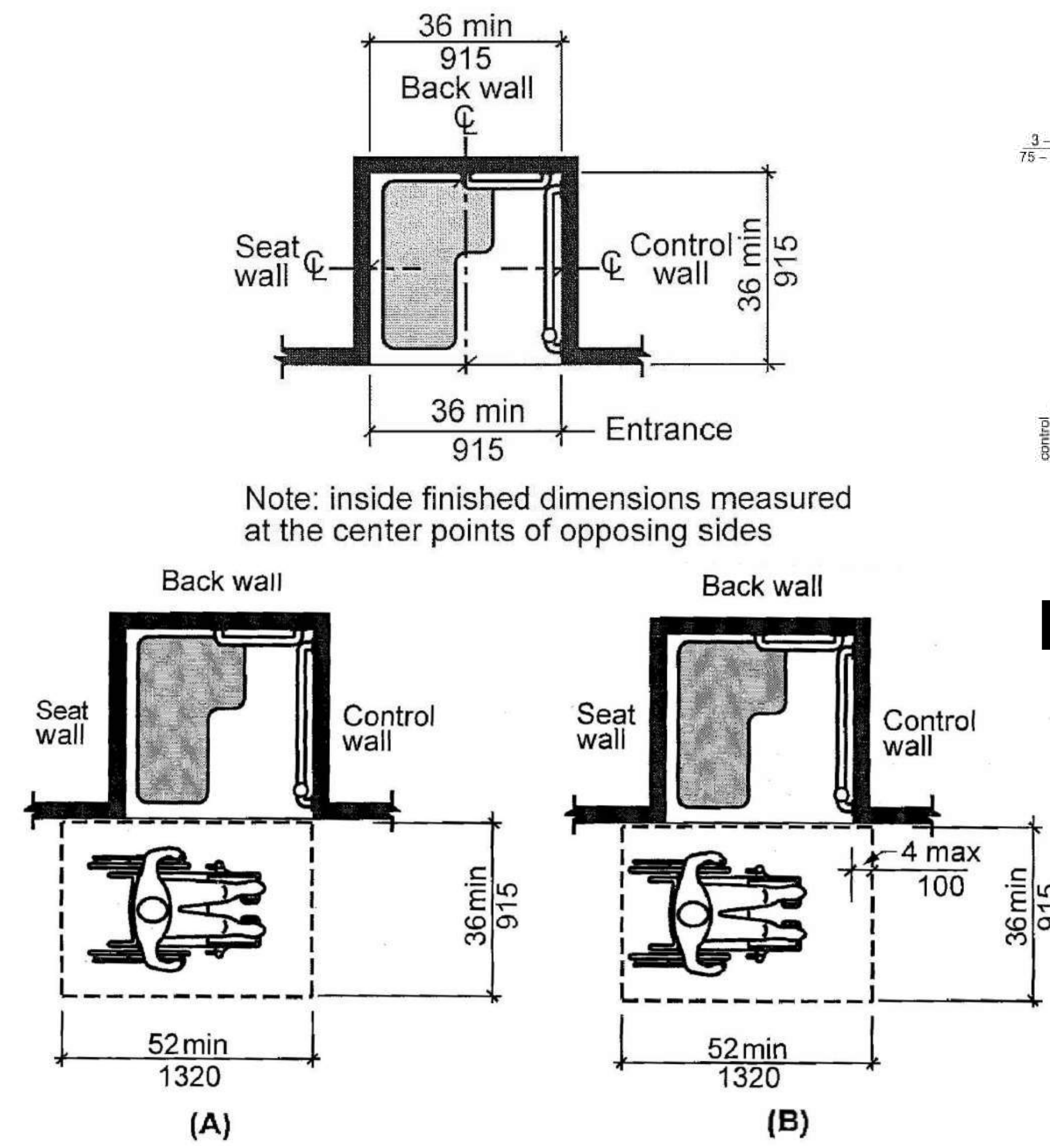
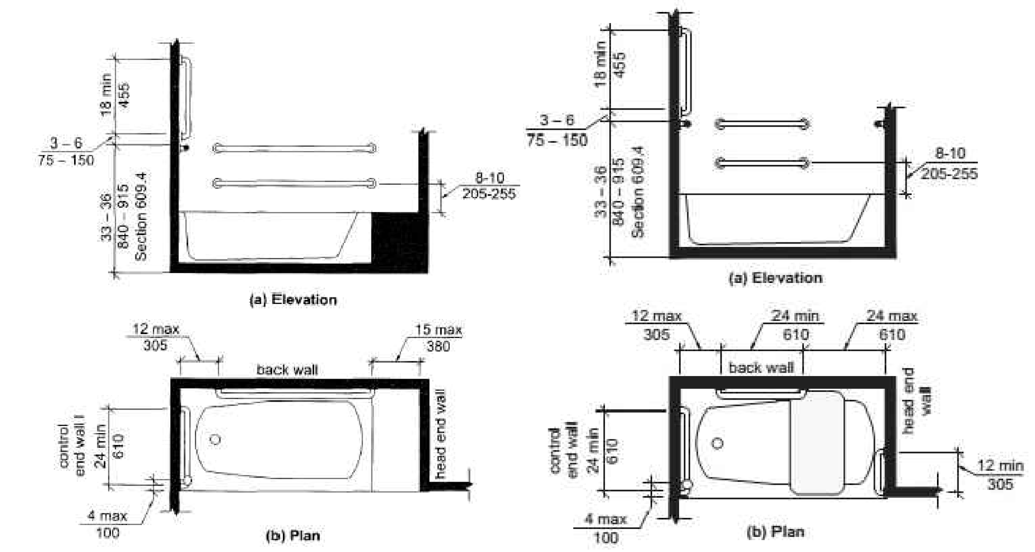


S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE

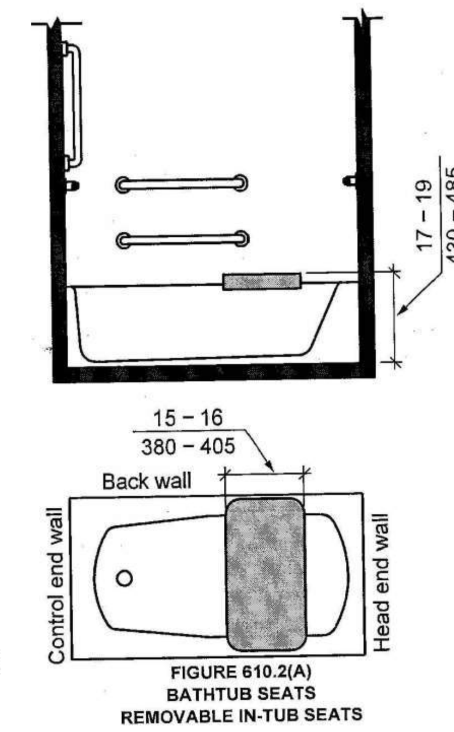


O **SHOWER SEATS (Section 610)**
NO SCALE

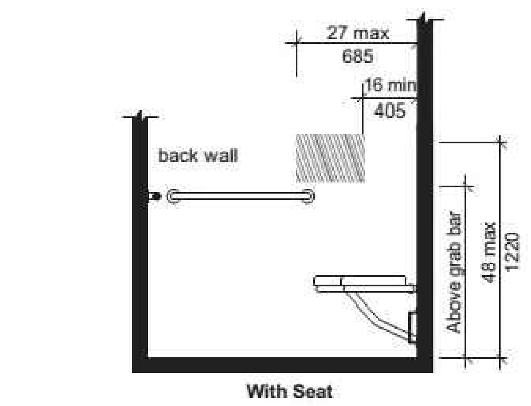




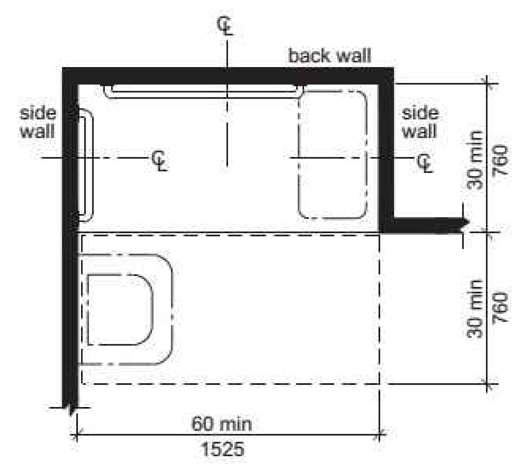
L **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE



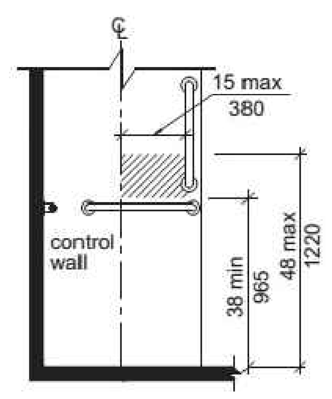
K **BATHTUB SEAT (Section 610)**
NO SCALE



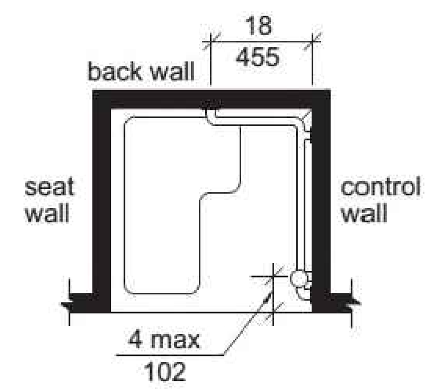
R **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



Q **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE

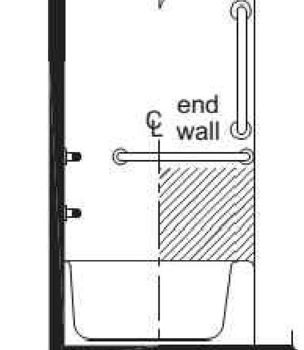


O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE

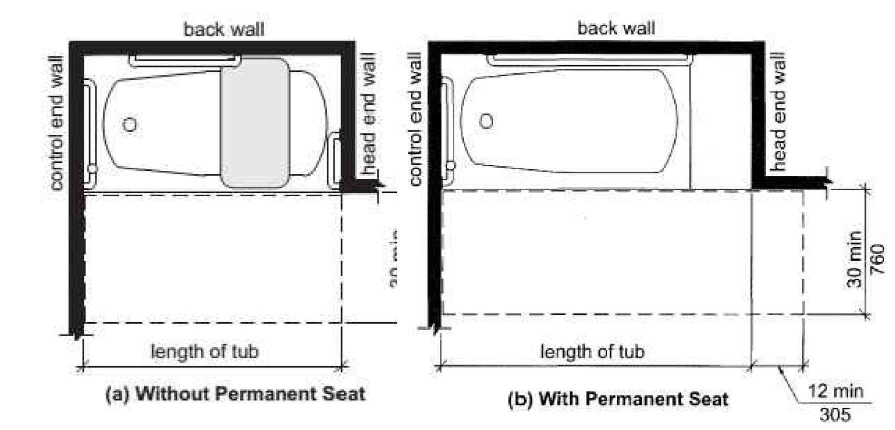


N **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE

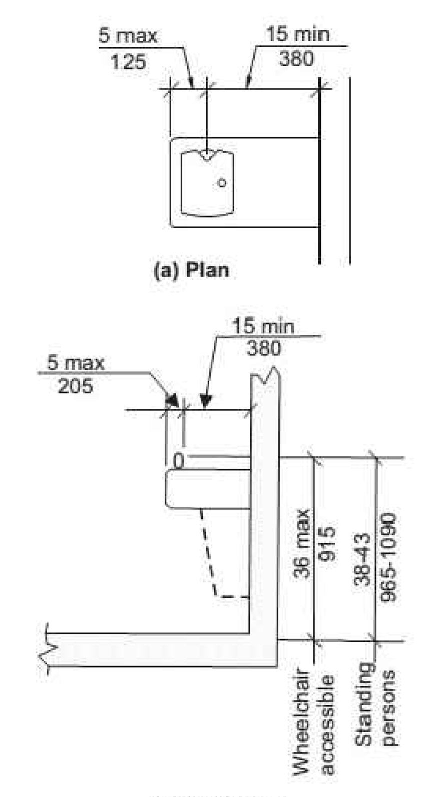
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE

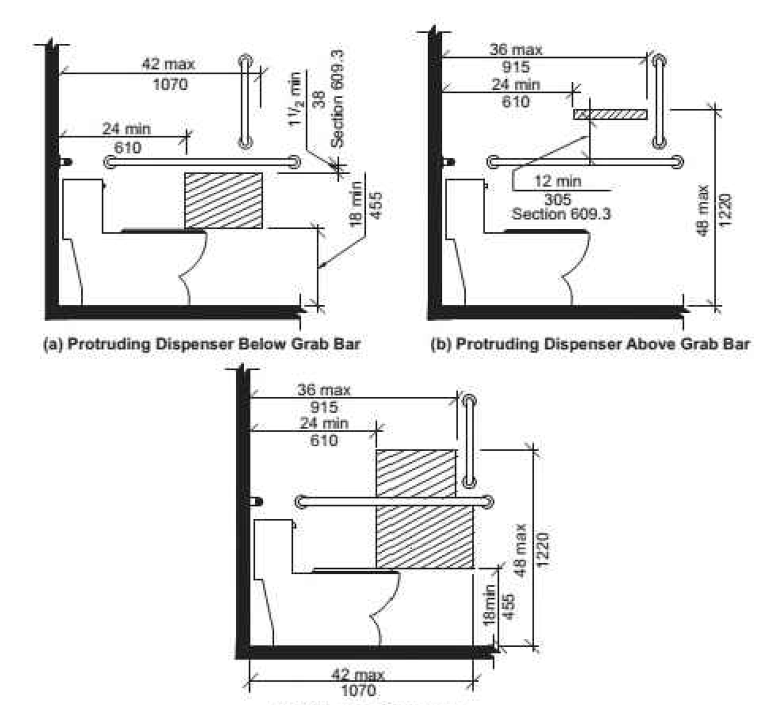


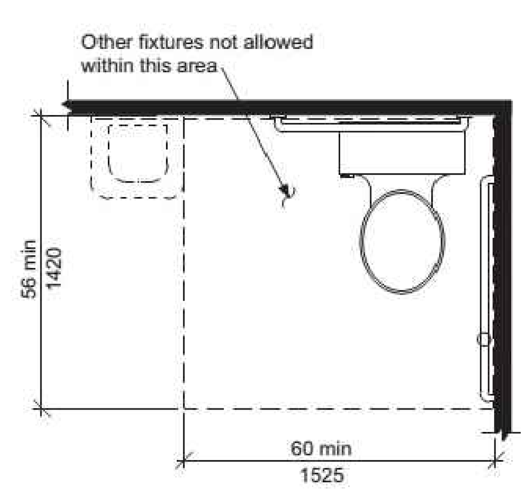
J **BATHTUB CONTROLS (Section 607)**
NO SCALE

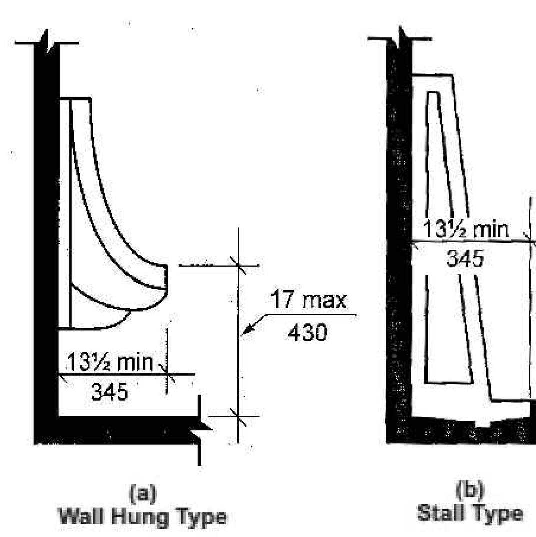


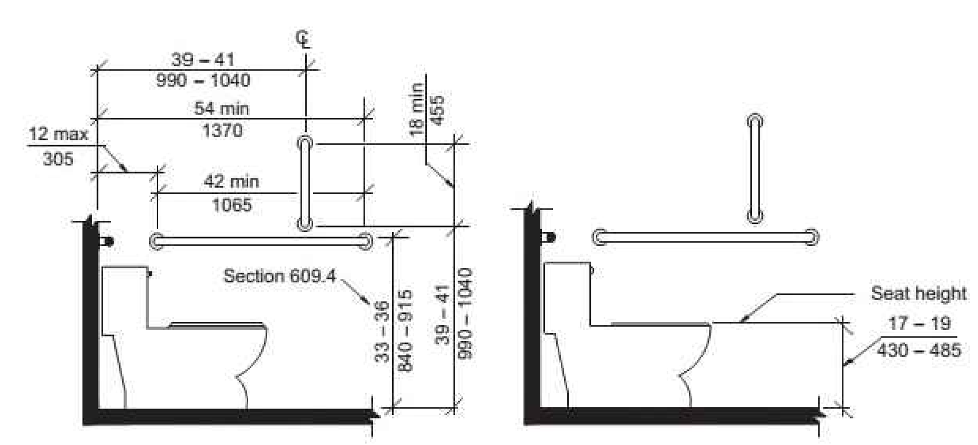
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE

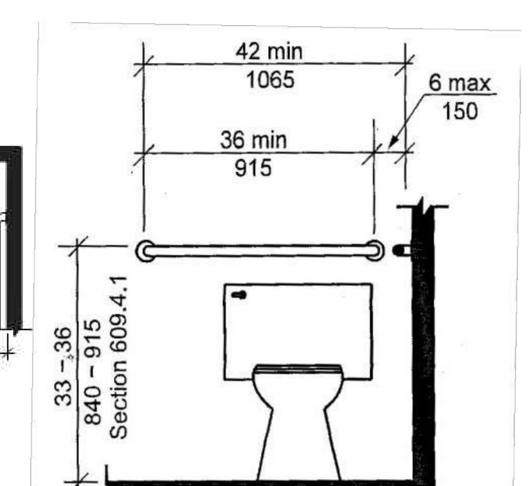


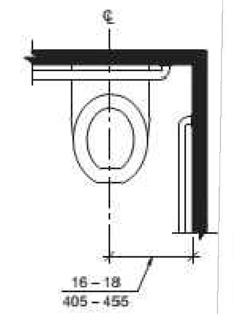












C **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE

B **DISPENCER OUTLET LOCATION (Section 604)**
NO SCALE

A **DRINKING FOUNTAIN (Section 602)**
NO SCALE

G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE

F **HEIGHT OF URINALS (Section 605)**
NO SCALE

E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE

D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE

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THE RESIDENCE AT RED CEDAR
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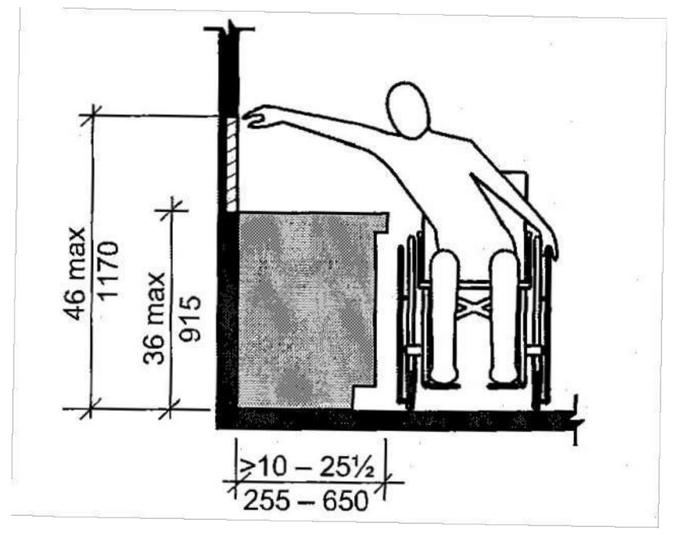
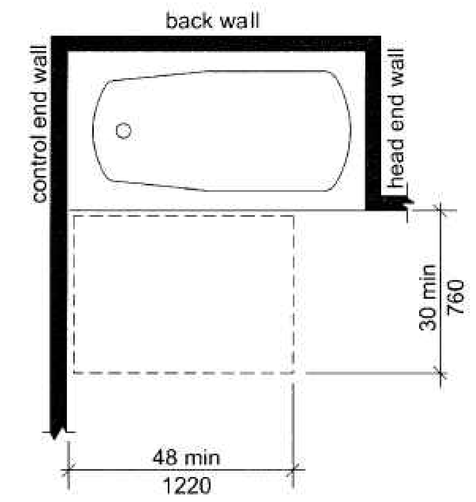
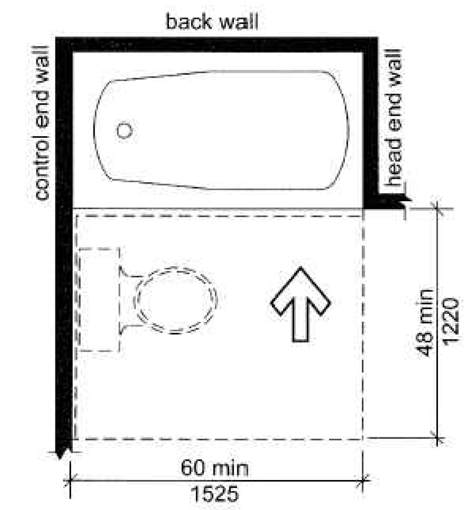


P **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE



O **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)**
NO SCALE



N **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
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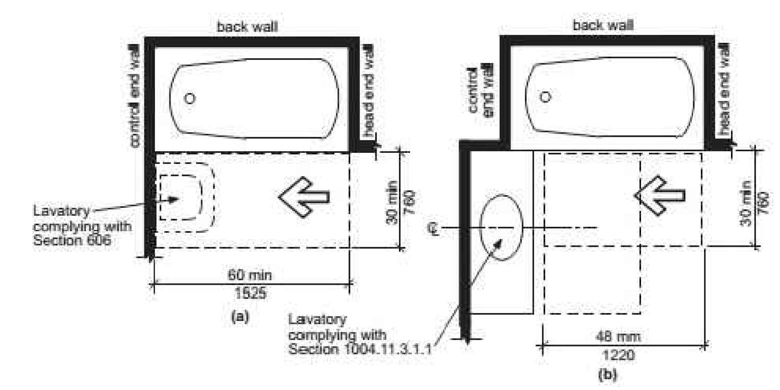
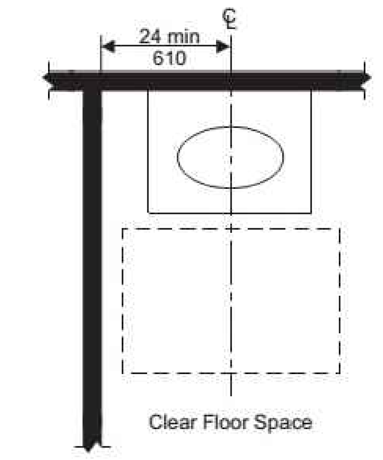
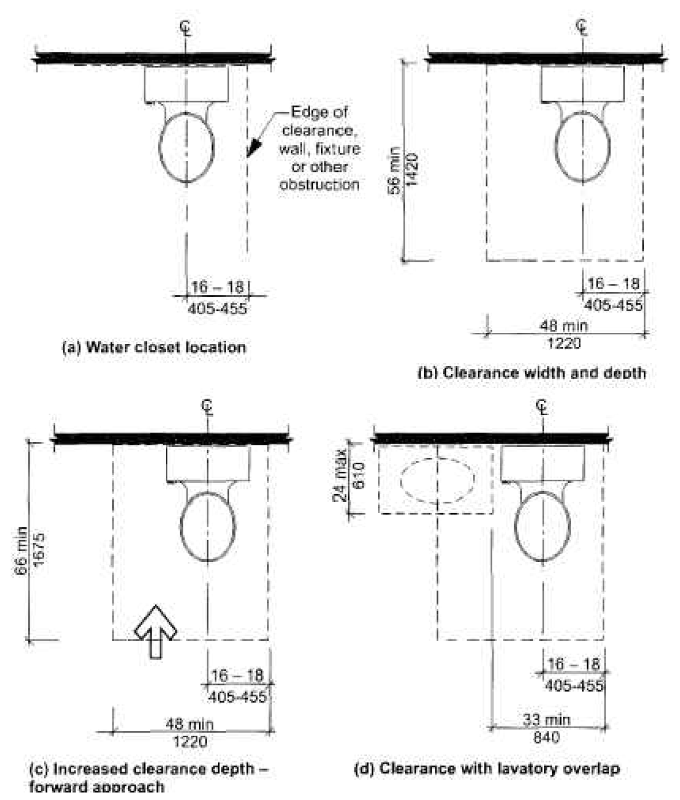


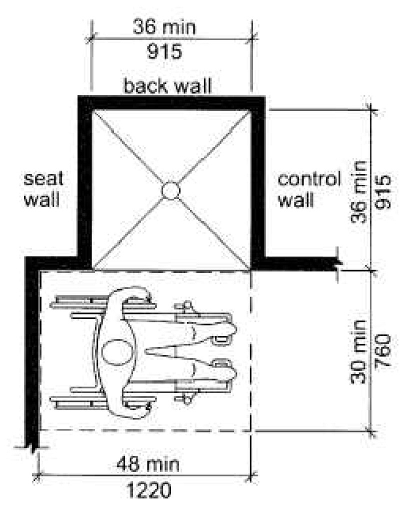
M **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



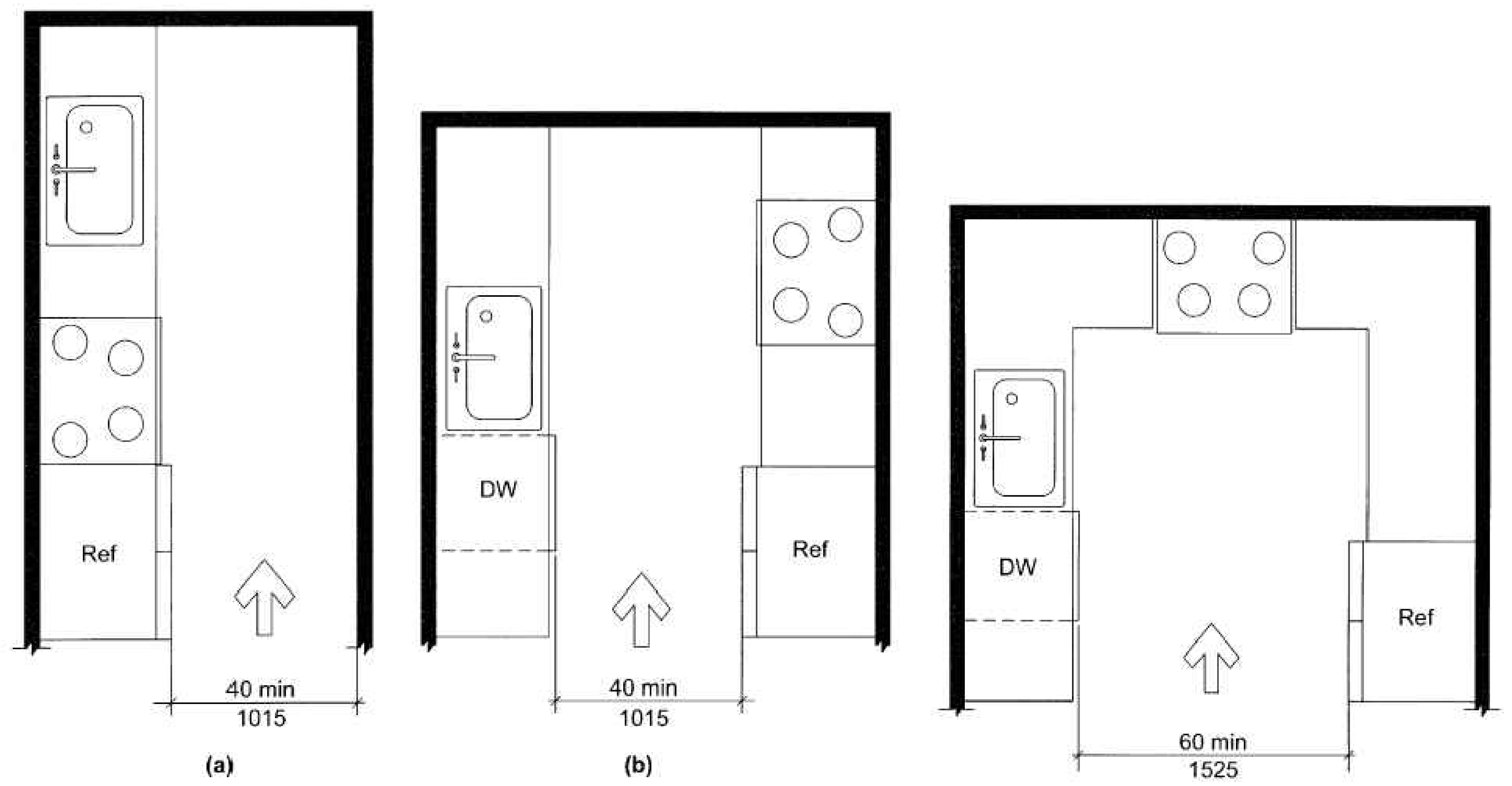
L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



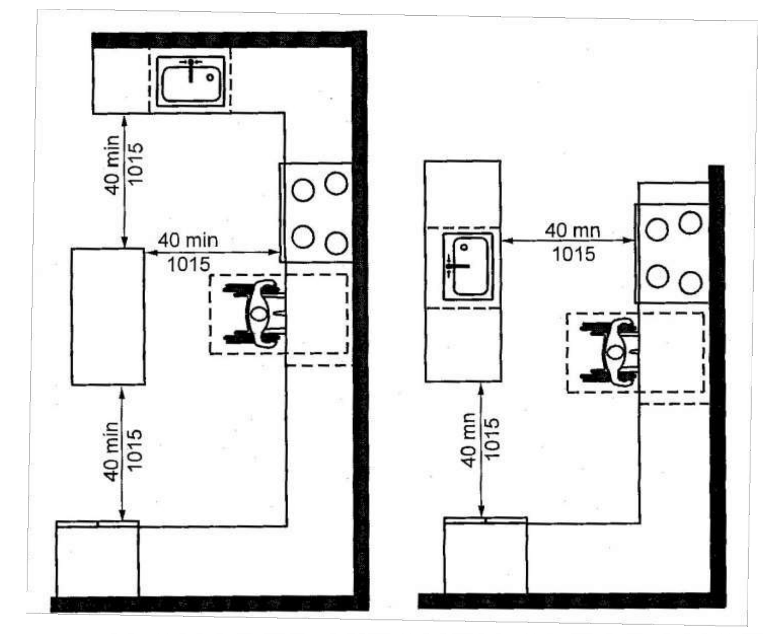
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



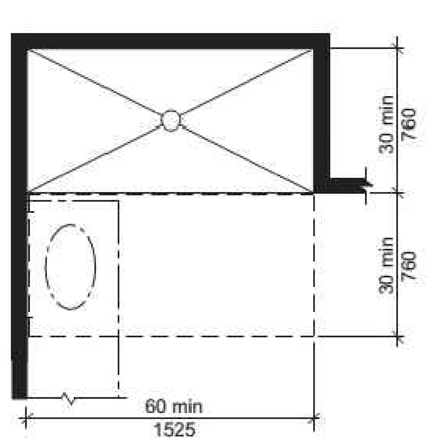
J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



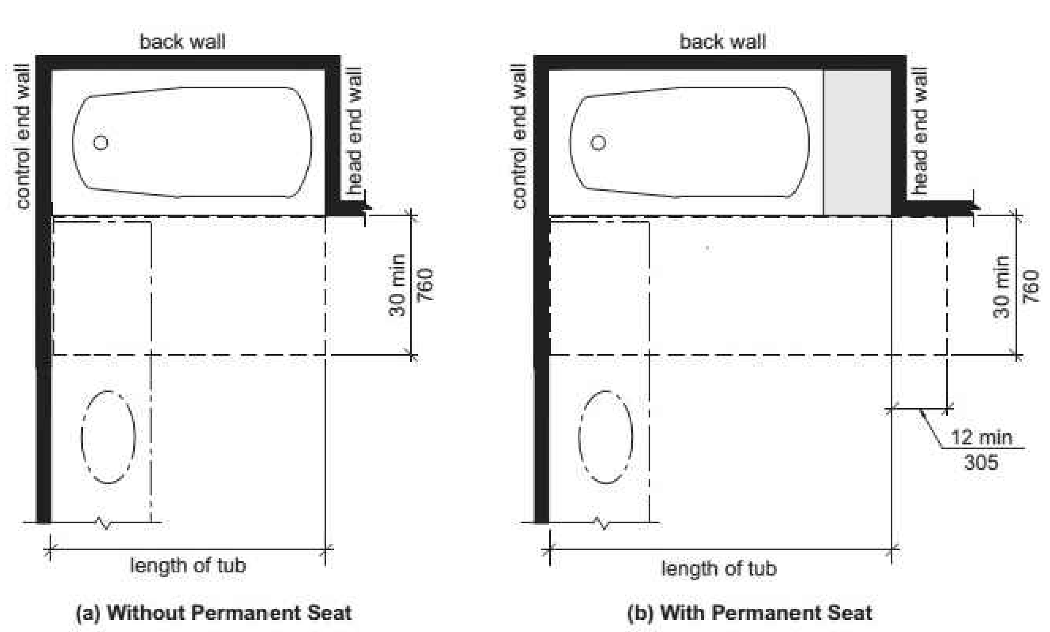
H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
NO SCALE



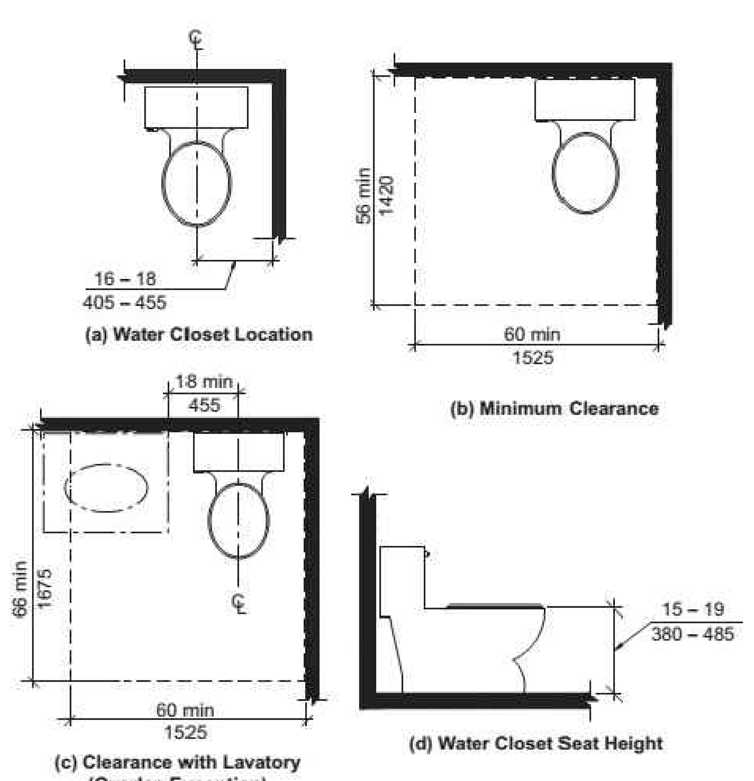
G **U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)**
NO SCALE



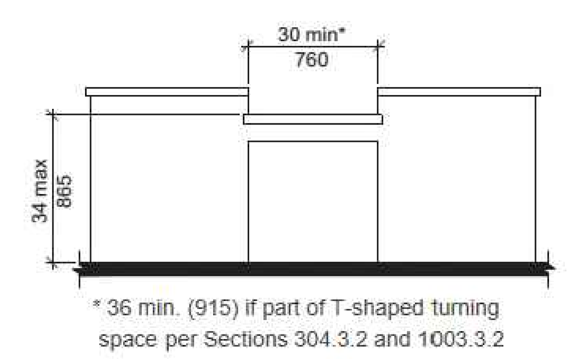
F **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



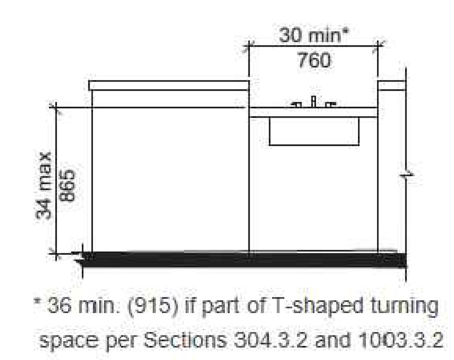
E **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



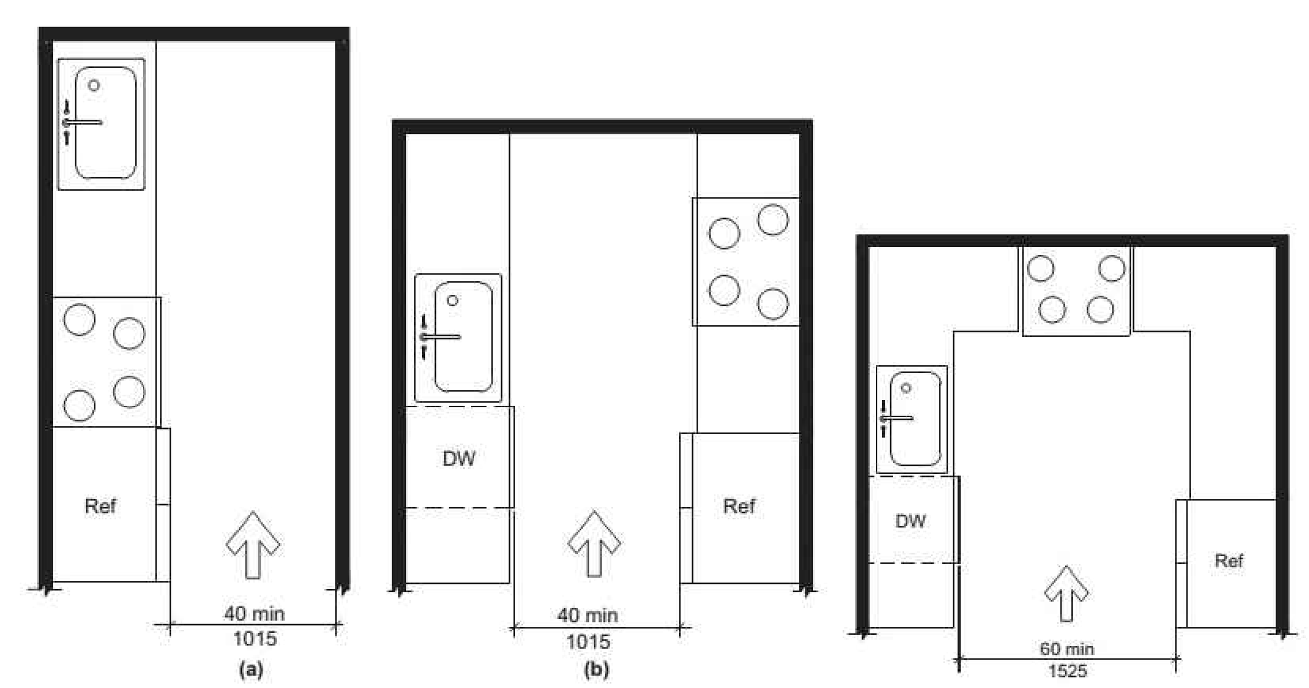
D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



C **WORK SURFACE - TYPE A UNITS (Section 1103)**
NO SCALE



B **KITCHEN SINK - TYPE A UNITS (Section 1103)**
NO SCALE



A **MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1103)**
NO SCALE

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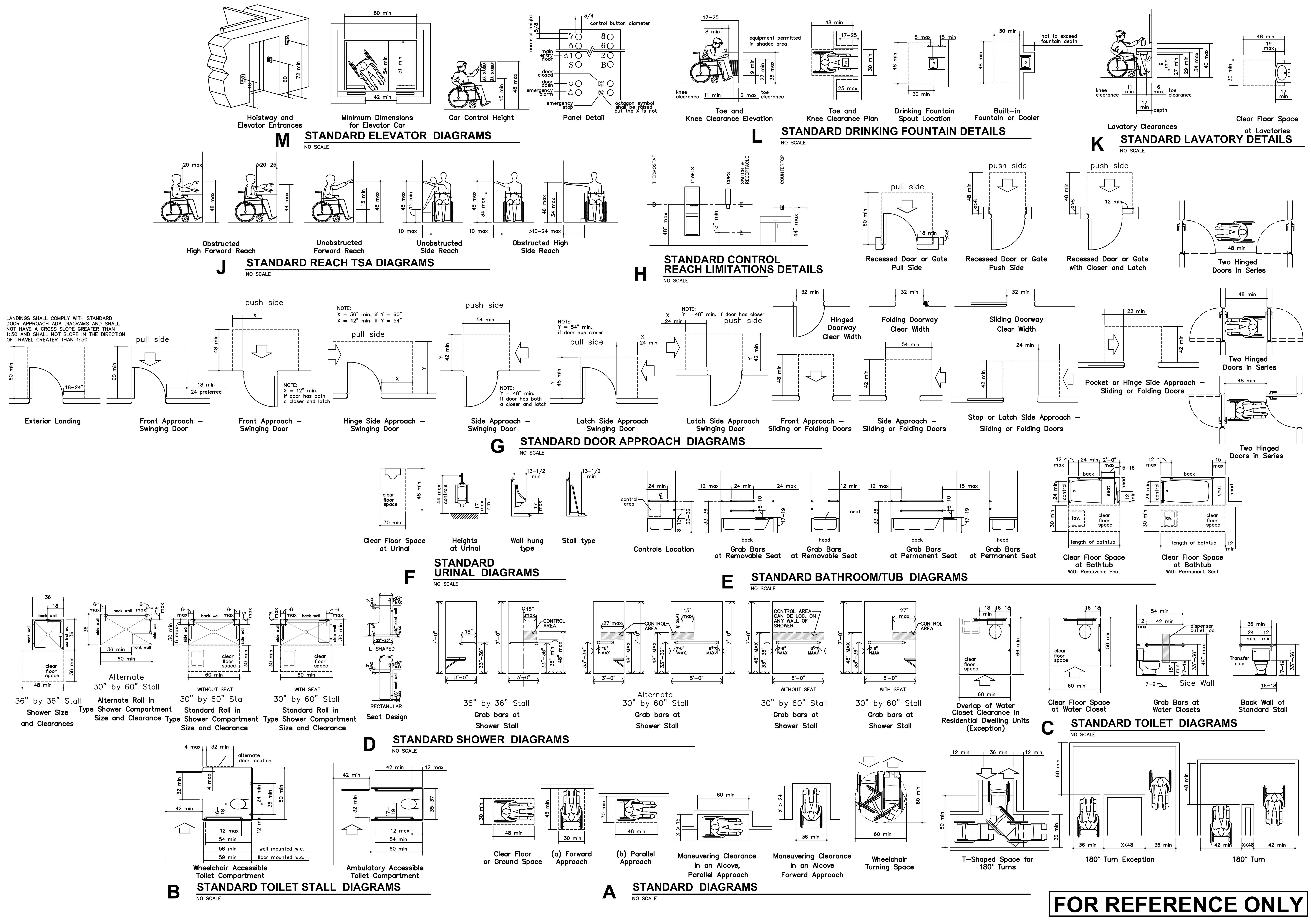
ANSI-3



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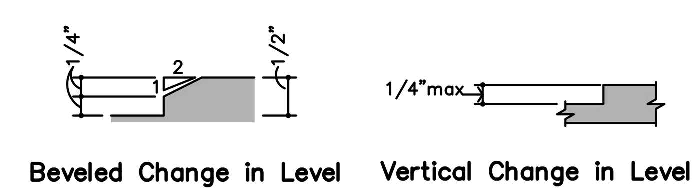
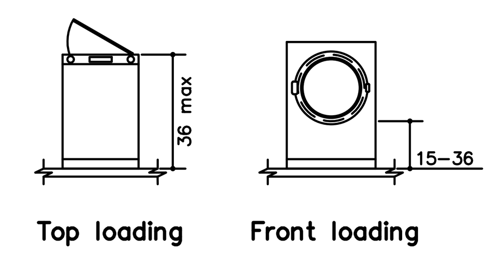
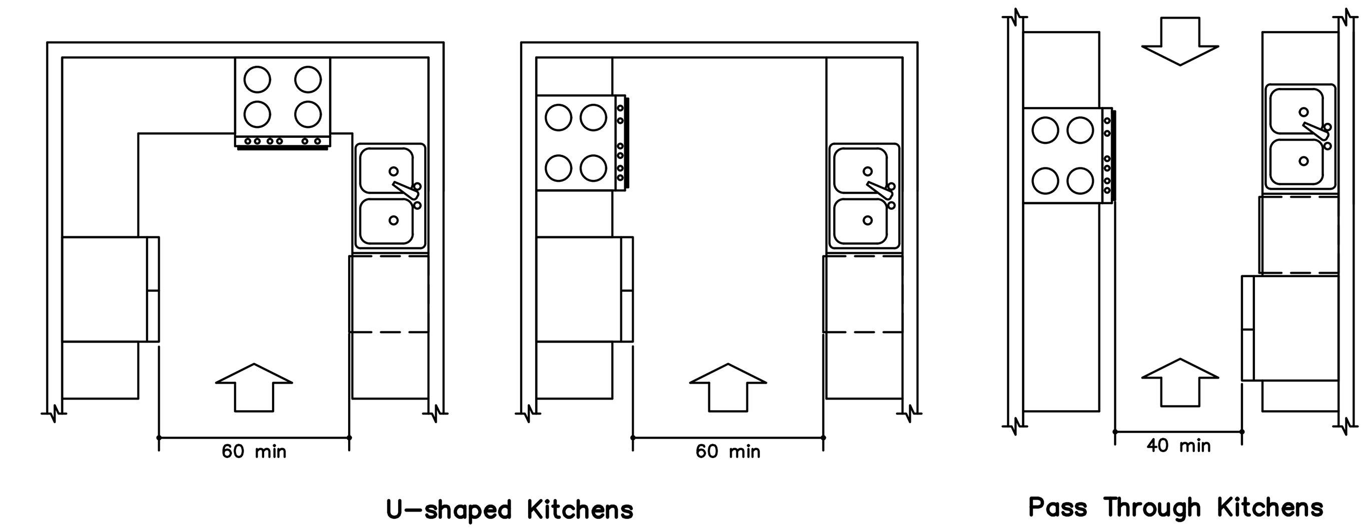


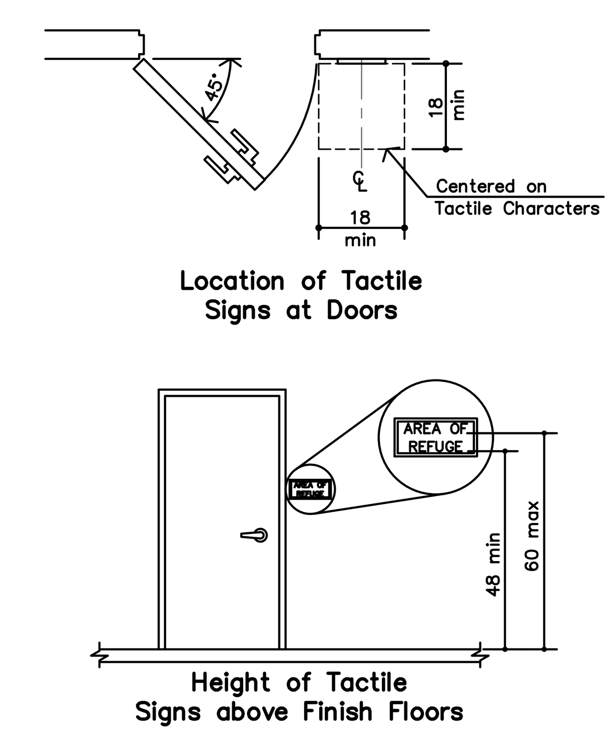
K THRESHOLD DIAGRAMS
NO SCALE

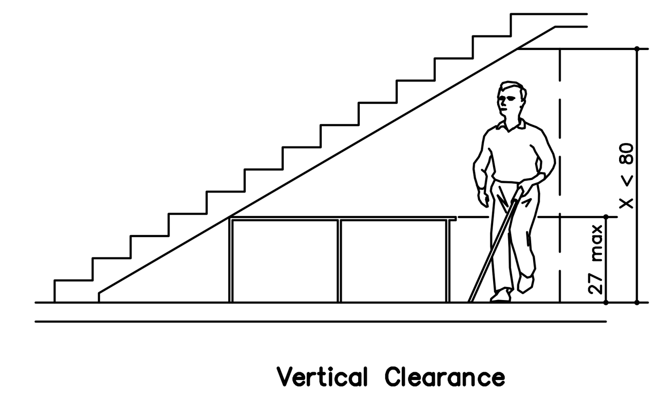


J LAUNDRY
NO SCALE

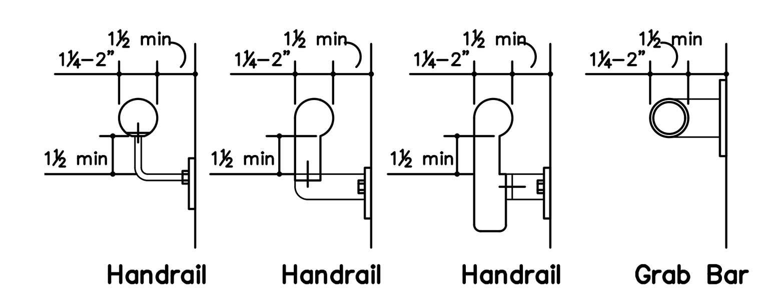


H KITCHENS
NO SCALE



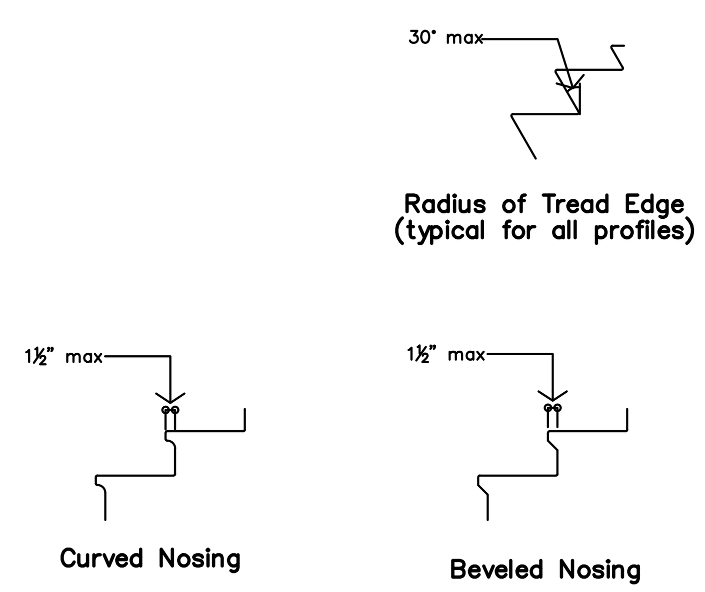


G STANDARD VERTICAL CLEARANCE
NO SCALE

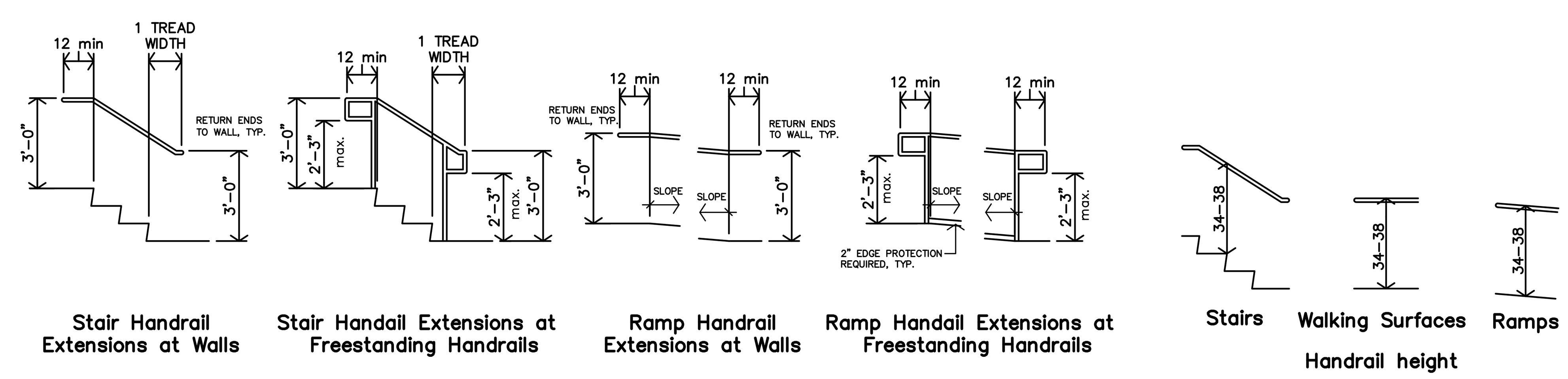


F STANDARD
HANDRAIL/GRAB BAR DETAILS
NO SCALE

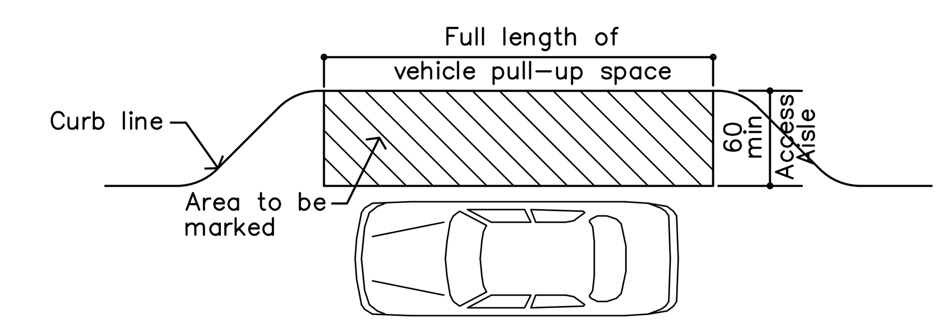
E TACTILE SIGN DIAGRAM
NO SCALE

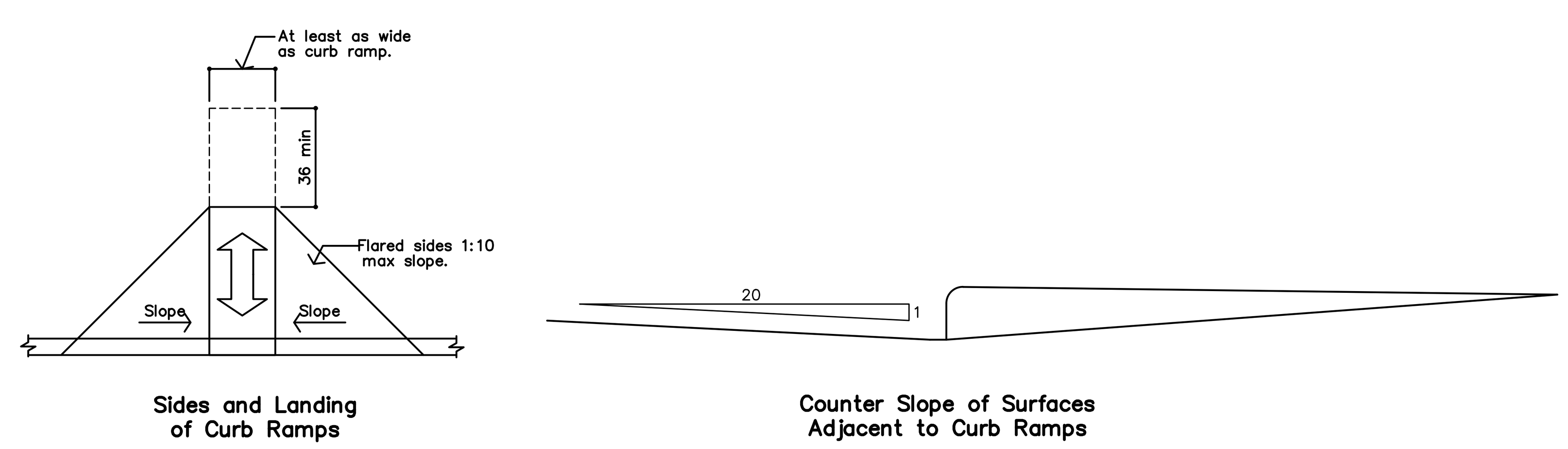


D STANDARD
STAIR NOSING DETAILS
NO SCALE



C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE





B STANDARD CURB RAMPS DIAGRAMS
NO SCALE

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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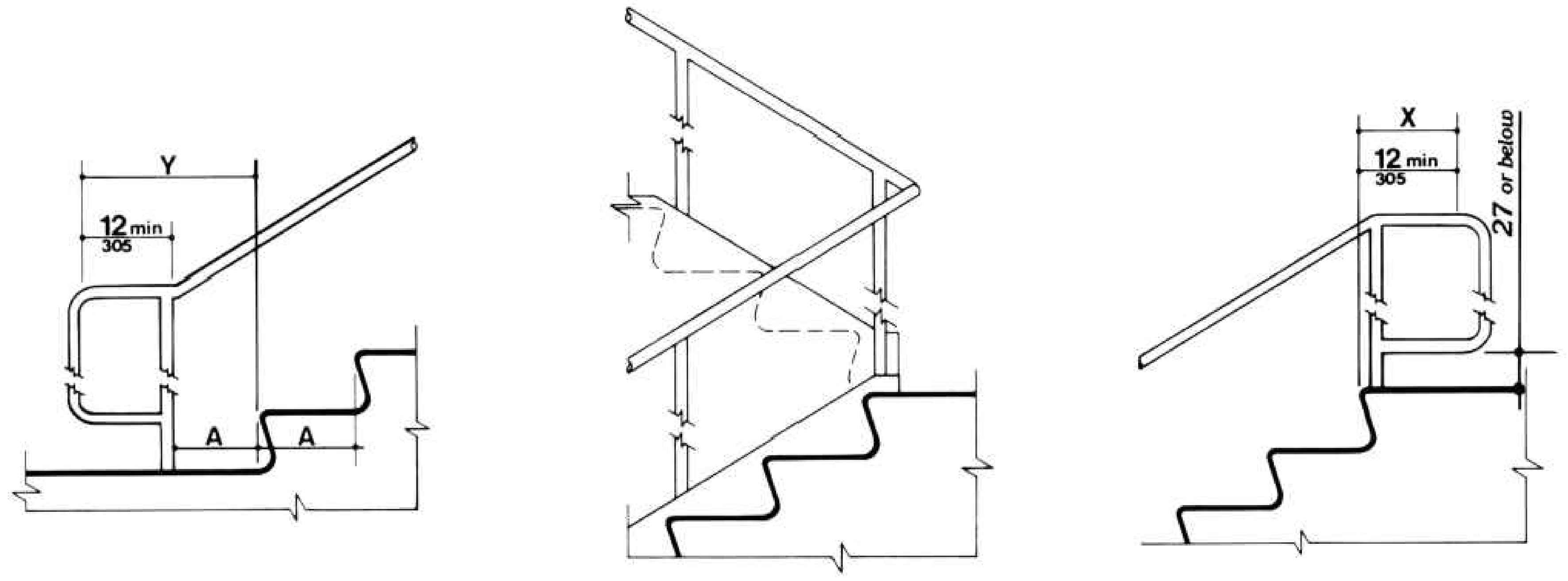


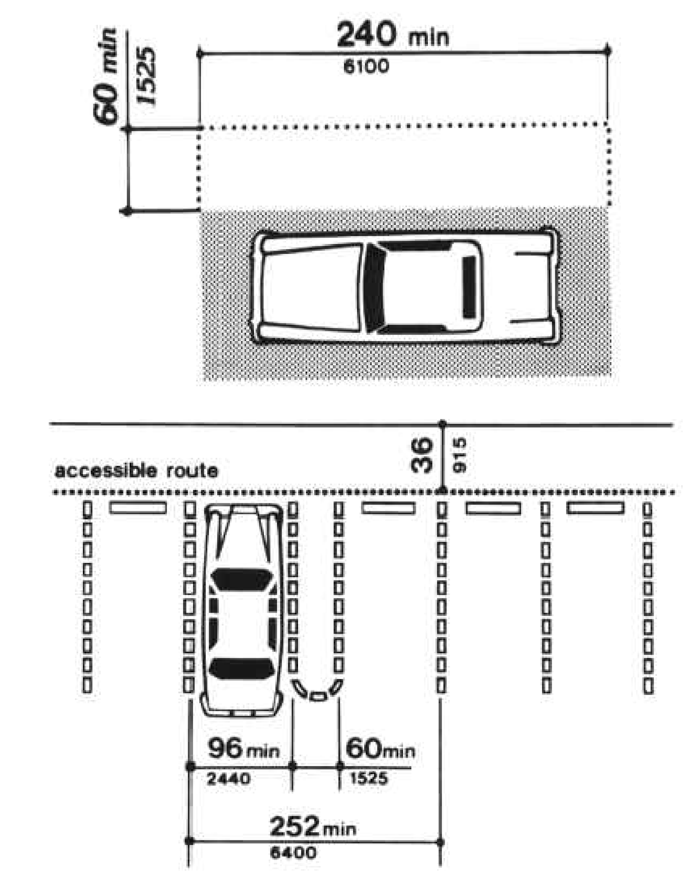
Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

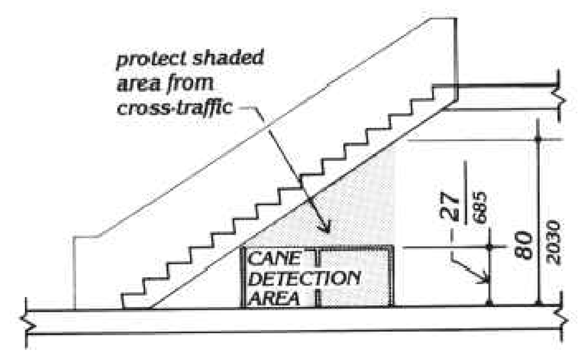
Figure 19(d)
Stair Handrails - Extension at Top of Run

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

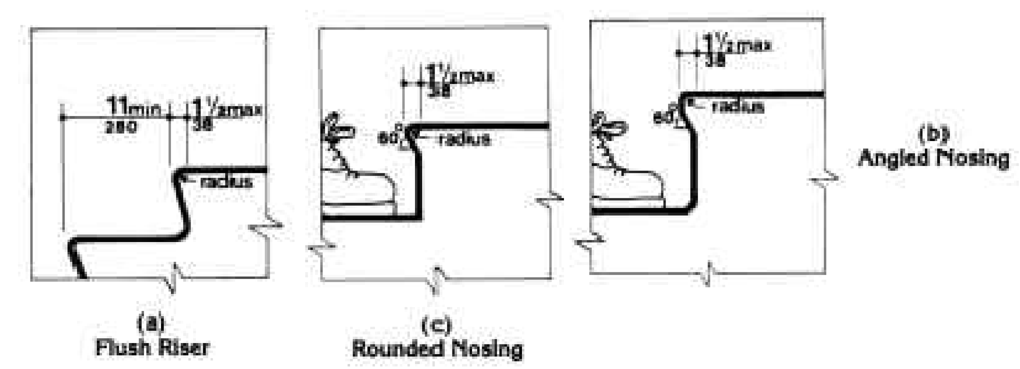
J STANDARD UFAS HANDRAILS
NO SCALE



B STANDARD UFAS PARKING SPACES
NO SCALE



F GENERAL UFAS DIAGRAM
NO SCALE



C STAIR NOSINGS
NO SCALE

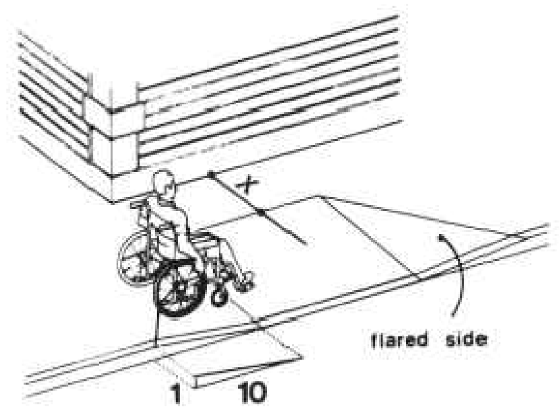


Figure 12(a)

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.

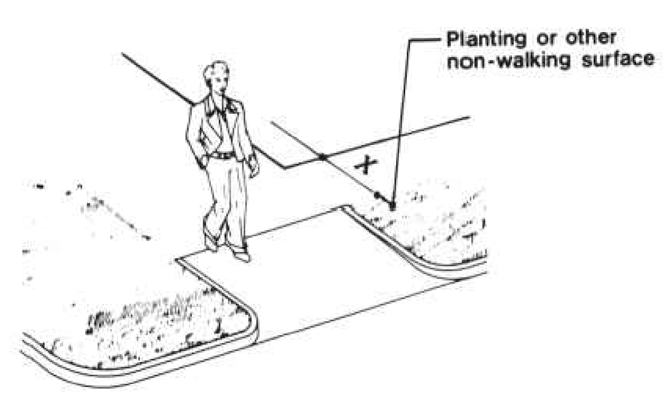
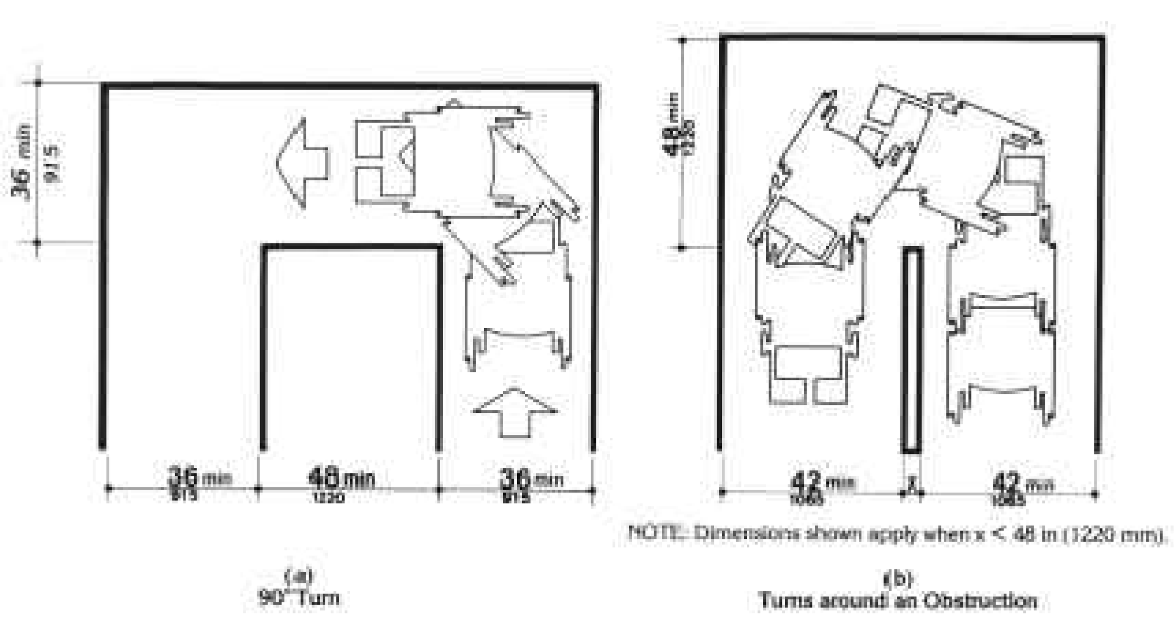
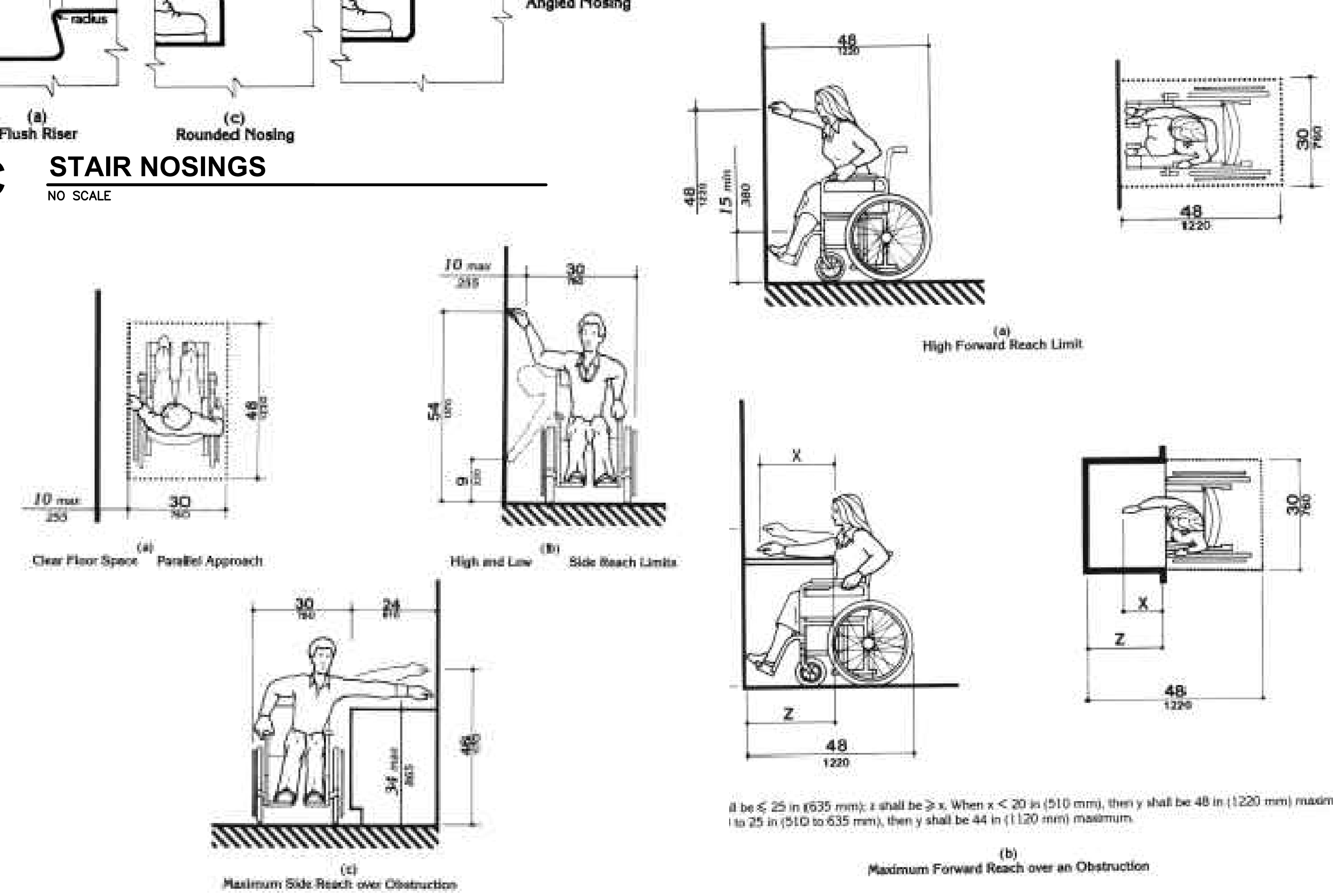


Figure 12(b)

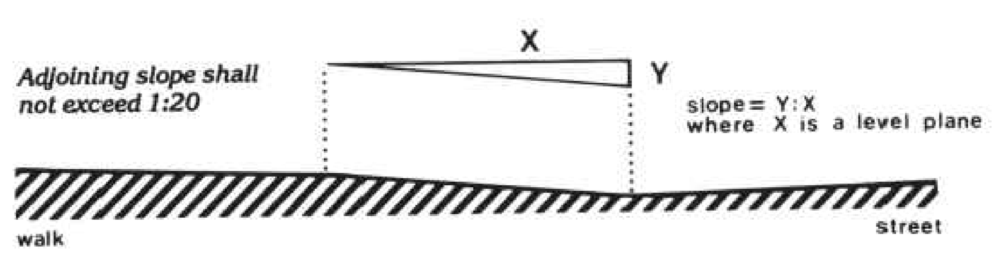
H STANDARD UFAS CURB RAMPS
NO SCALE



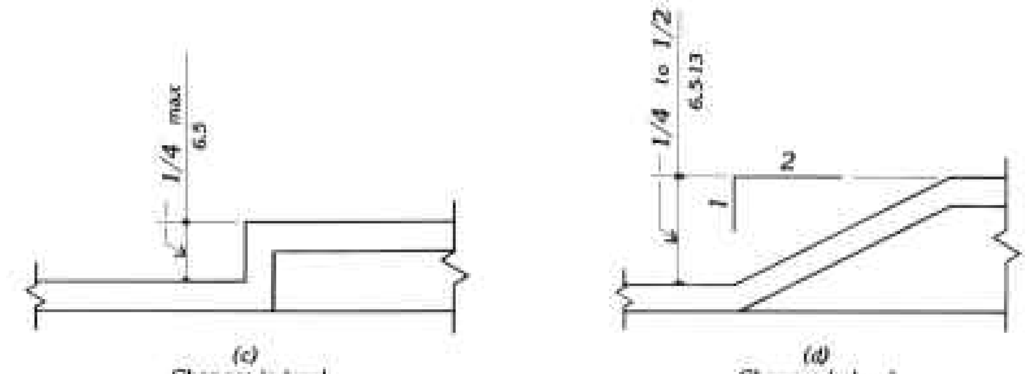
E UFAS WIDTH DIAGRAMS
NO SCALE



A STANDARD UFAS REACH DIAGRAMS
NO SCALE



G STANDARD UFAS SLOPE
NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM
NO SCALE

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

FOR REFERENCE ONLY

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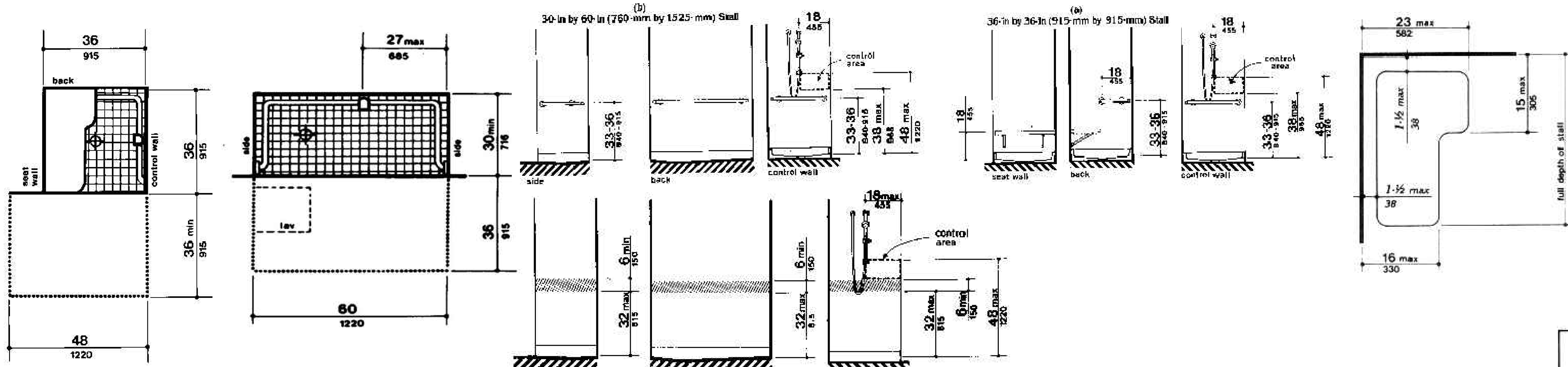
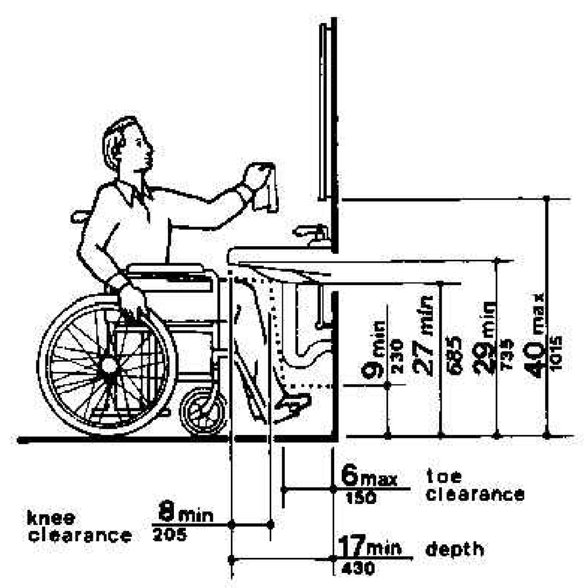
THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSICANA, TEXAS

REVISION:

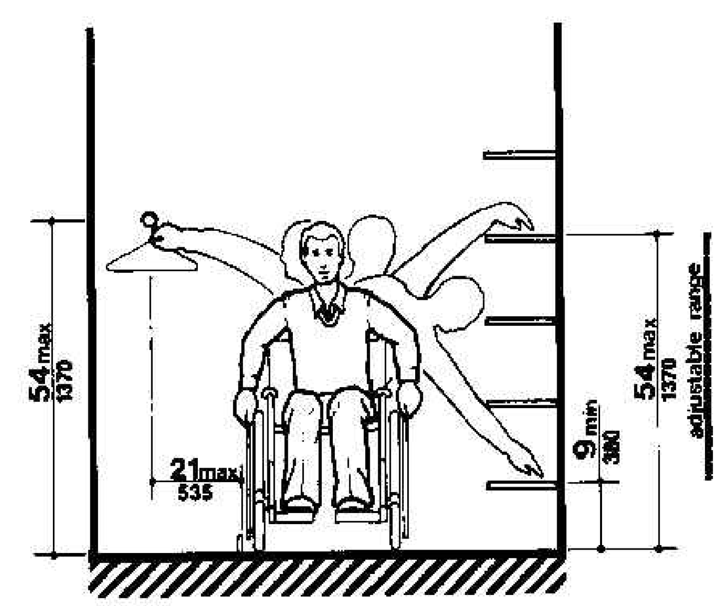
DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:
UFAS 1



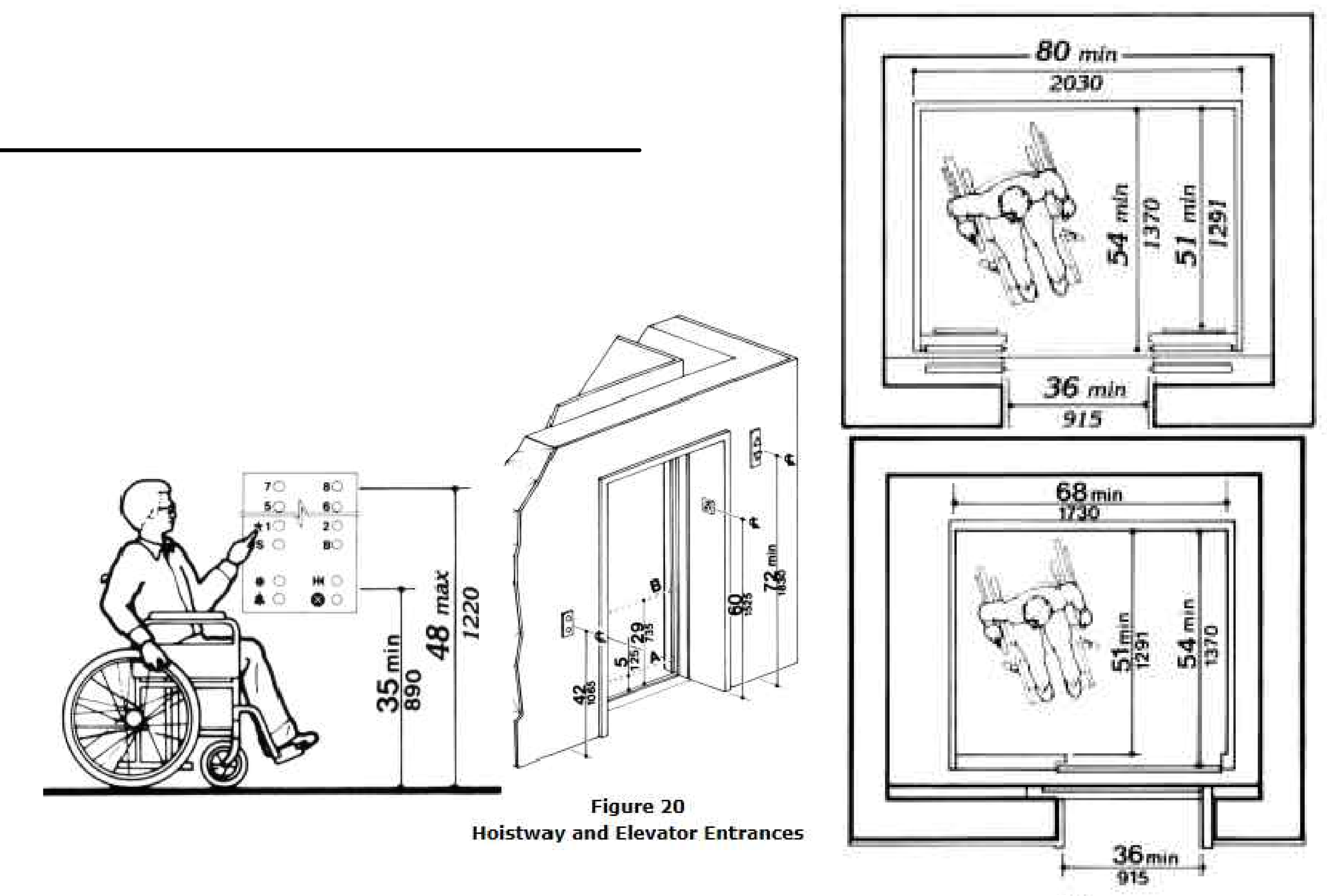
H **STANDARD SHOWER UFAS DIAGRAMS**
NO SCALE



G **UFAS LAVRATORY CLEARANCES**
NO SCALE

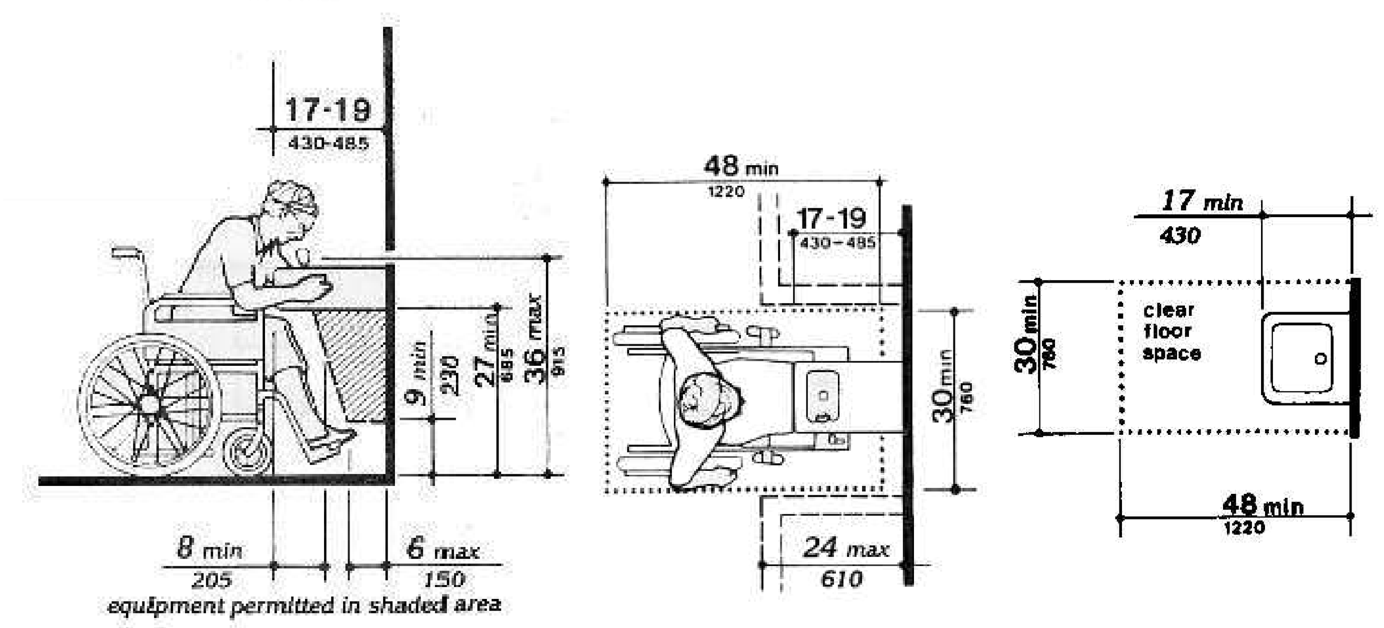


F **STANDARD UFAS CLOSET/STORAGE HEIGHT**
NO SCALE

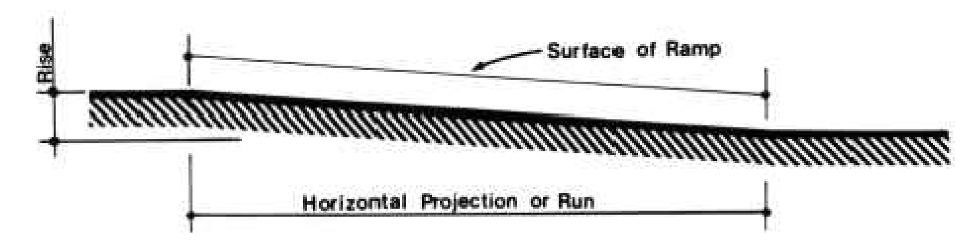


Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

E **STANDARD UFAS ELEVATOR DETAILS**
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

NOTE:
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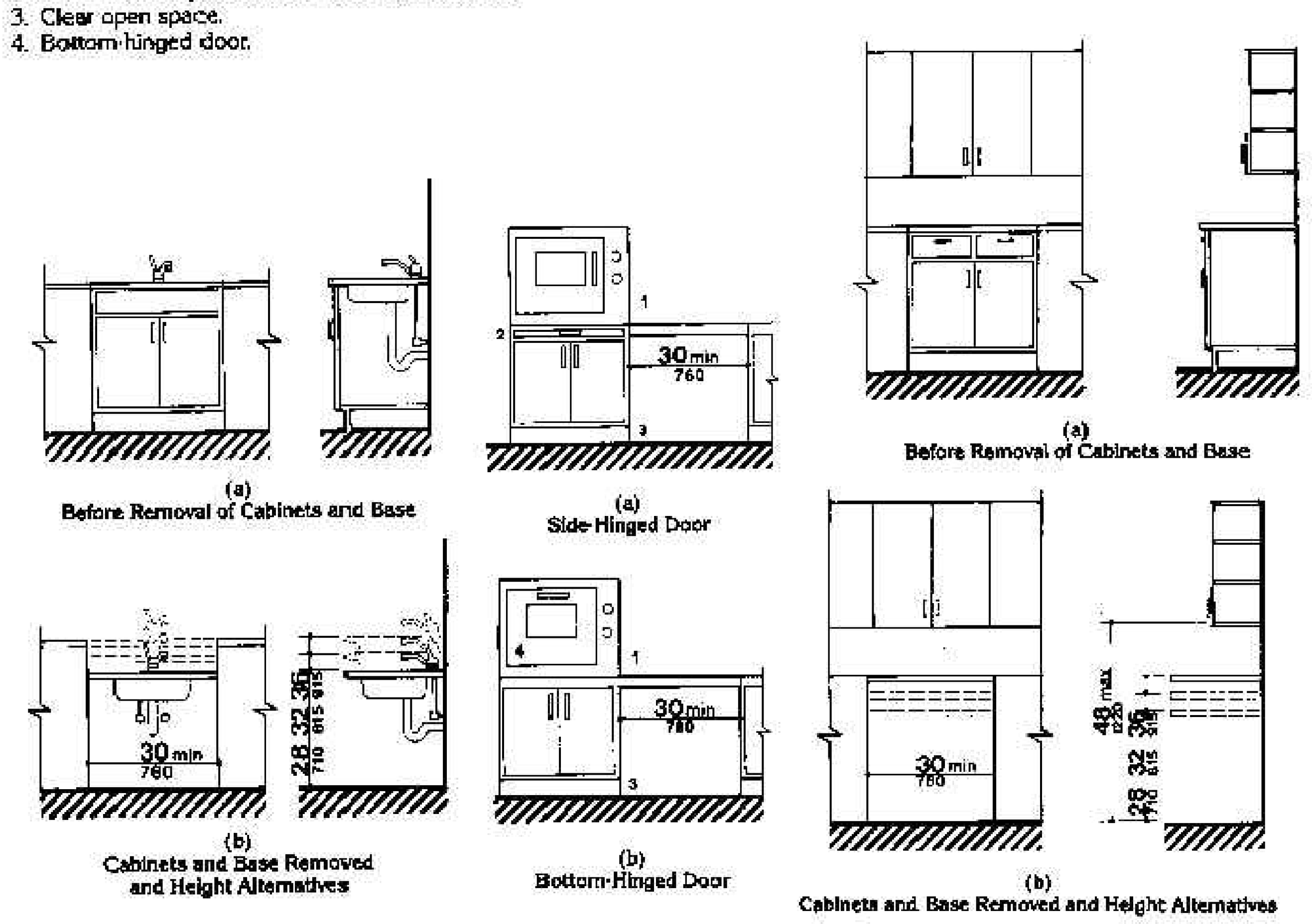
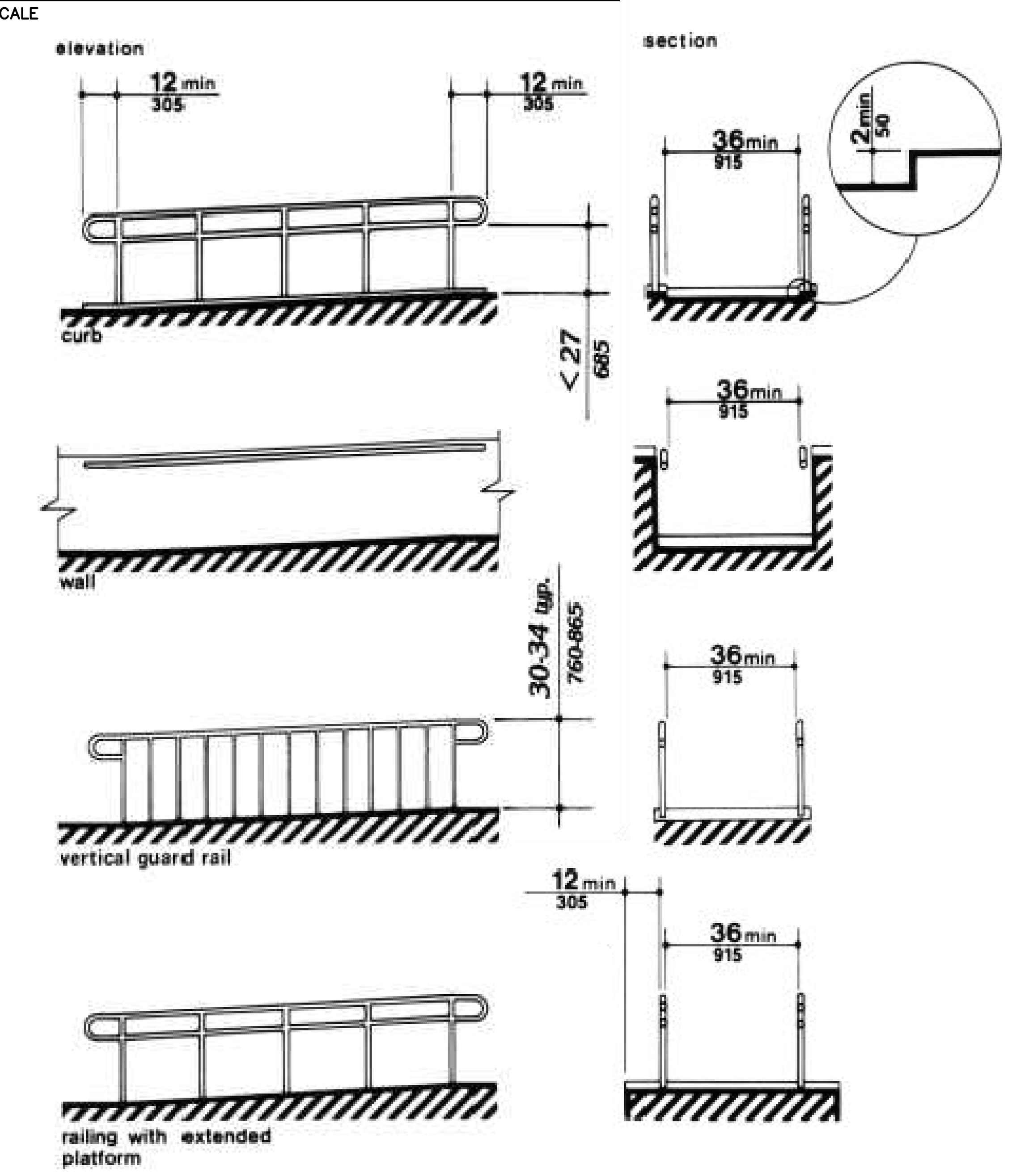
A **SLOPE AND RISE**
NO SCALE

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

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REVISION:

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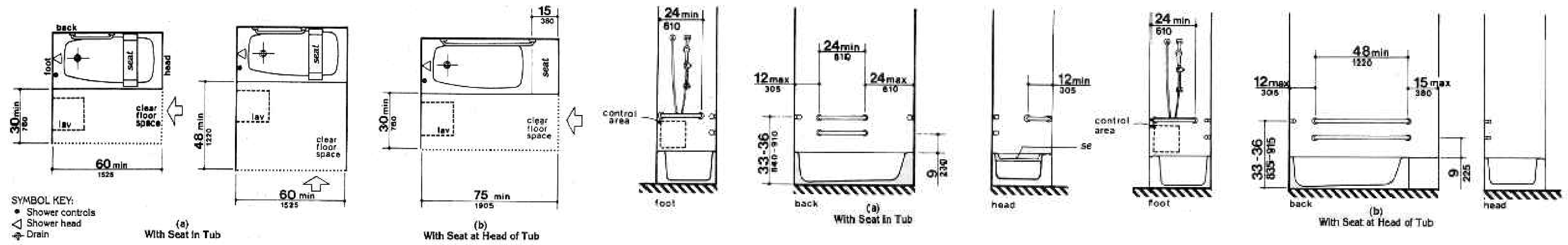
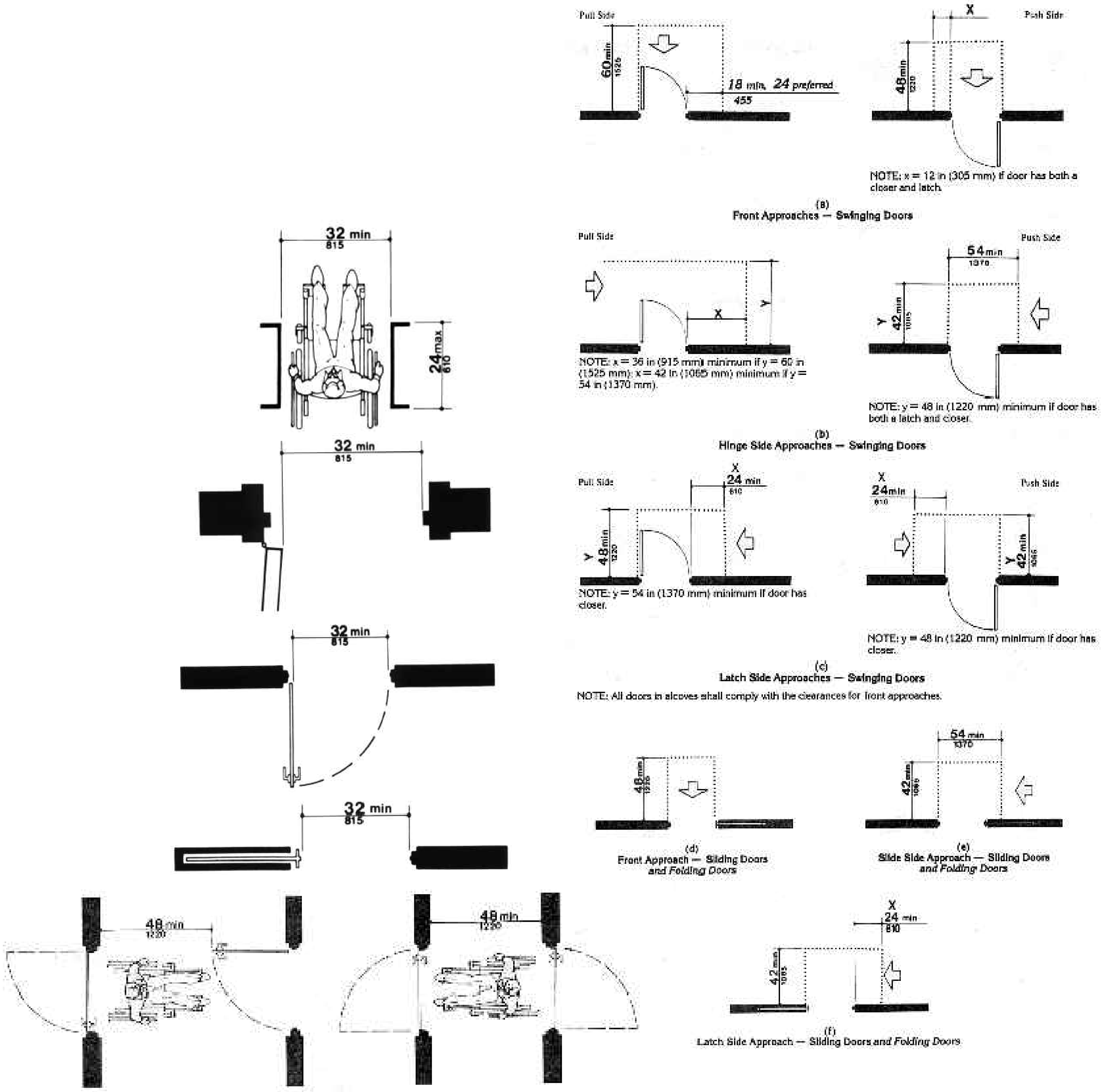
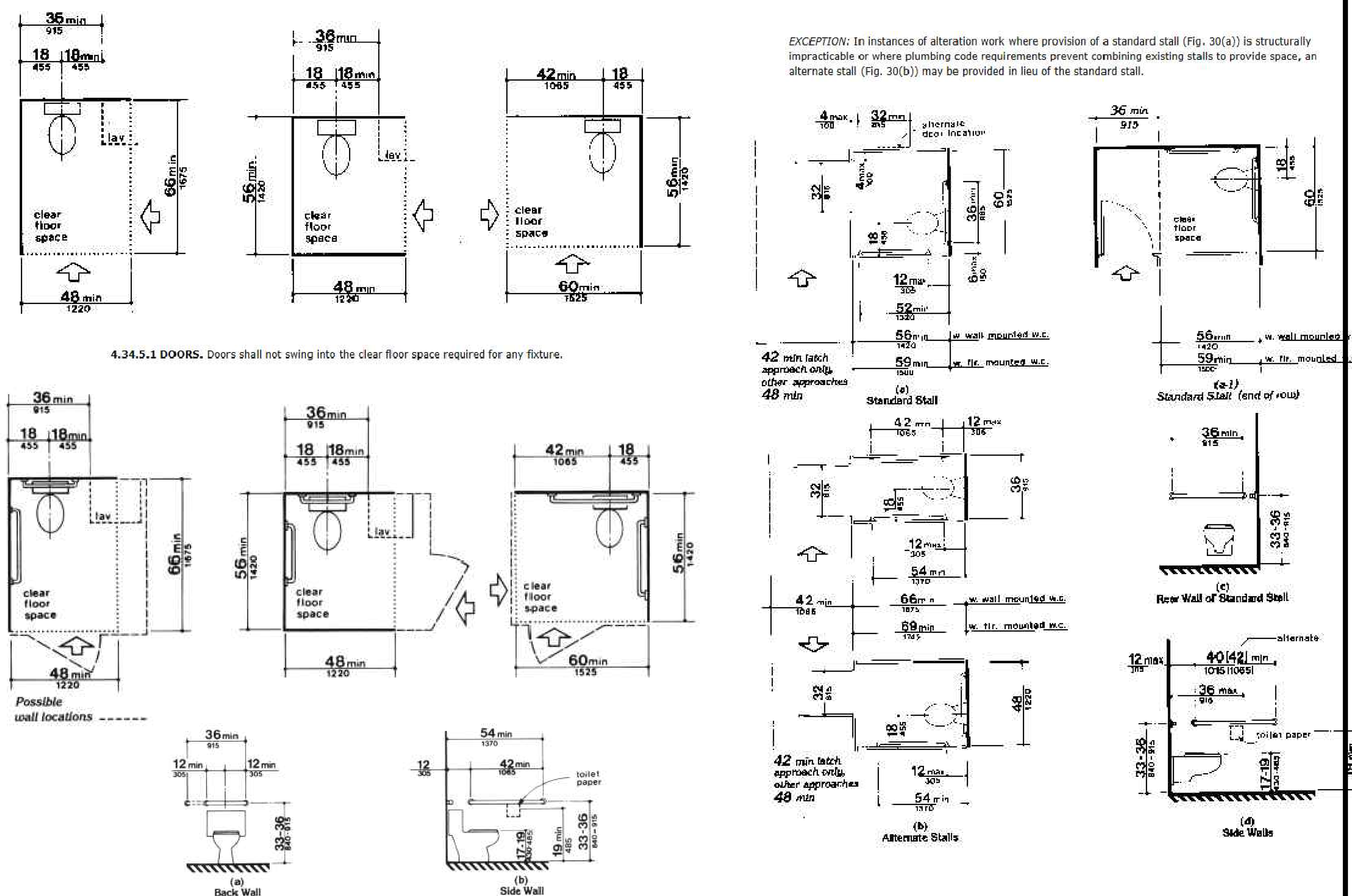
UFAS 2



C **STANDARD BATHROOM/TUB DIAGRAMS**
NO SCALE



B **STANDARD UFAS DOOR APRROACH/CLEARANCES**
NO SCALE



A **STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS**
NO SCALE

NOTE:
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REVISION:	
DATE:	12-9-2024
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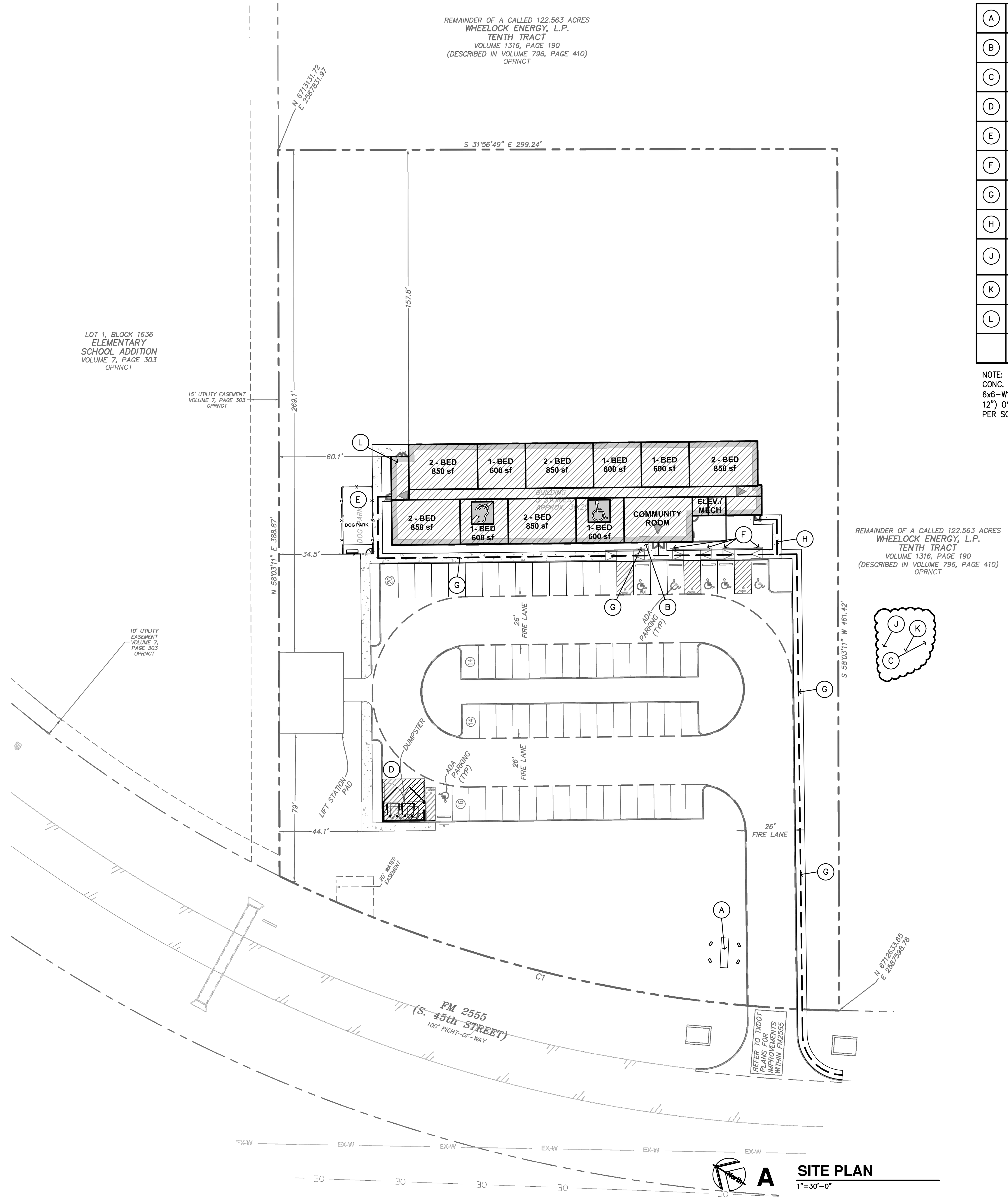
SHEET NO.:	UFAS 3



A SITE PLAN
1"=30'-0"

SITE PLAN KEY NOTES

A	MONUMENT SIGN, BASE BID REF. SHEET A1.2
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY
D	HC TRASH ENCLOSURE REF. SHEET A1.2
E	DOG PARK, 4' TALL ALUM. FENCE, GATE, CONCRETE PAD, BENCHES, AS INDICATED, REF ENLARGED PLAN A-A1.3
F	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	DASHED LINE INDICATES ACCESSIBLE PATH
J	LOCATION OF CONDENSING UNIT, REF. MECH. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH MECH. COMPANY
K	BUILDING METER CENTER REF. ELECT. DWGS
L	BUILDING FIRE SPRINKLER ROOM REF. MECH. DWGS

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

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
3.00 ACRES	130,680	10,219 sf	7.8%

ACCESSIBLE UNIT LEGEND

(2) UNITS SHALL BE ACCESSIBLE – 5% of total
(1) 1-bedroom
(1) 2-bedroom

(1) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE – 2% of total
(1) 1-bedroom

ACCESSIBLE WALK OR PATH

PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	64
HANDICAP STALLS	3

PROVIDED	
HANDICAP PARKING STALLS	6
STANDARD PARKING STALLS	58
TOTAL PARKING STALLS	64
PARKING RATIO (STALLS/UNITS)	2.00

FLOOD PLAIN

BASED ON THE FEMA FLOOD PLAIN MAPS, THIS PROJECT SITE IS LOCATED IN ZONE X.

STORM WATER RETENTION

ON SITE STORM WATER DETENTION IS REQUIRED AND SHOWN

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STATE OF TEXAS

REVISION:

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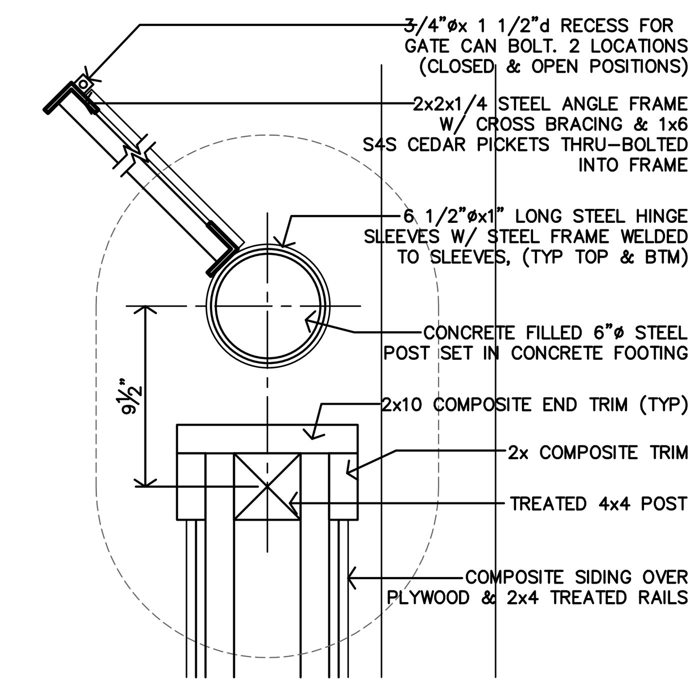
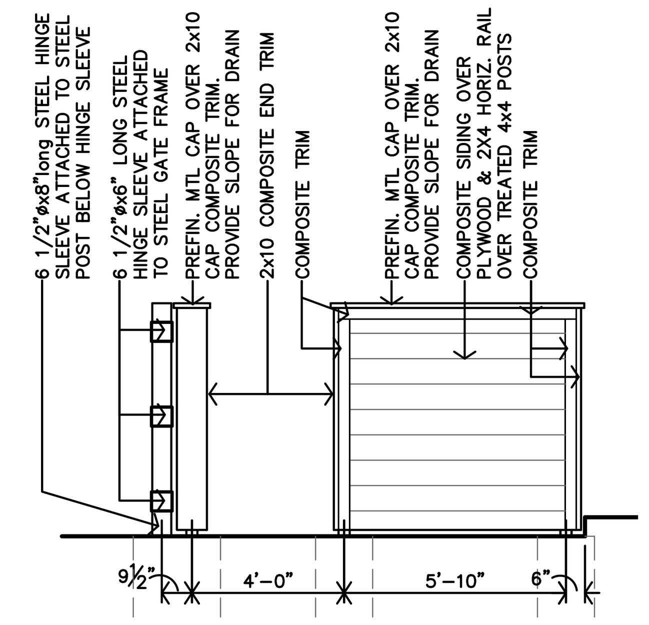
SHEET NO.:

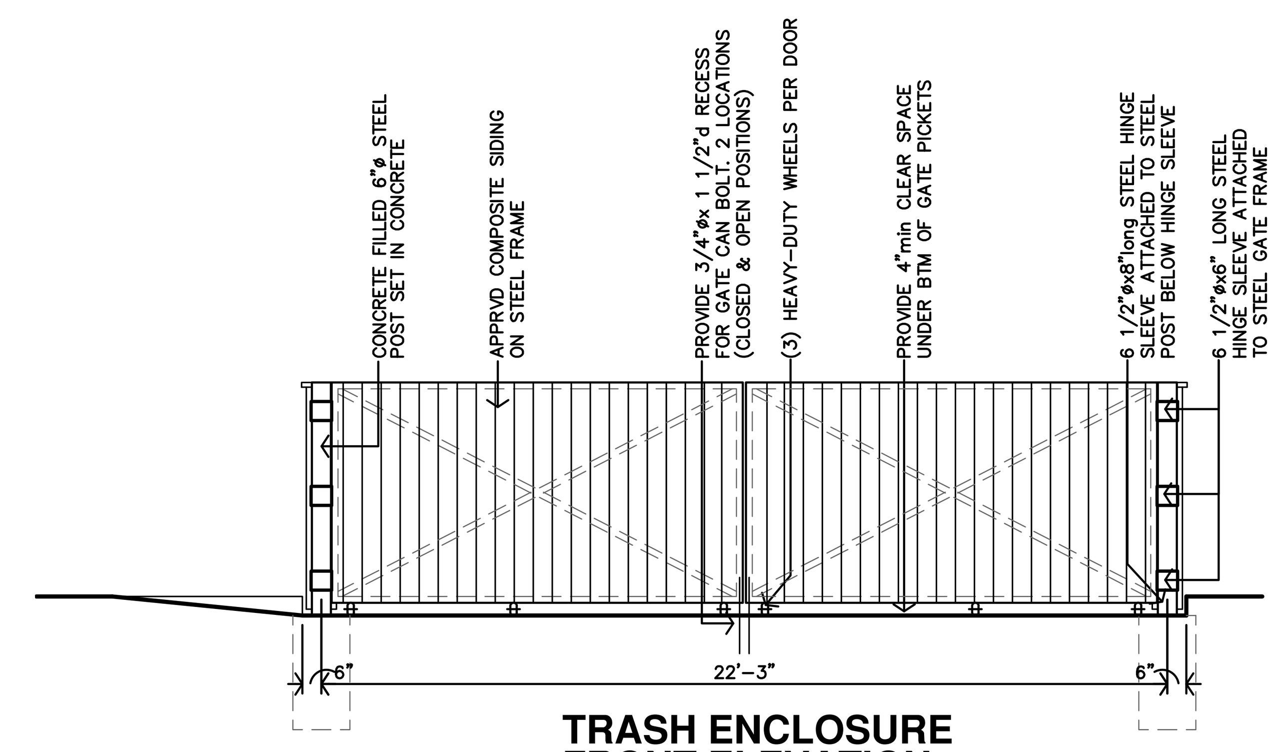
A1.1



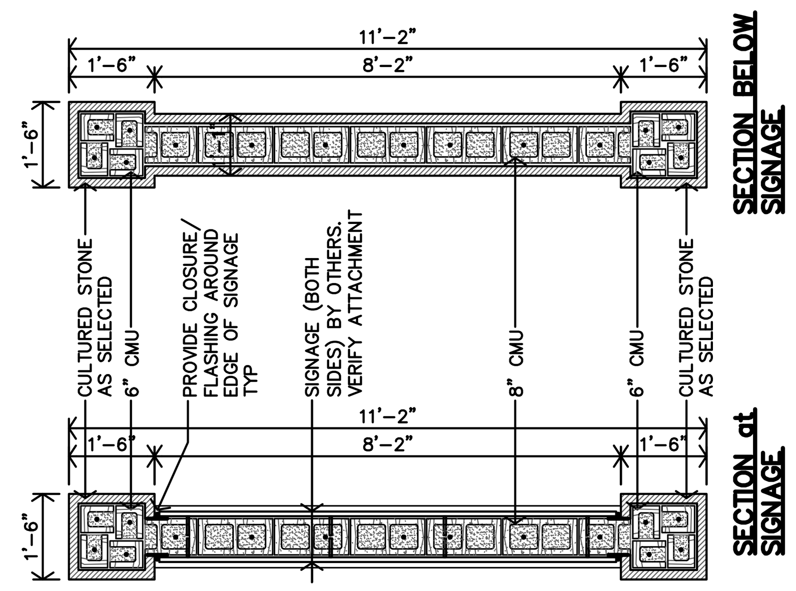
D DETAIL
1 1/2"=1'-0"



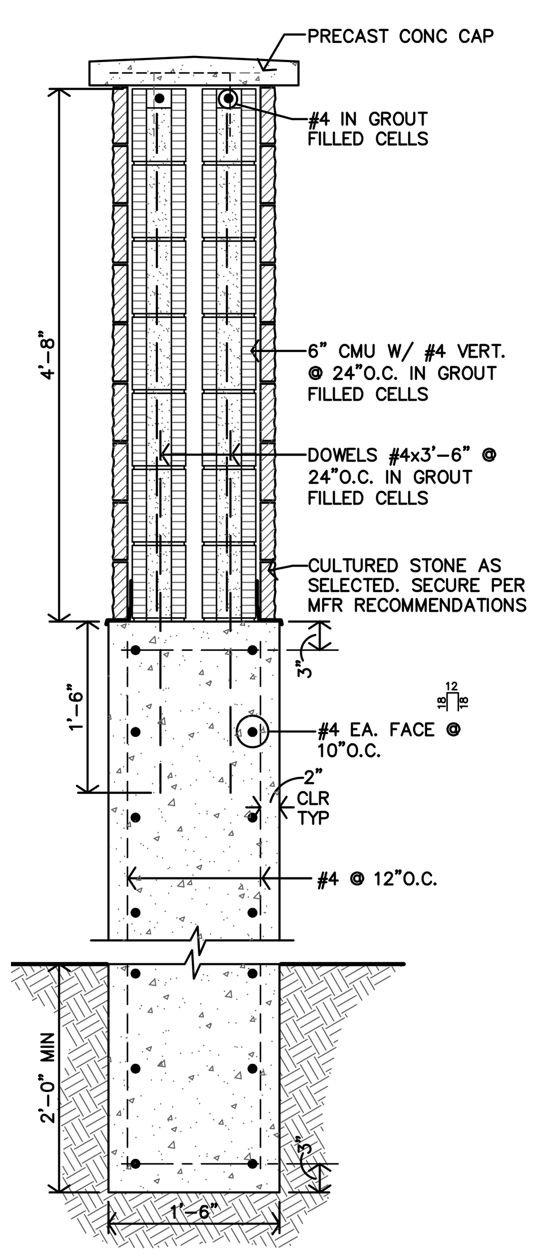
C TRASH ENCLOSURE SIDE ELEVATION
1/4"=1'-0"



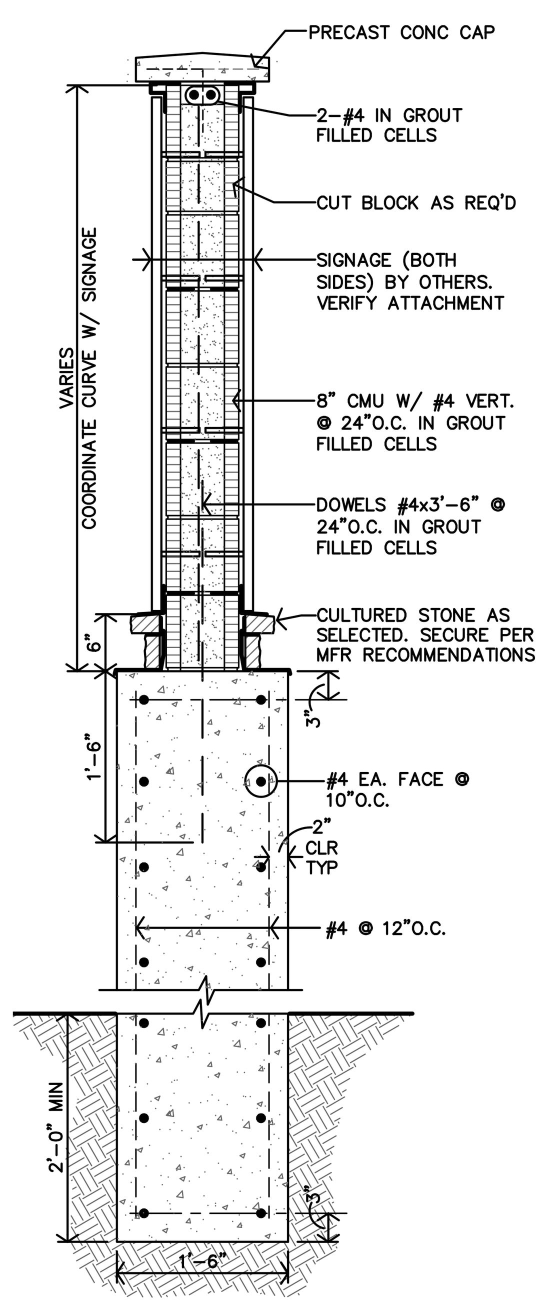
B TRASH ENCLOSURE FRONT ELEVATION
1/4"=1'-0"



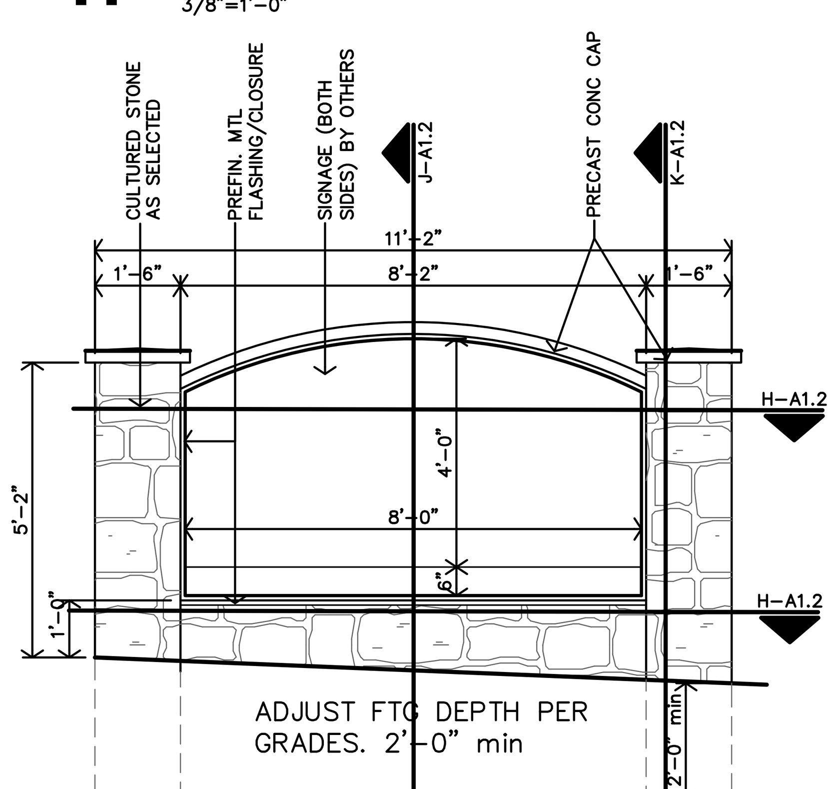
H MONUMENT SIGN SECTION
3/8"=1'-0"



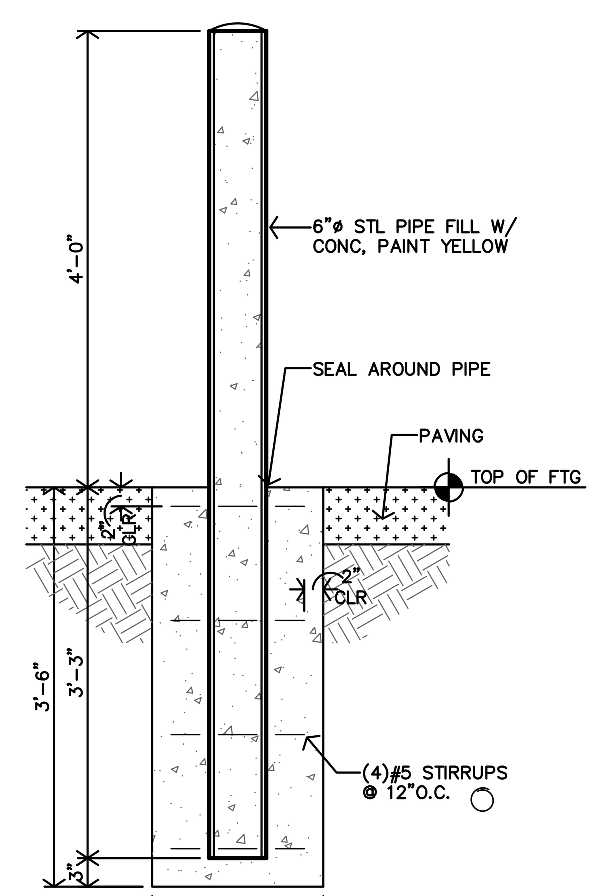
K MONUMENT SIGN SECTION
3/8"=1'-0"



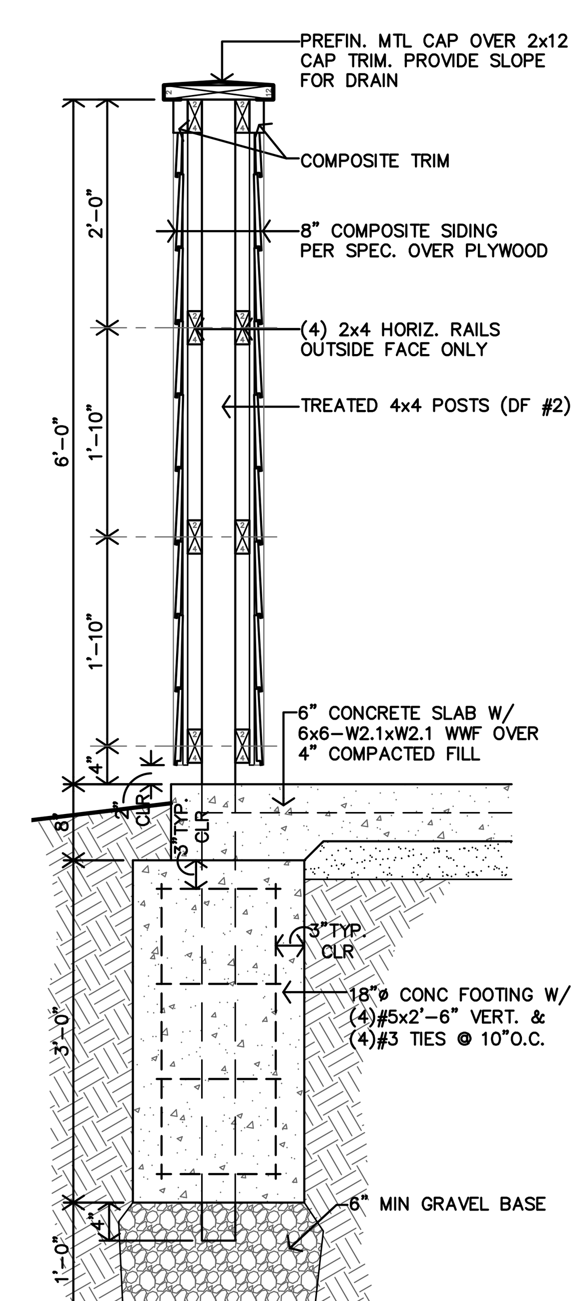
J MONUMENT SIGN SECTION
3/8"=1'-0"



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

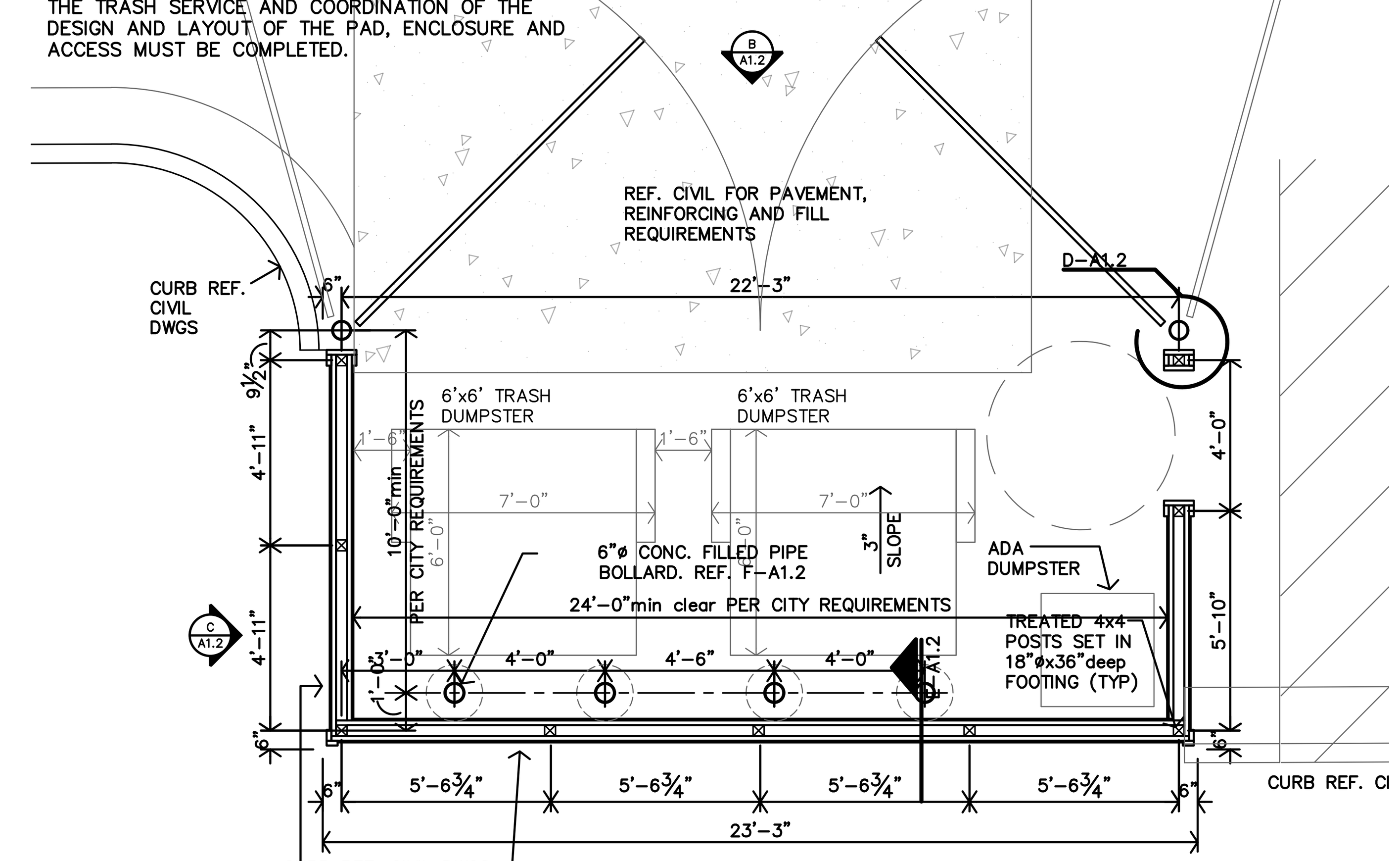


F BOLLARD DETAIL
3/4"=1'-0"



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

DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.



A DOUBLE CONTAINER TRASH ENCLOSURE PLAN
1/4"=1'-0"

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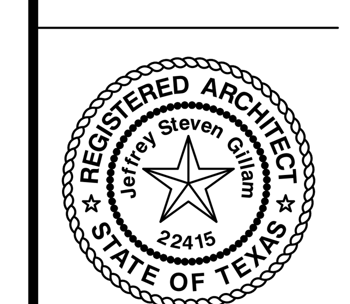

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DATE: 12-10-2024
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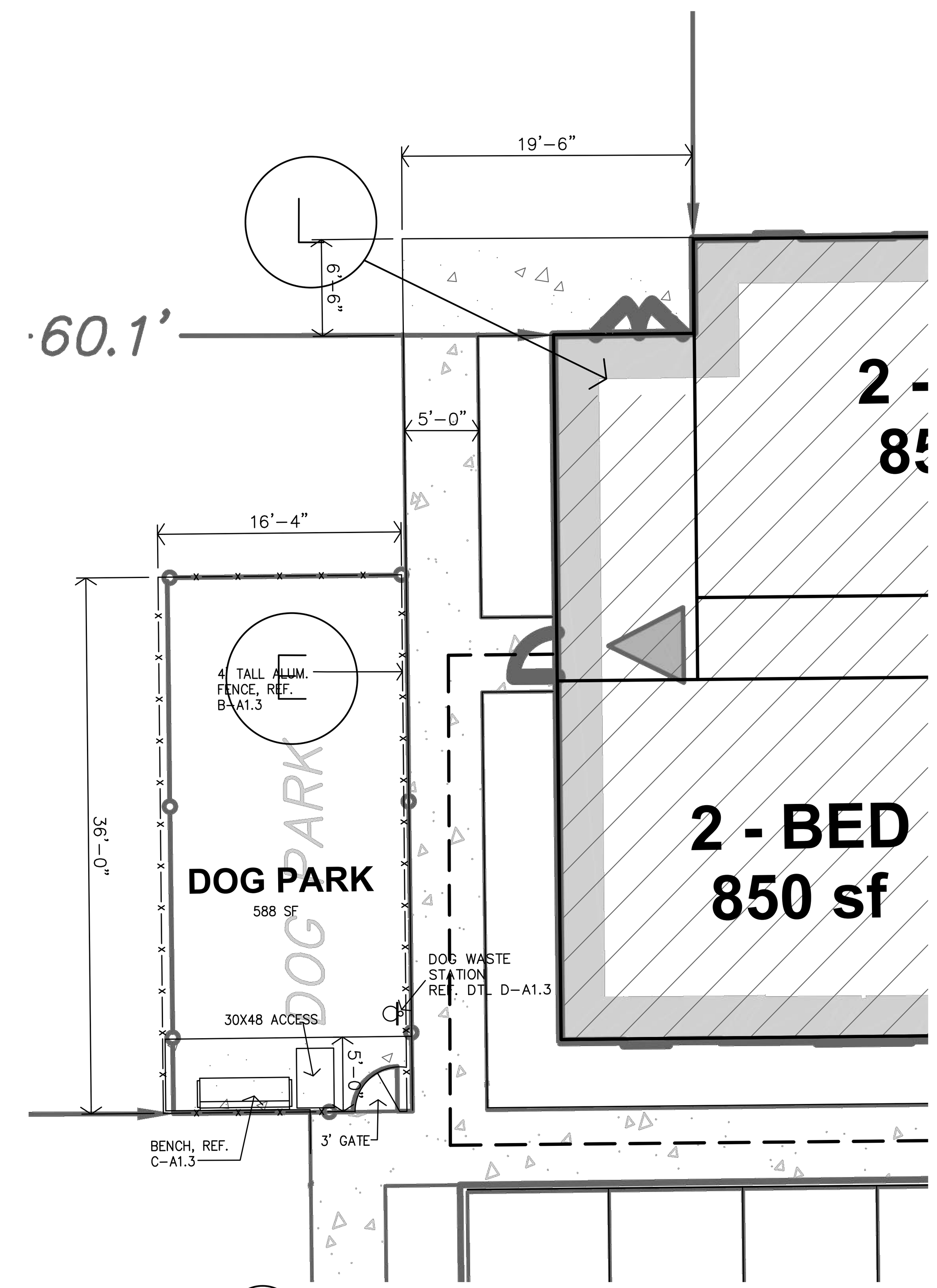
A1.2

B TYPICAL IMAGE OF 4'-0" tall ALUM. FENCE - DOG PARK
NO SCALE

COMPLETE DOG WASTE STATION, SINGLE PULL BY DOG-ON-IT PARKS. MODEL #74085
COLOR: BLACK

D DOG WASTE STATION
NO SCALE



A DOG PARK
1/8"=1'-0"

C BENCH DETAILS
NO SCALE

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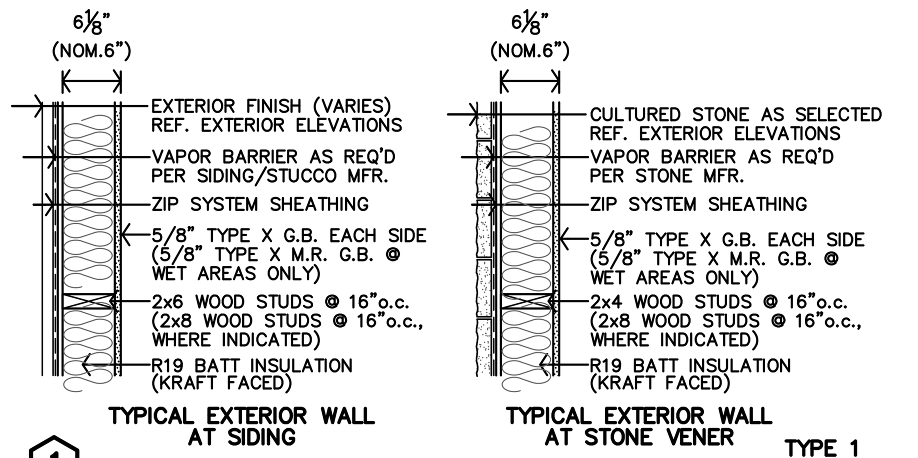
A1.3

EXTERIOR PARTITION SCHEDULE

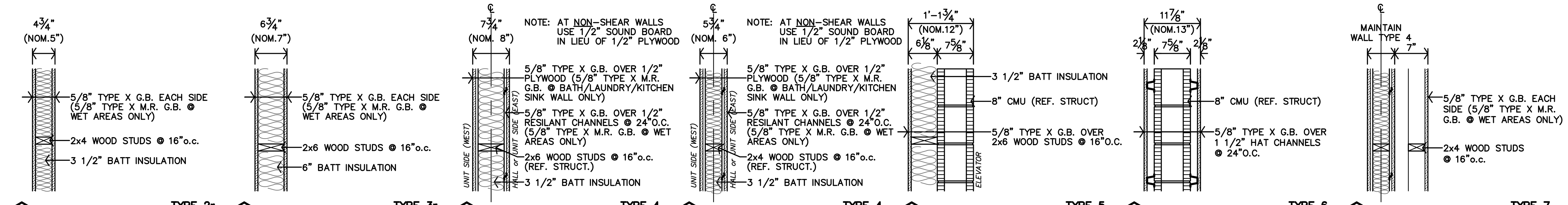
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



1 TYPE 1

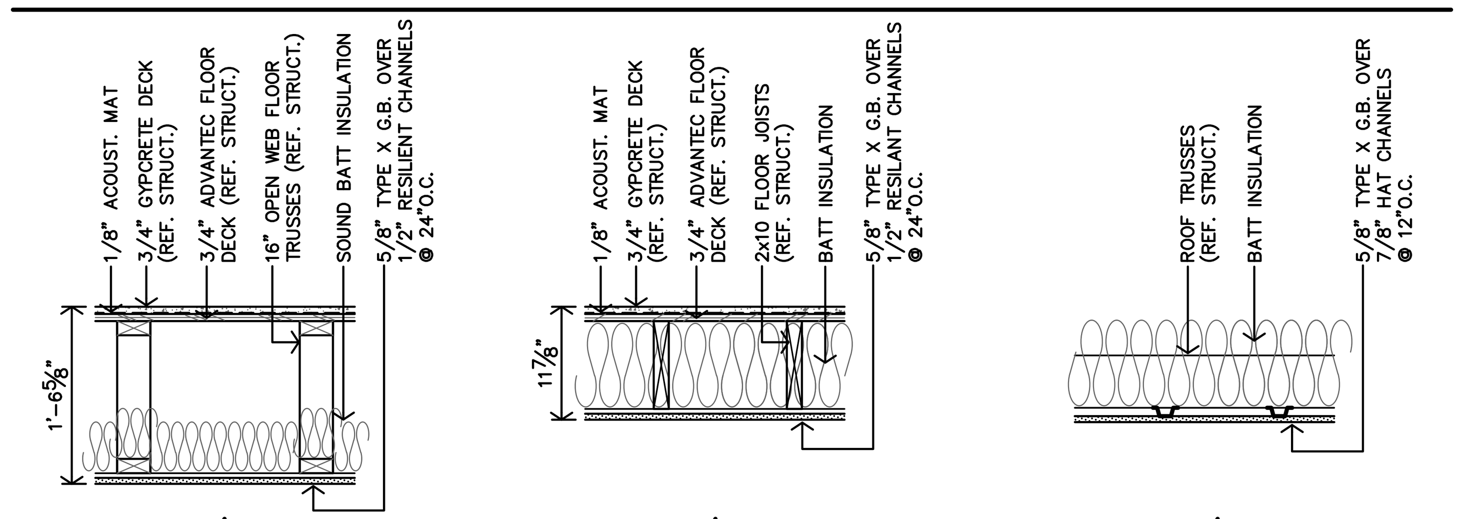
INTERIOR PARTITION SCHEDULE

- 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



2r STC 34	1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS	TYPE 2r
2 NON-RATED		TYPE 2
3r STC 35	1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS	TYPE 3r
3 NON-RATED		TYPE 3
4.1 STC 52	1-HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS NOTE: HALL TO BE 30MIN RATED	TYPE 4
4.2 STC 52	1-HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS NOTE: HALL TO BE 30MIN RATED	TYPE 4
5 STC 60	1-HOUR RATED (UL U905) (UL RATING 1HR)	TYPE 5
6 STC 60	2-HOUR RATED FIRE WALL (UL U910) (UL RATING 2HR)	TYPE 6
7 STC 52		TYPE 7

ASSEMBLIES



FLOOR/CEILING A
1-HOUR RATED (UL L528)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2015 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2015 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

FLOOR/CEILING B
1-HOUR RATED (UL L501)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2015 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2015 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

ROOF/CEILING
1-HOUR RATED (UL P522)
ATTACH PER ul REQUIREMENTS

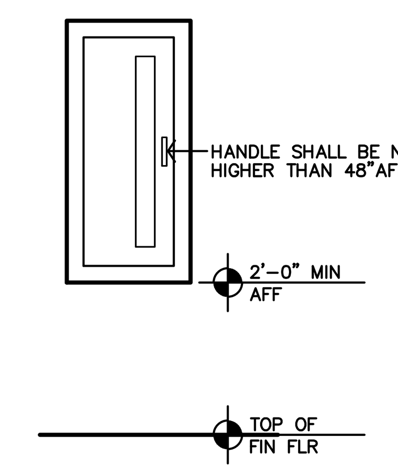
LEGEND

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

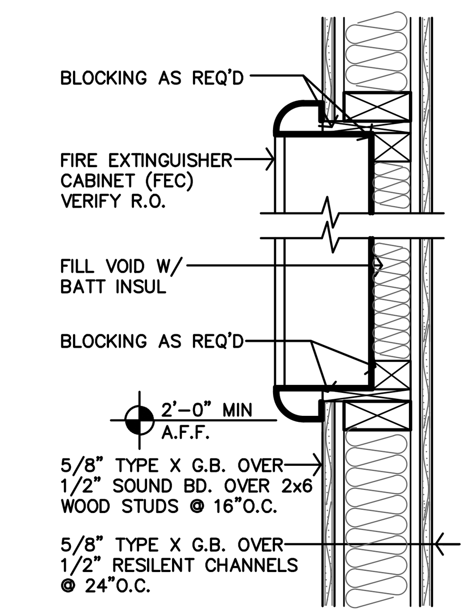
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ARCHITECTURAL GENERAL NOTES

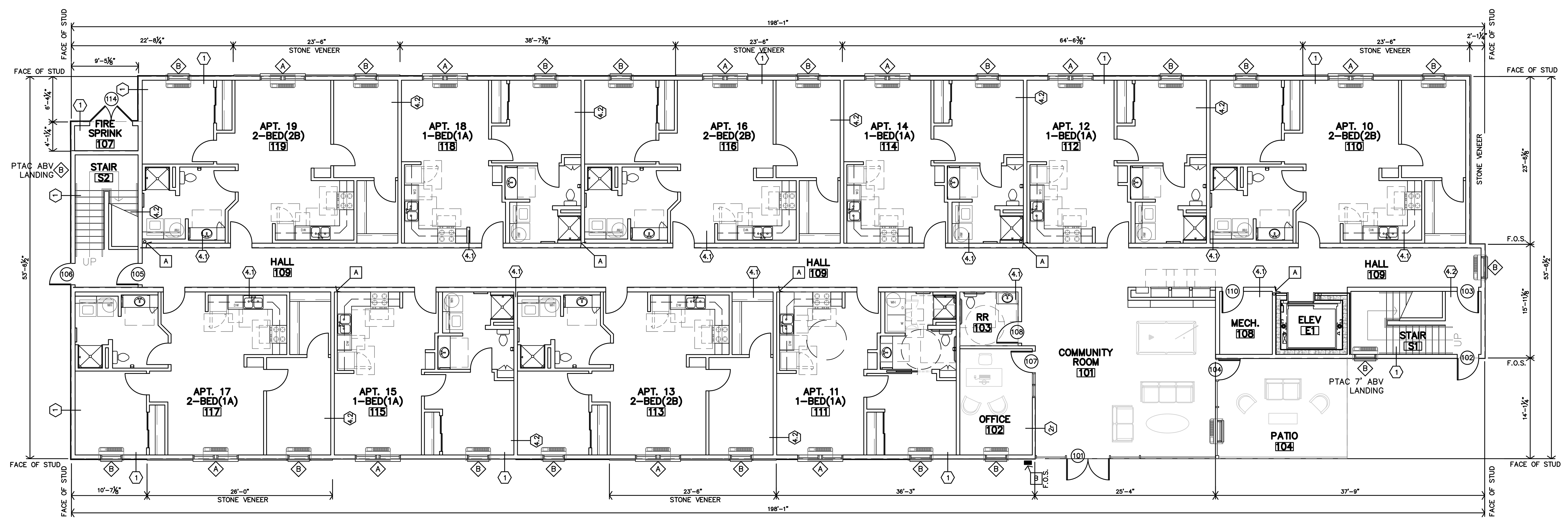
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE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

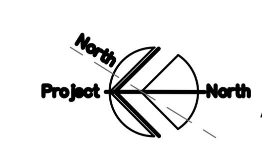


C TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



B FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"





A FIRST FLOOR PLAN
1/8"=1'-0"

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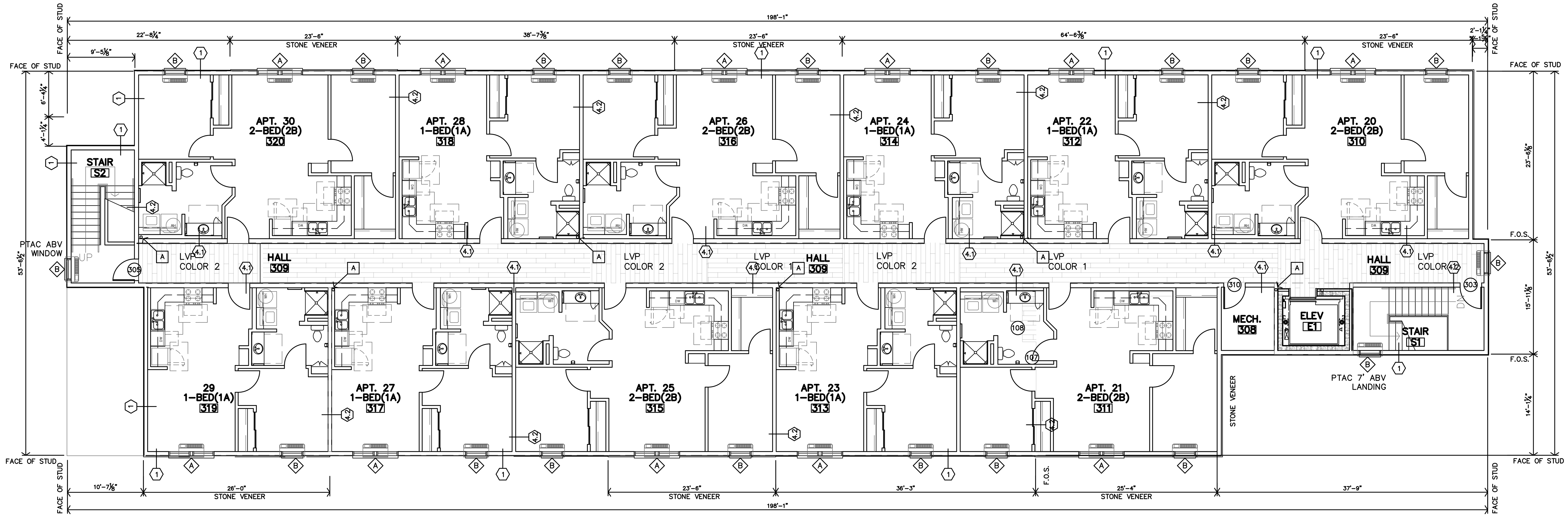
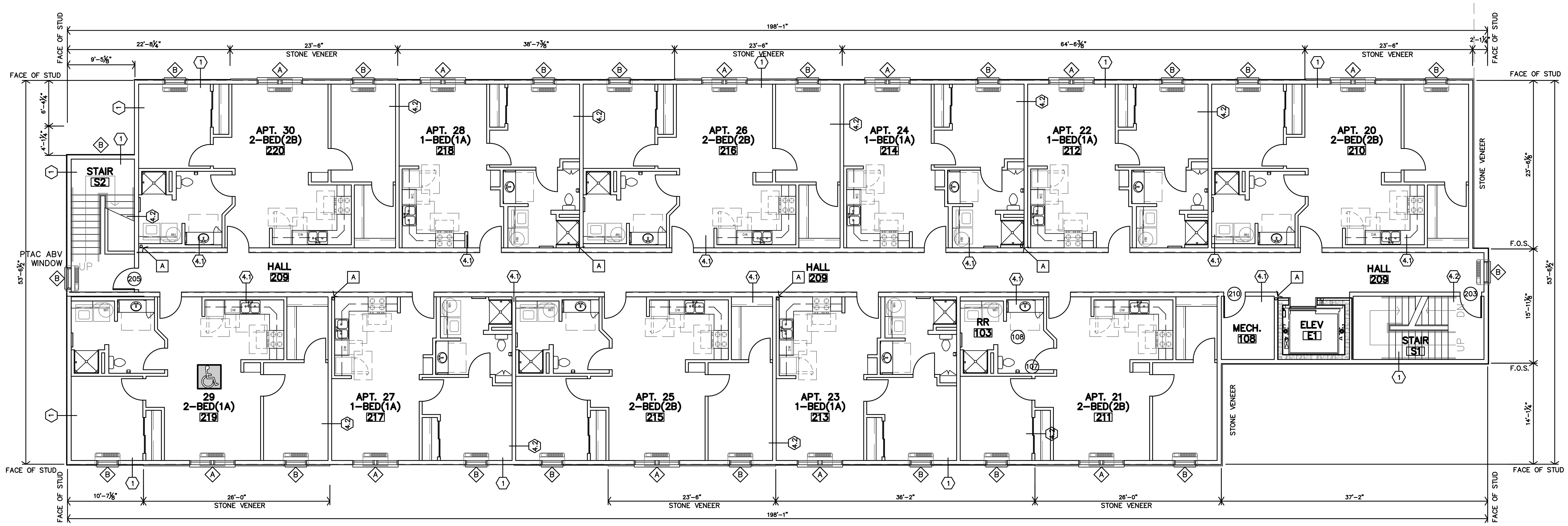


B **THIRD FLOOR PLAN**
1/8"=1'-0"



A **SECOND FLOOR PLAN**
1/8"=1'-0"

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A2.2

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'–0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'–0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2018 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1, LOCATED PER FLOOR PLAN.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.5 FOR FIRE PENTRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
12. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON BUILDING PLANS):
    - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
14. REF SHEET A2.1 AND THIS SHEET FOR PARTITION SCHEDULE.
15. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
16. F.O.S. = FACE OF STUD

ADAPTABLE (TYPE-B) UNIT NOTES

18. 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 #103
        - TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
        - CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1–2017.
        - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 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

19. 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 NOTED OTHERWISE). 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

FINISHES & INSTRUCTIONS

P LATEX ENAMEL — VP VINYL LVP TILE — CT CERAMIC TILE
C CARPET — ST STAIN & SEAL — TX TEXTURE

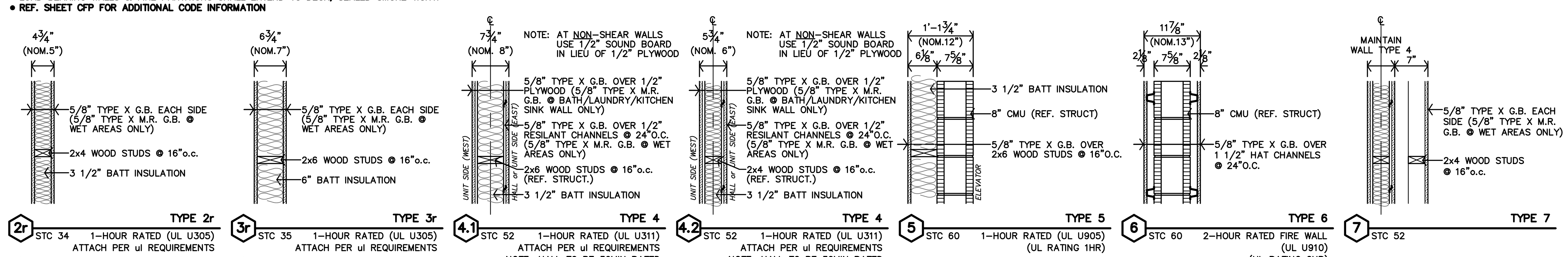
NO.	DESCRIPTION	FLOOR			BASE			N.WALL			E.WALL			S.WALL			W.WALL			CEILING			REMARKS
		CARPET	VINYL LVP TILE		WOOD			5/8" FIRE RATED G.B.			5/8" FIRE RATED G.B.			5/8" FIRE RATED G.B.			5/8" FIRE RATED G.B.			5/8" FIRE RATED G.B.			
01	KITCHEN		VP		P			P			P			P			P			P			
02	LIVING ROOM		VP		P			P	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

GENERAL NOTES:

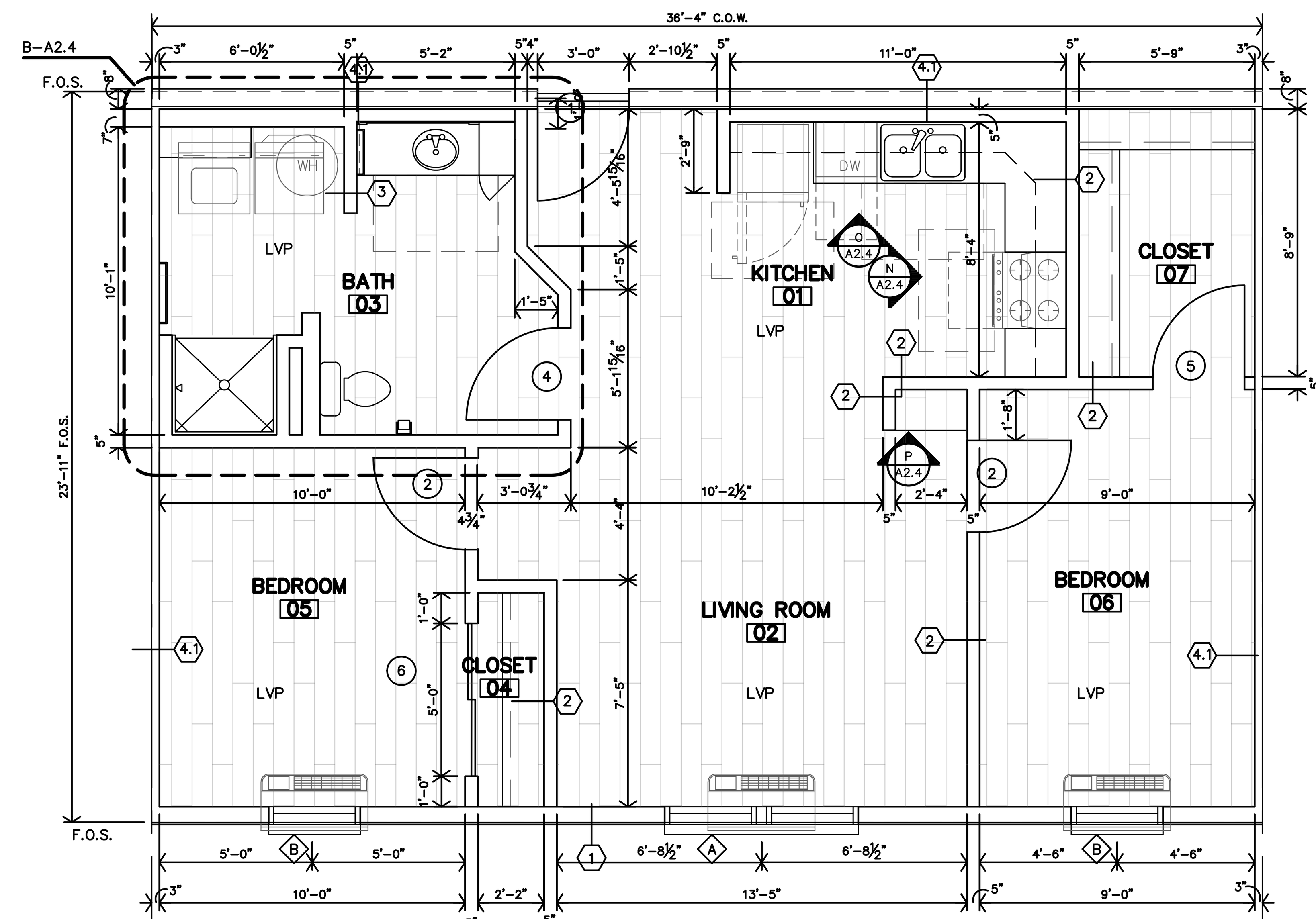
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. 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.
D. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. 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. SPRAY FINISH ONLY. NO BRUSH FINISH.
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
J. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE ON ALL WALLS AND CEILINGS.

INTERIOR PARTITION SCHEDULE

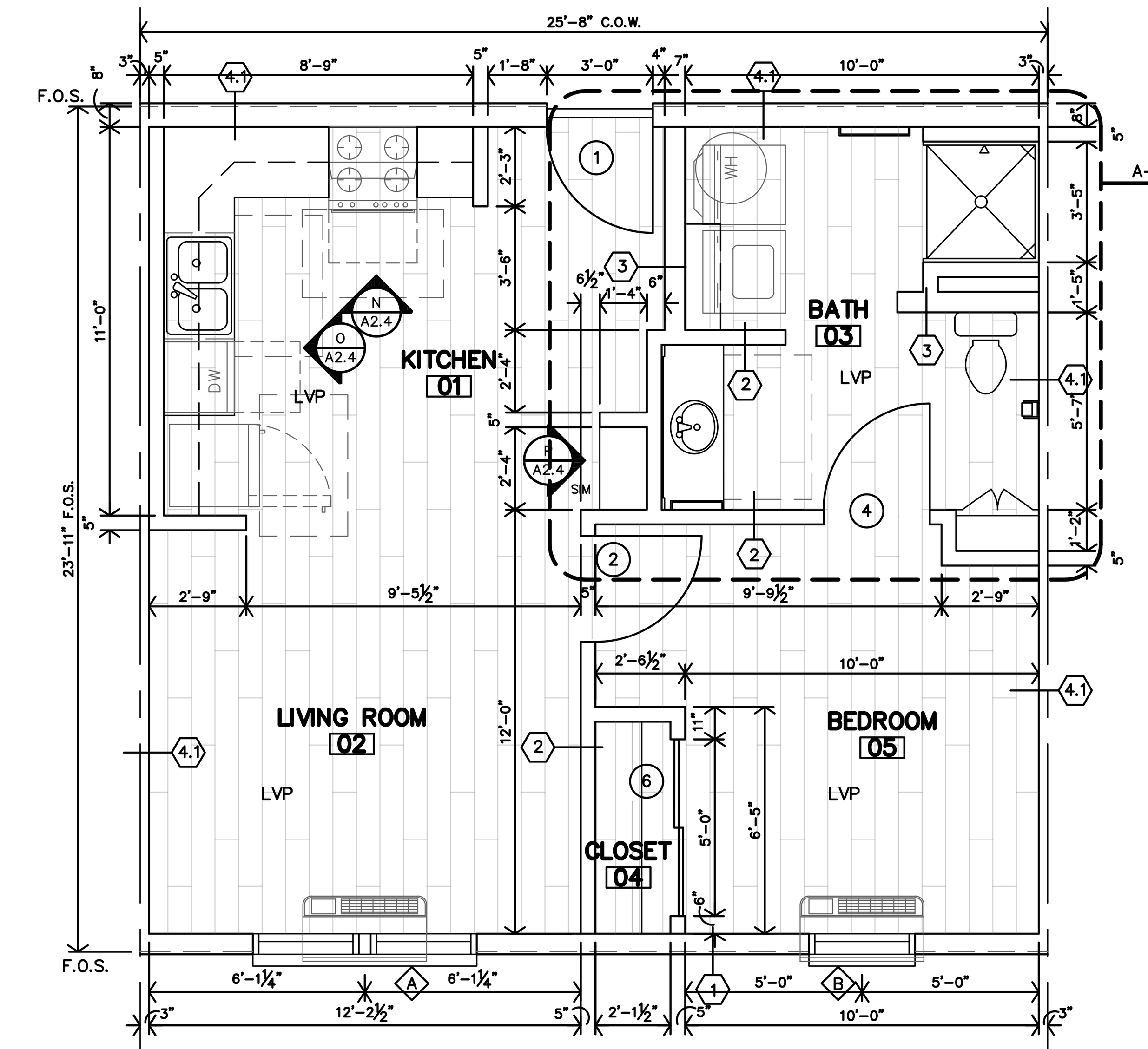
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



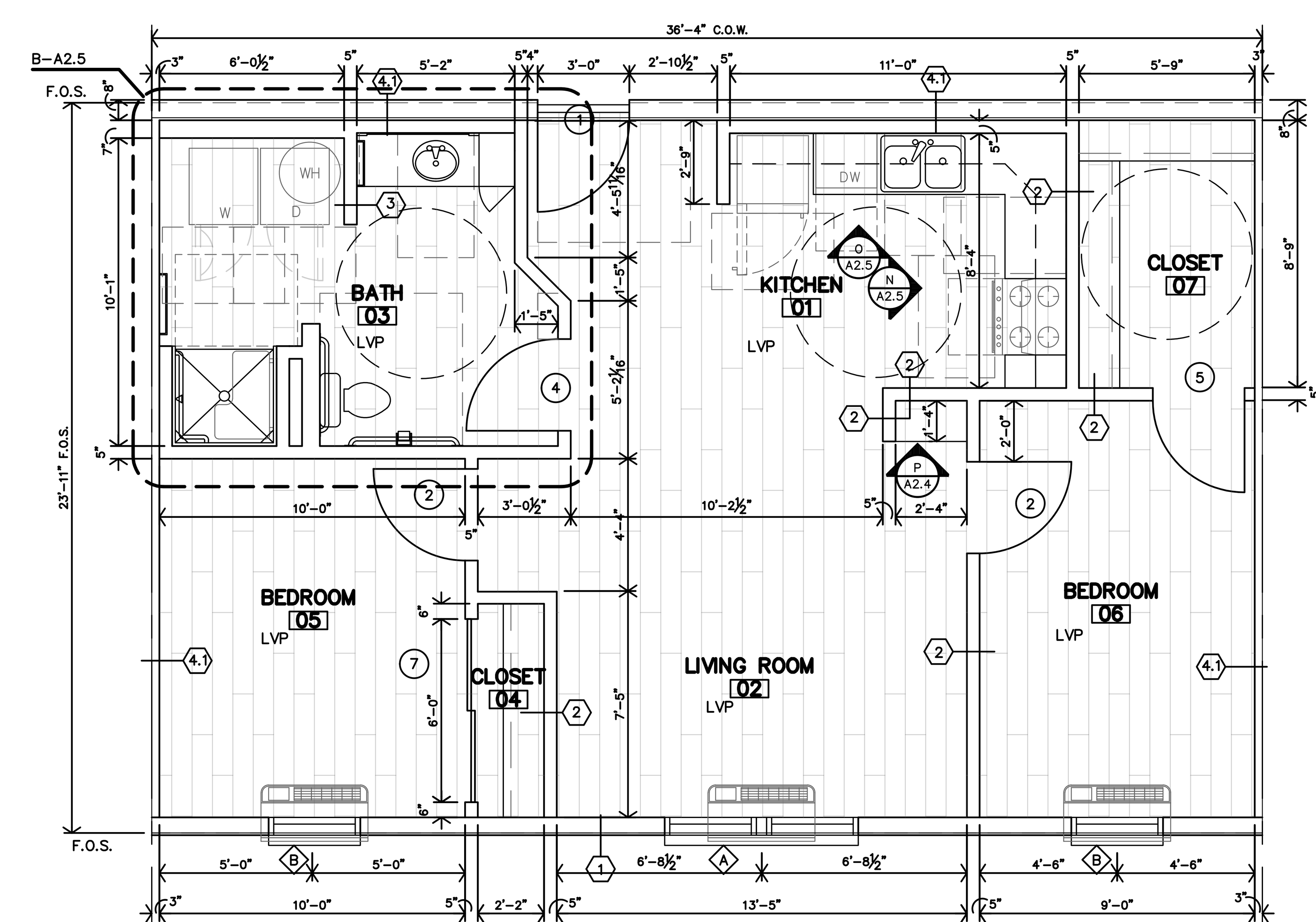
2r TYPE 2r — STC 34 1–HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS
2 TYPE 2 — NON–RATED
3r TYPE 3r — STC 35 1–HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS
3 TYPE 3 — NON–RATED
4.1 TYPE 4 — STC 52 1–HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS NOTE: HALL TO BE 30MIN RATED
4.2 TYPE 4 — STC 52 1–HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS NOTE: HALL TO BE 30MIN RATED
5 TYPE 5 — STC 60 1–HOUR RATED (UL U905) (UL RATING 1HR)
6 TYPE 6 — STC 60 2–HOUR RATED FIRE WALL (UL U910) (UL RATING 2HR)
7 TYPE 7 — STC 52



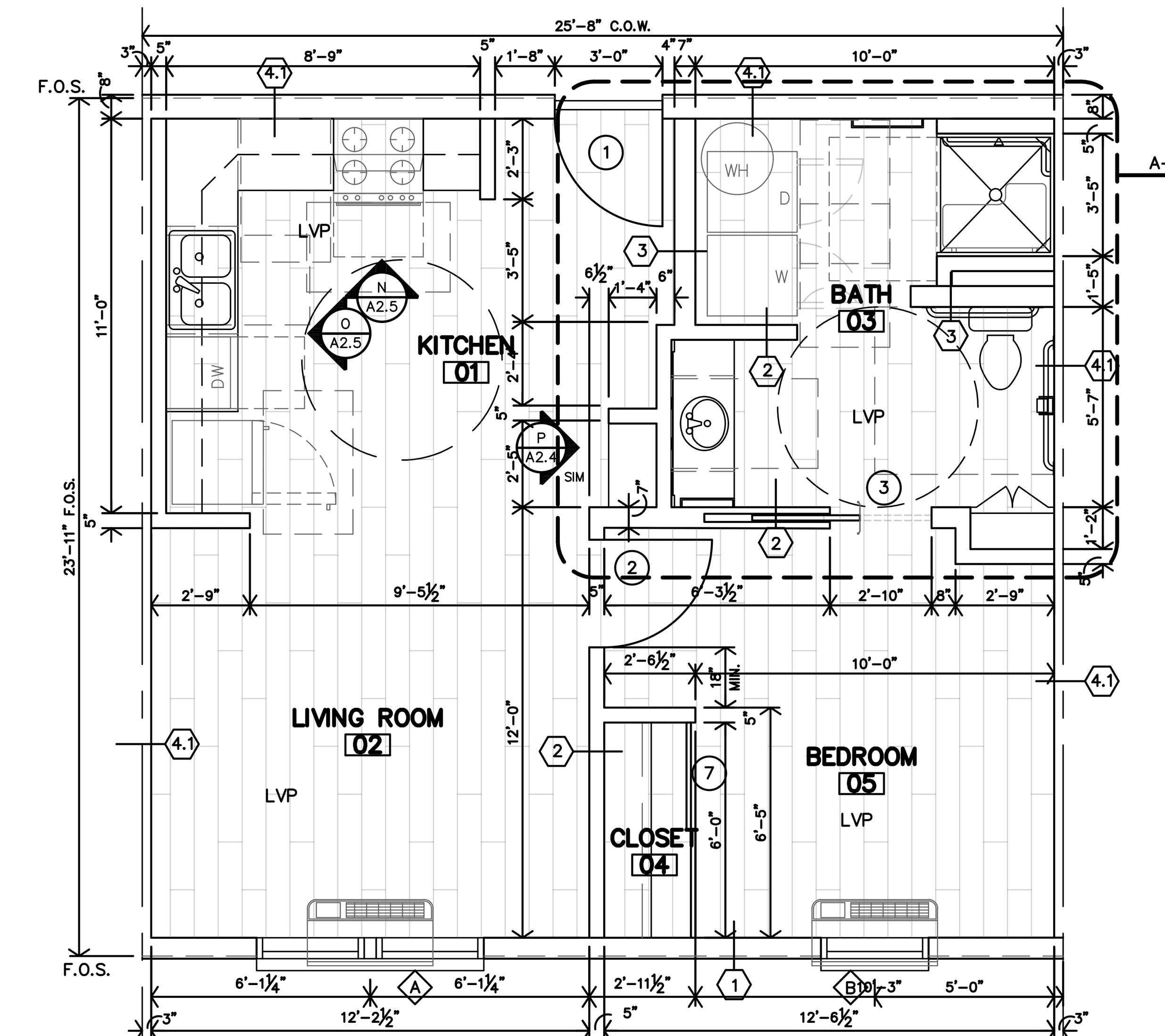
D **2B UNIT PLAN**
2 BED 1 BATH ADAPTABLE
1/4" = 1'–0" TDHCA: 850 sf NRA



B **1B UNIT PLAN**
1 BED 1 BATH ADAPTABLE
1/4" = 1'–0" TDHCA: 600 sf NRA



C **2A UNIT PLAN**
2 BED 1 BATH ACCESSIBLE
1/4" = 1'–0" TDHCA: 850 sf NRA



A **1A UNIT PLAN**
1 BED 1 BATH ACCESSIBLE
1/4" = 1'–0" TDHCA: 600 sf NRA

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THE RESIDENCE AT RED CEDAR
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CORSICANA, TEXAS

REGISTERED ARCHITECT Jeffrey Steven Gillam 22415 STATE OF TEXAS

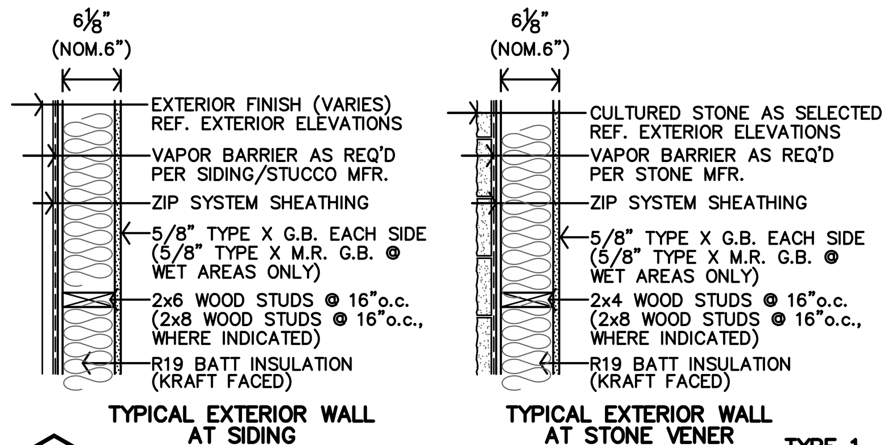
REVISION:

DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:

A2.3

EXTERIOR PARTITION SCHEDULE

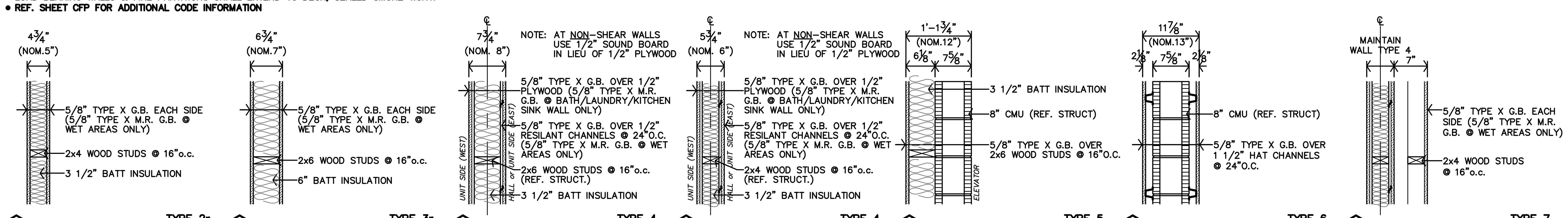
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



1 — TYPE 1

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



2r — TYPE 2r
STC 34 — 1-HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

2 — TYPE 2
NON-RATED

3r — TYPE 3r
STC 35 — 1-HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

3 — TYPE 3
NON-RATED

4.1 — TYPE 4
STC 52 — 1-HOUR RATED (UL U311)
ATTACH PER ul REQUIREMENTS
NOTE: HALL TO BE 30MIN RATED

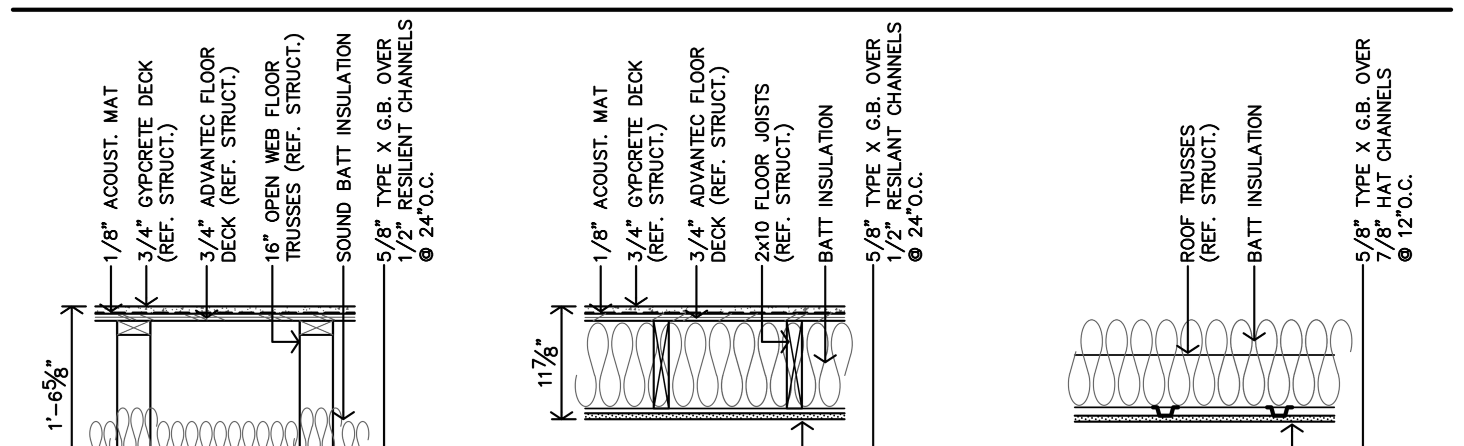
4.2 — TYPE 4
STC 52 — 1-HOUR RATED (UL U311)
ATTACH PER ul REQUIREMENTS
NOTE: HALL TO BE 30MIN RATED

5 — TYPE 5
STC 60 — 1-HOUR RATED (UL U905)
(UL RATING 1HR)

6 — TYPE 6
STC 60 — 2-HOUR RATED FIRE WALL
(UL U910)
(UL RATING 2HR)

7 — TYPE 7
STC 52

ASSEMBLIES



FLOOR/CEILING A

1-HOUR RATED (UL L528)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2015 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2015 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

FLOOR/CEILING B

1-HOUR RATED (UL L501)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2015 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2015 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

ROOF/CEILING

1-HOUR RATED (UL P522)
ATTACH PER ul REQUIREMENTS

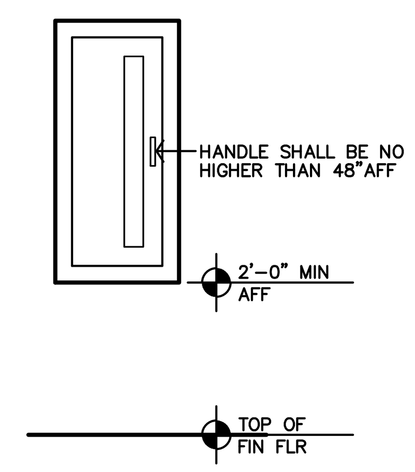
LEGEND

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

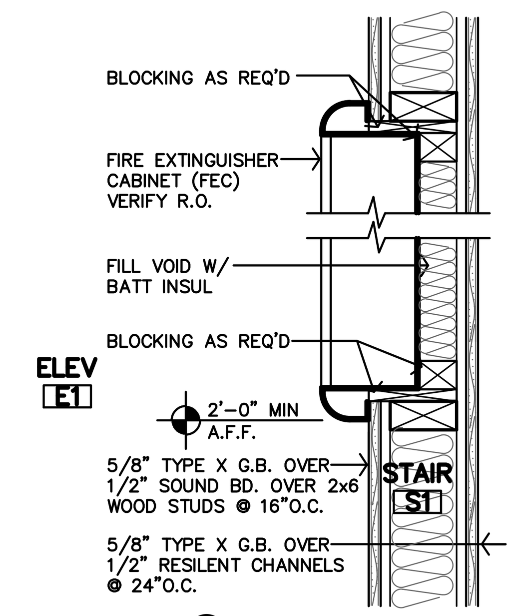
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ARCHITECTURAL GENERAL NOTES

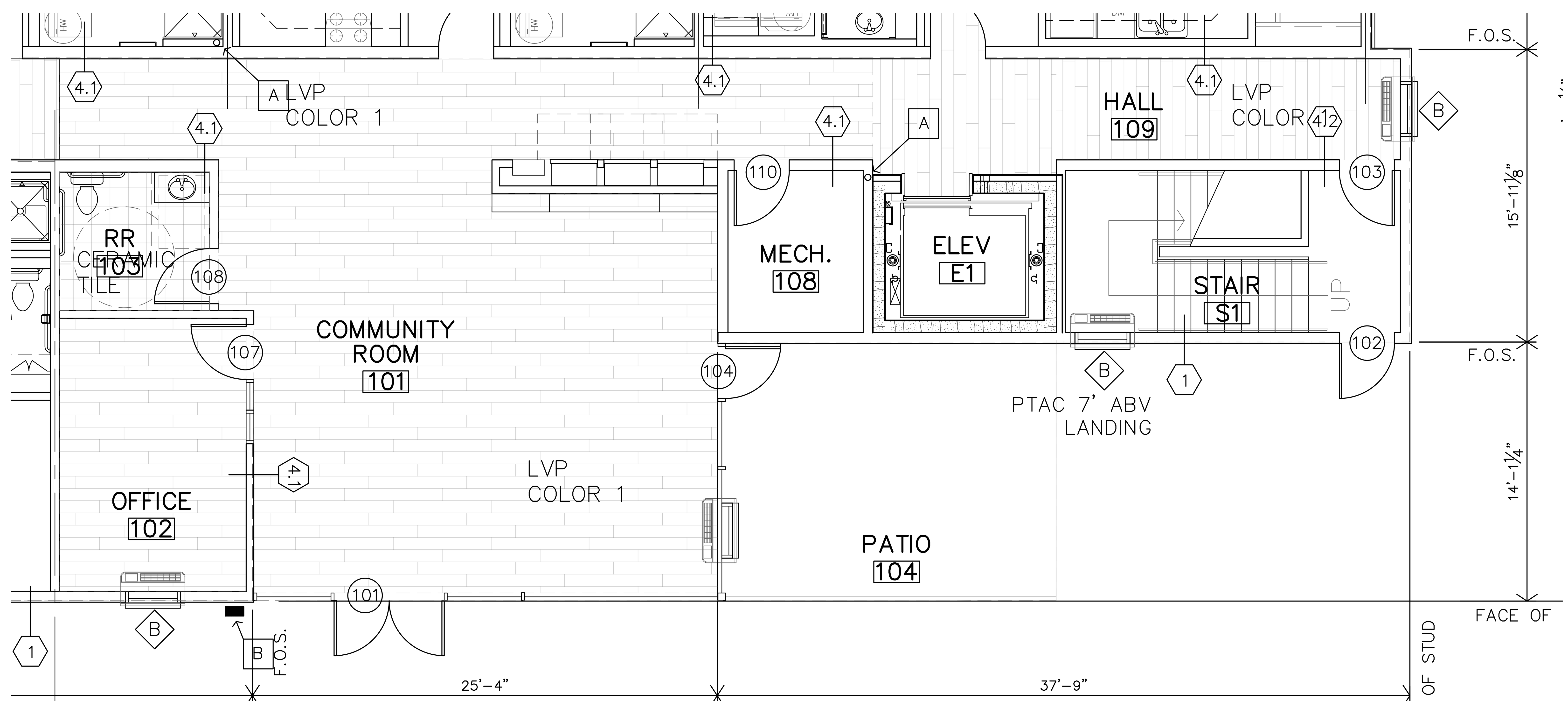
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE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



C — TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



B — FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"



A — ENLARGED COMMUNITY RM PLAN
1/4" = 1'-0"

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REGISTERED ARCHITECT Jeffrey Steven Gillam 22415 STATE OF TEXAS

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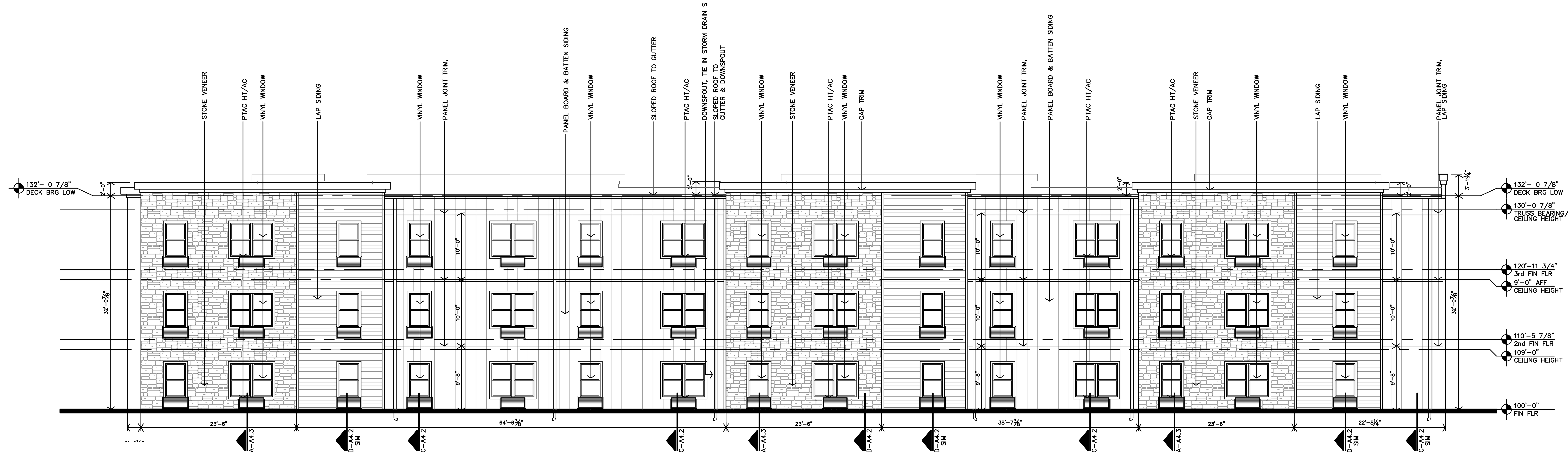
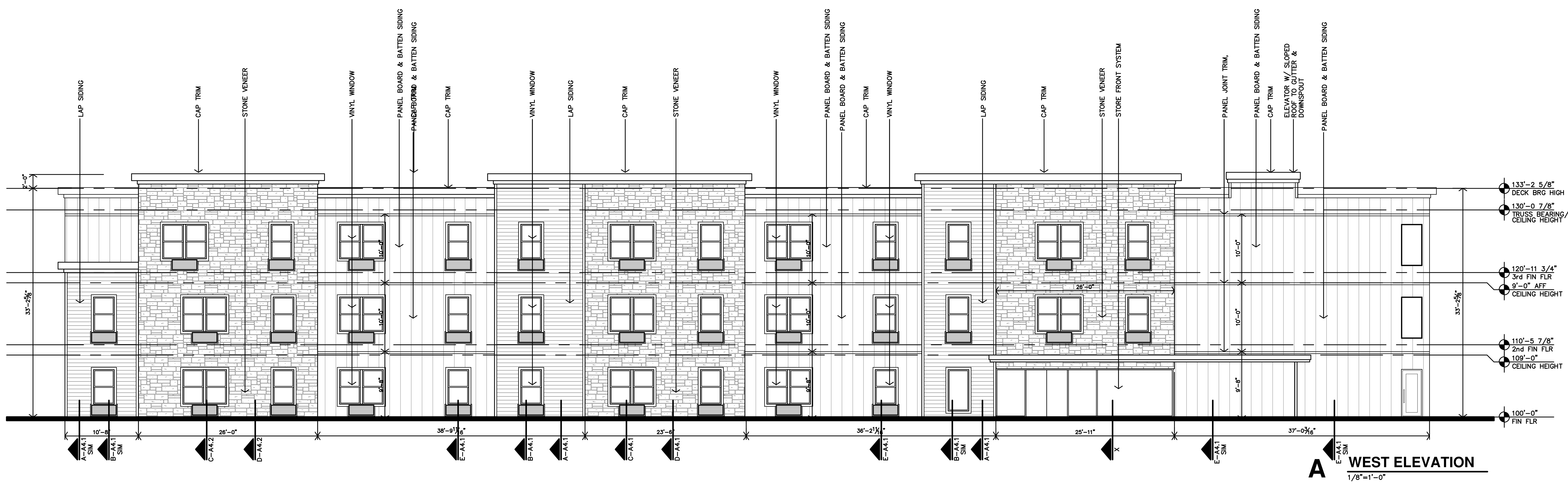
A2.7



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



A WEST ELEVATION
1/8"=1'-0"

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DATE:	12-9-2024
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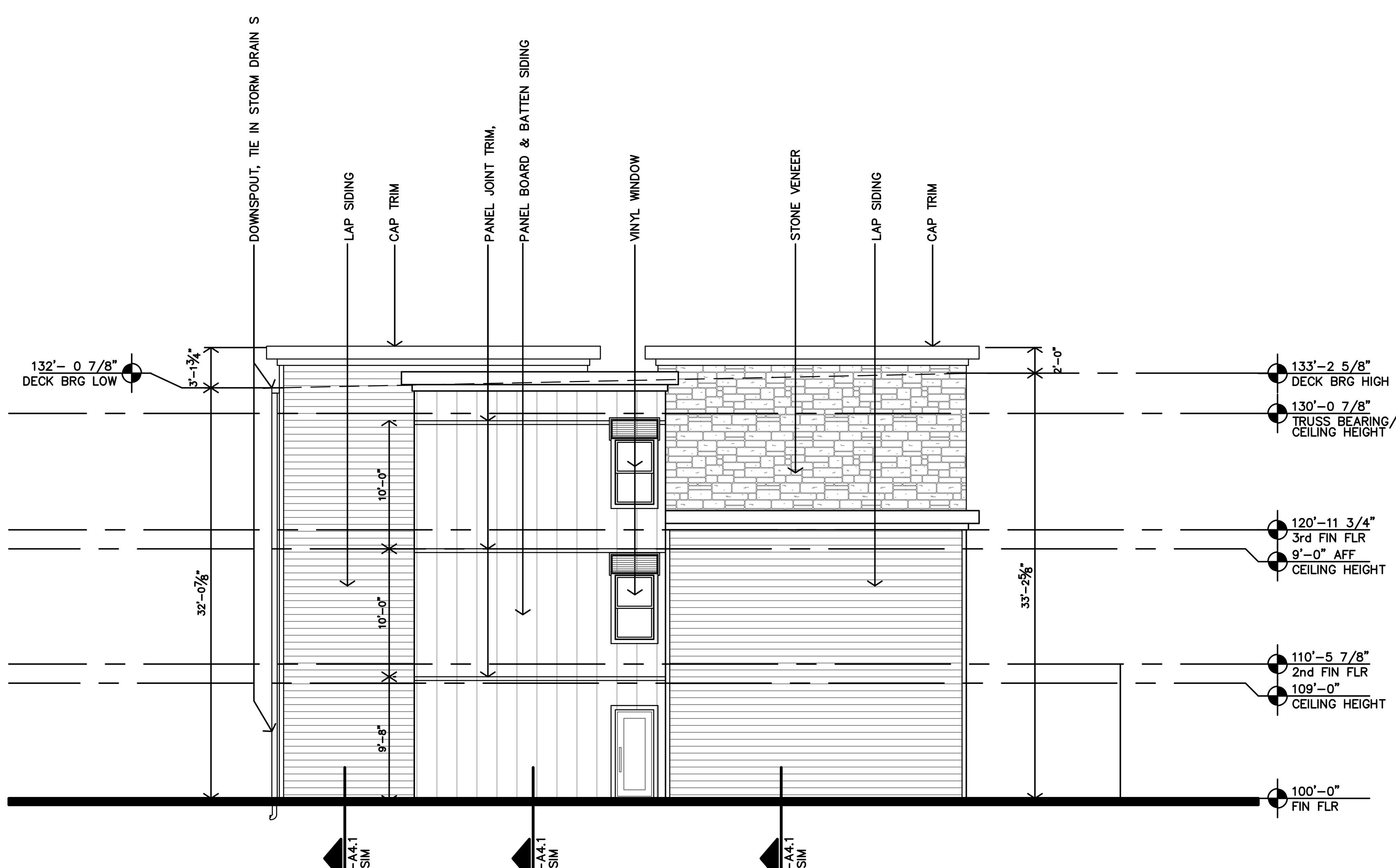
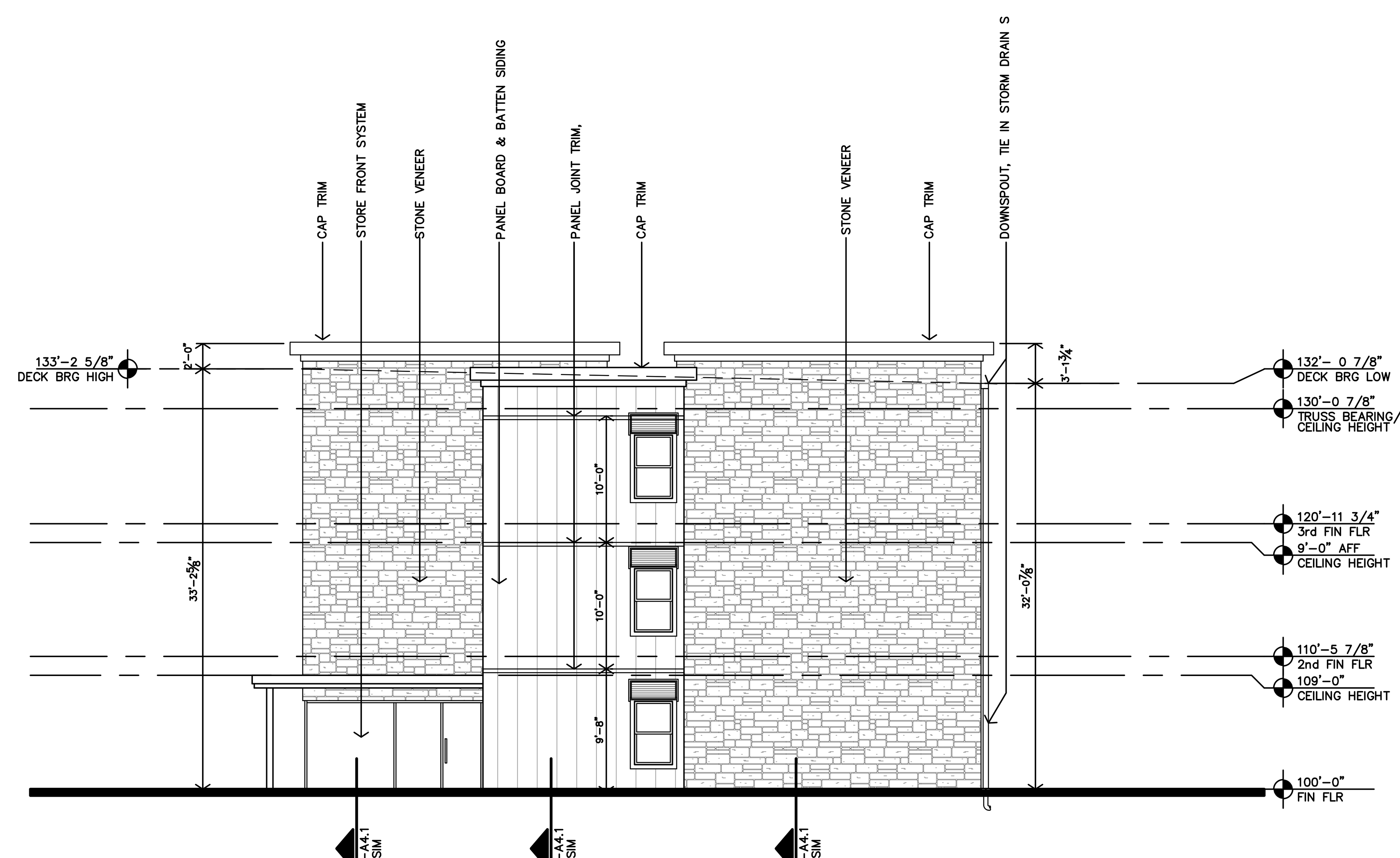
SHEET NO.:	A3.1



B **NORTH ELEVATION**
1/8"=1'-0"



A **SOUTH ELEVATION**
1/8"=1'-0"

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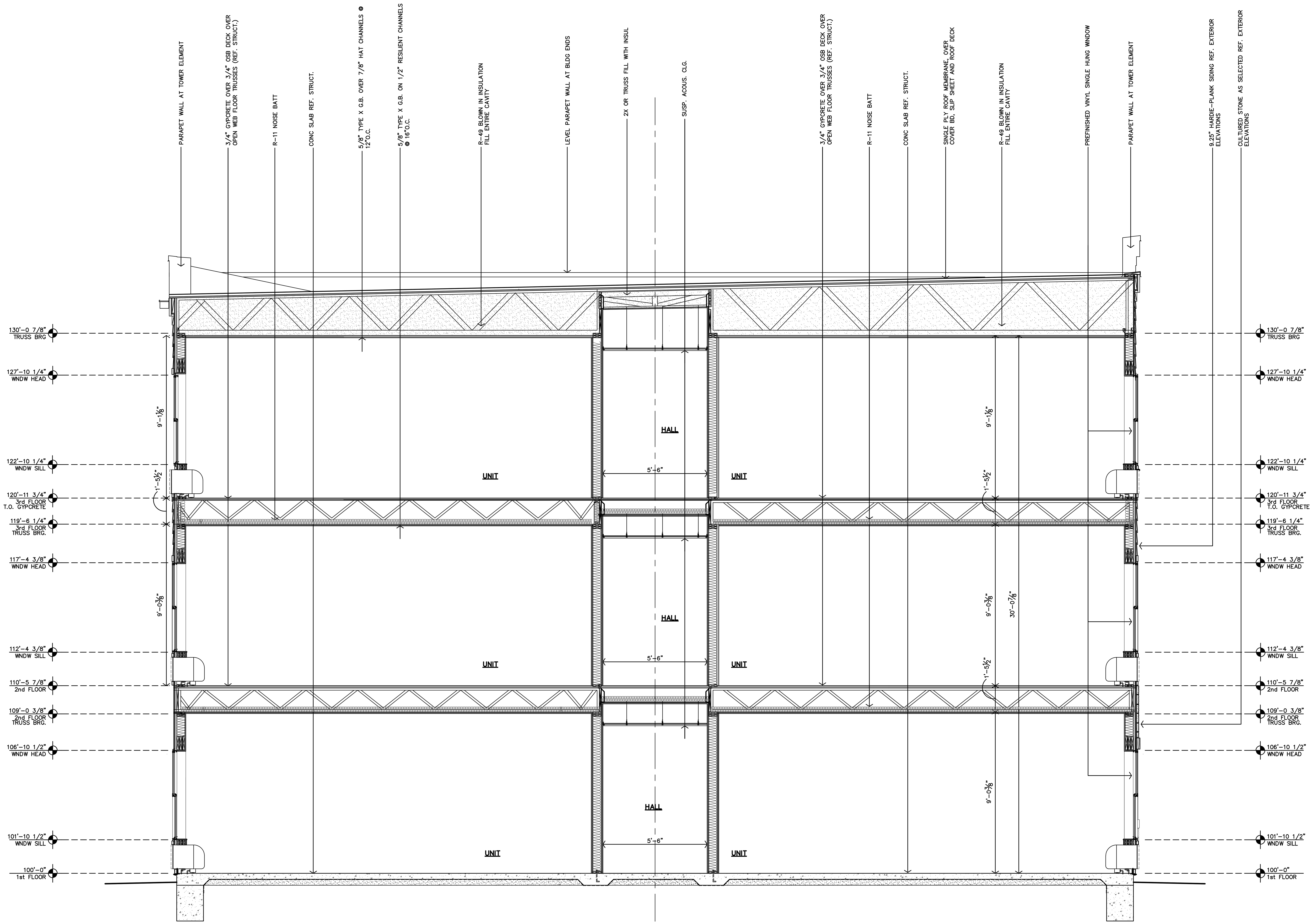
A3.2



A **BUILDING SECTION**
3/8"=1'-0"

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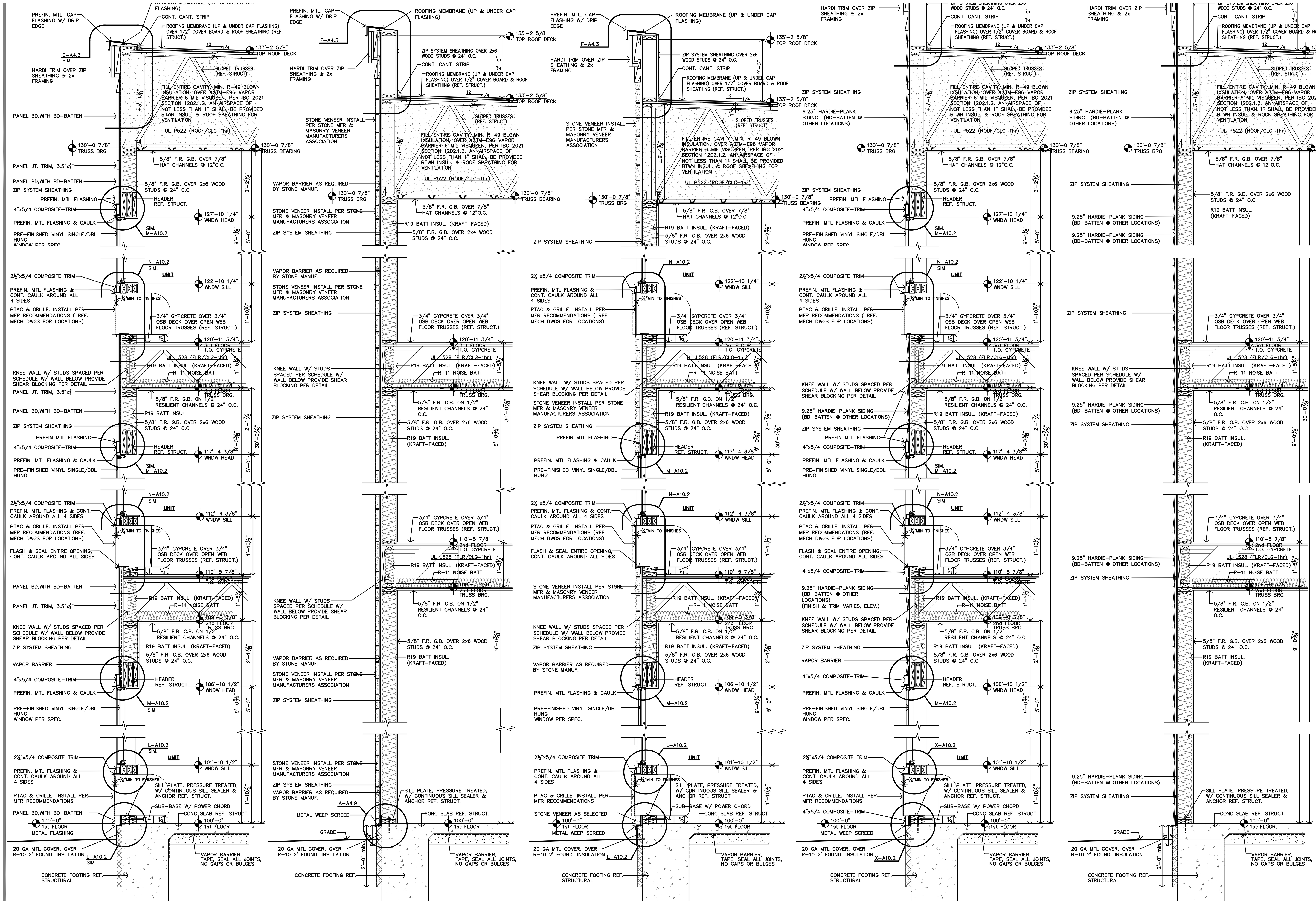
A3.3



E TYP BD BATTEN WALL SECTION
3/4"=1'-0"

D TYP TOWER STONE WALL SECTION
3/4"=1'-0"

C TYP TOWER STONE WALL SECTION
3/4"=1'-0"

B TYP STONE/SIDING WALL SECTION
3/4"=1'-0"

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

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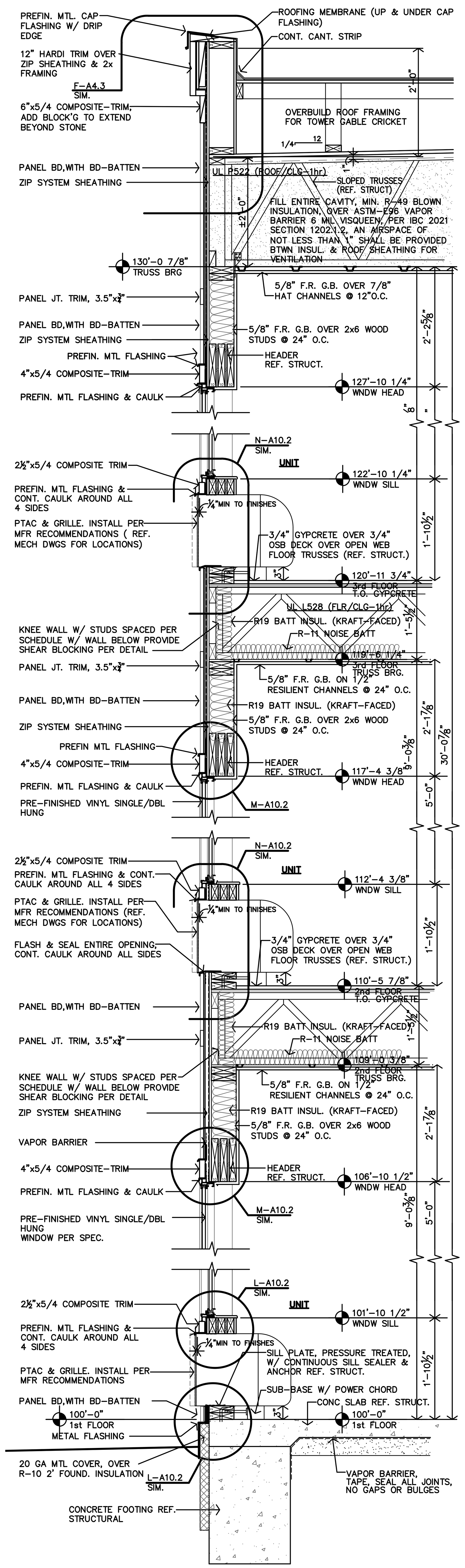
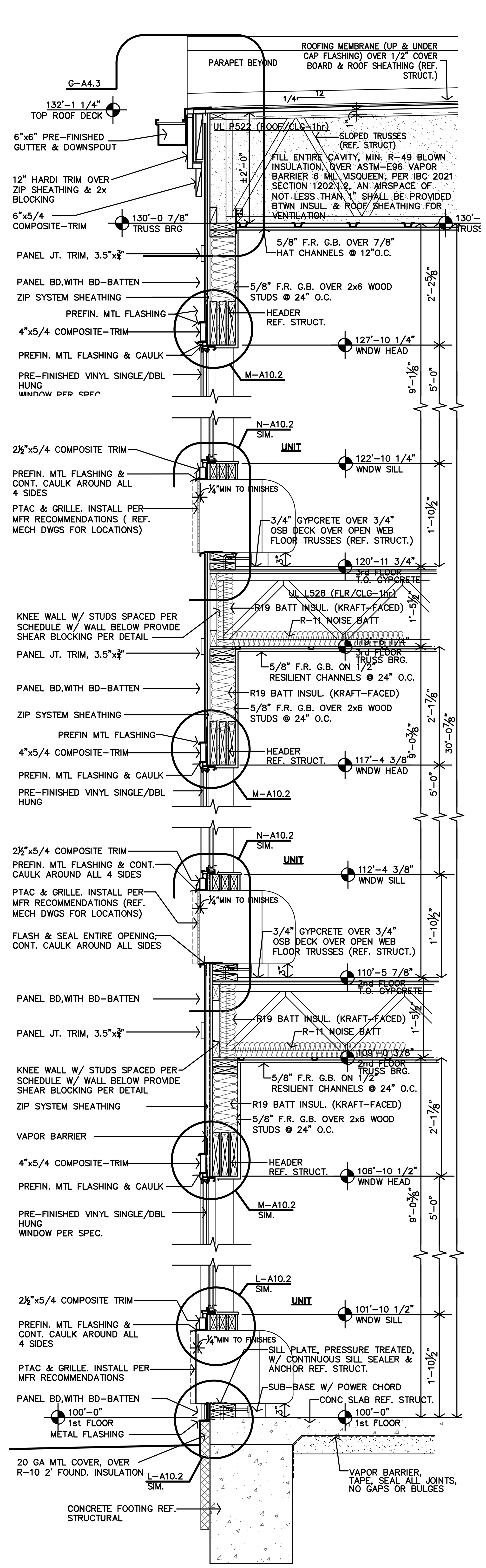
A4.1



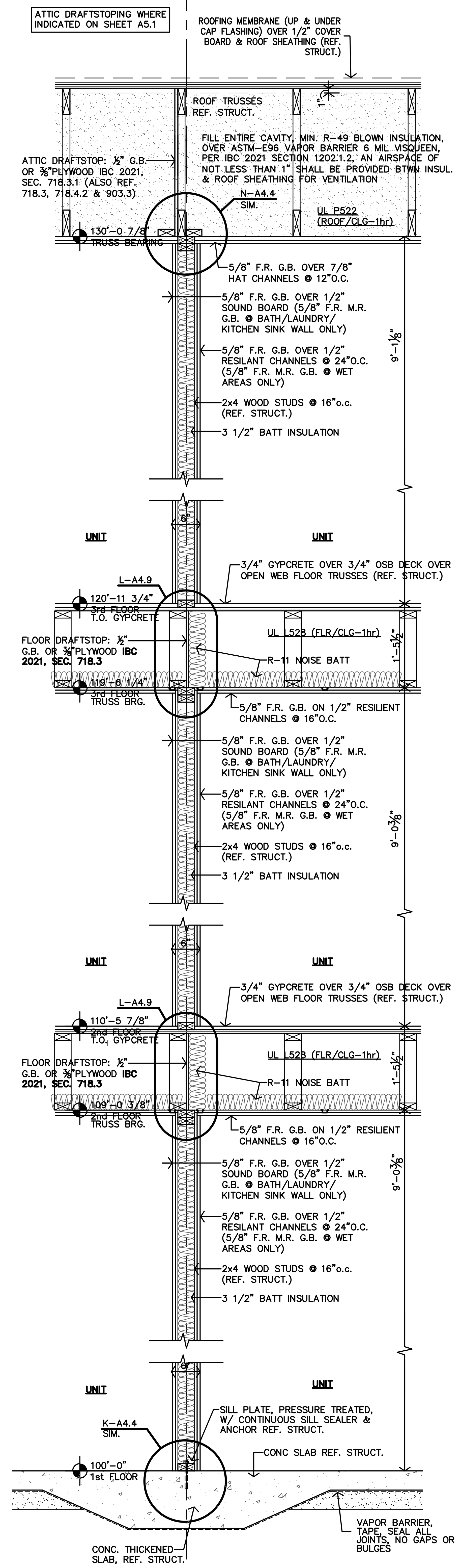
D TOWER & CRICKET REAR WALL SECT.

3/4"=1'-0"



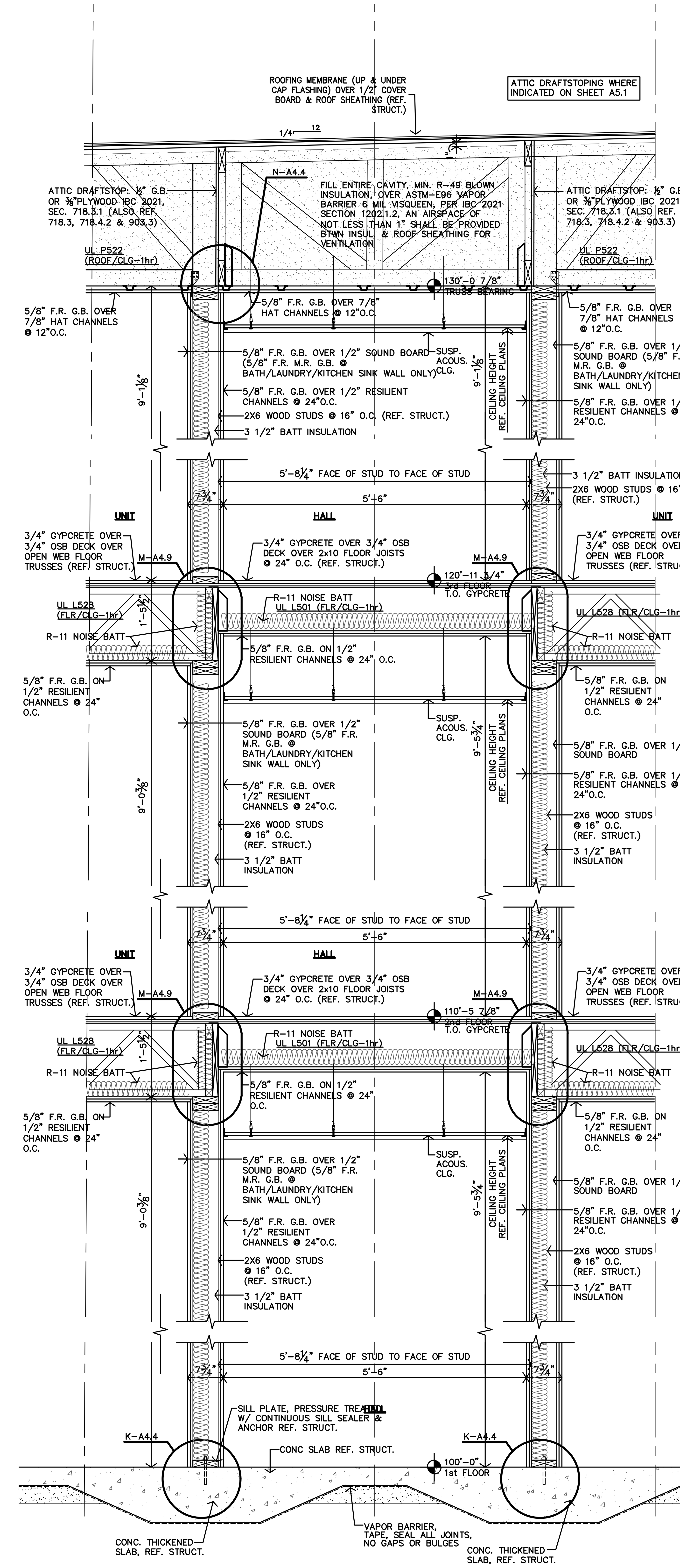
C TYP 3-STORY REAR WALL SECT.

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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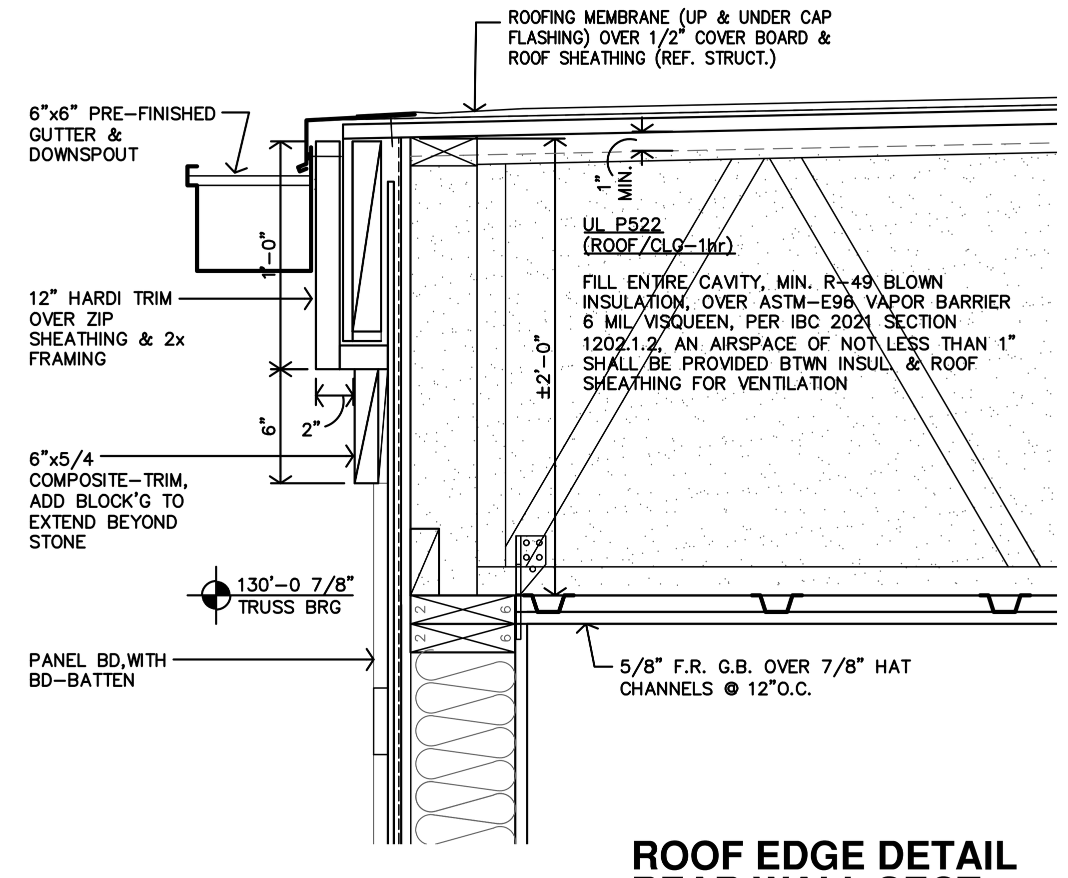
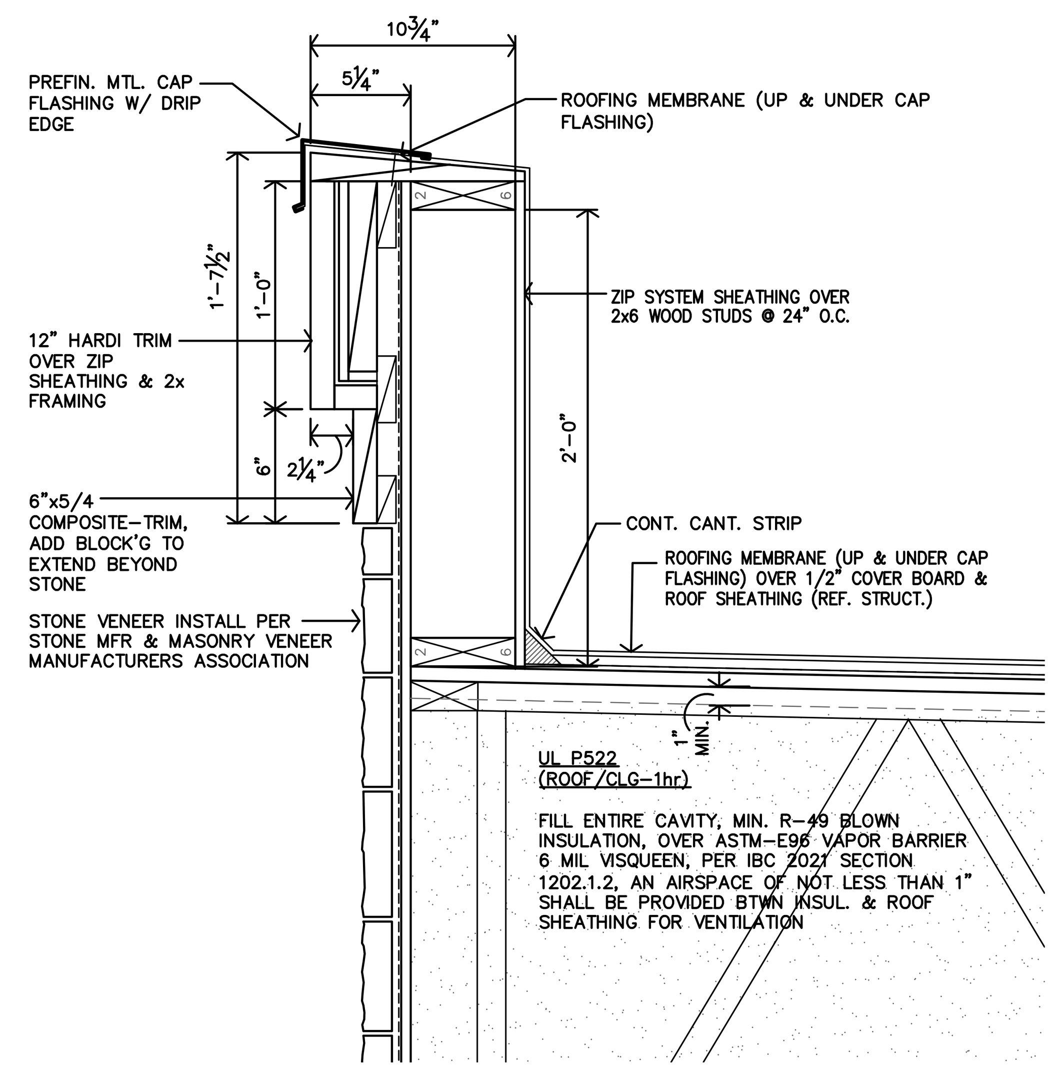
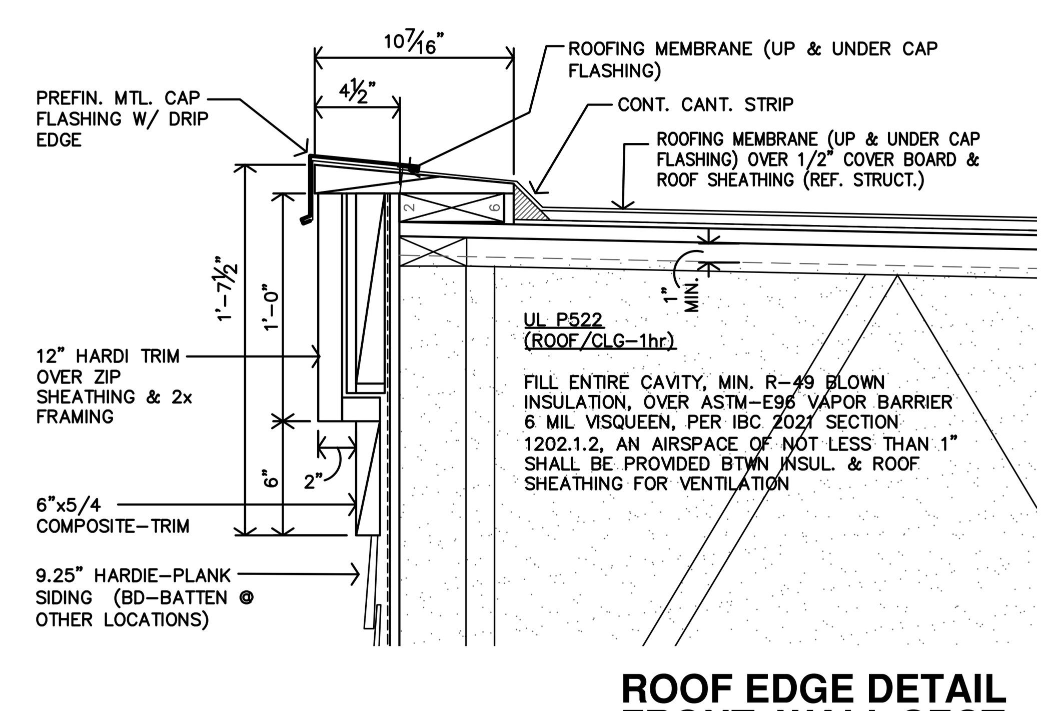


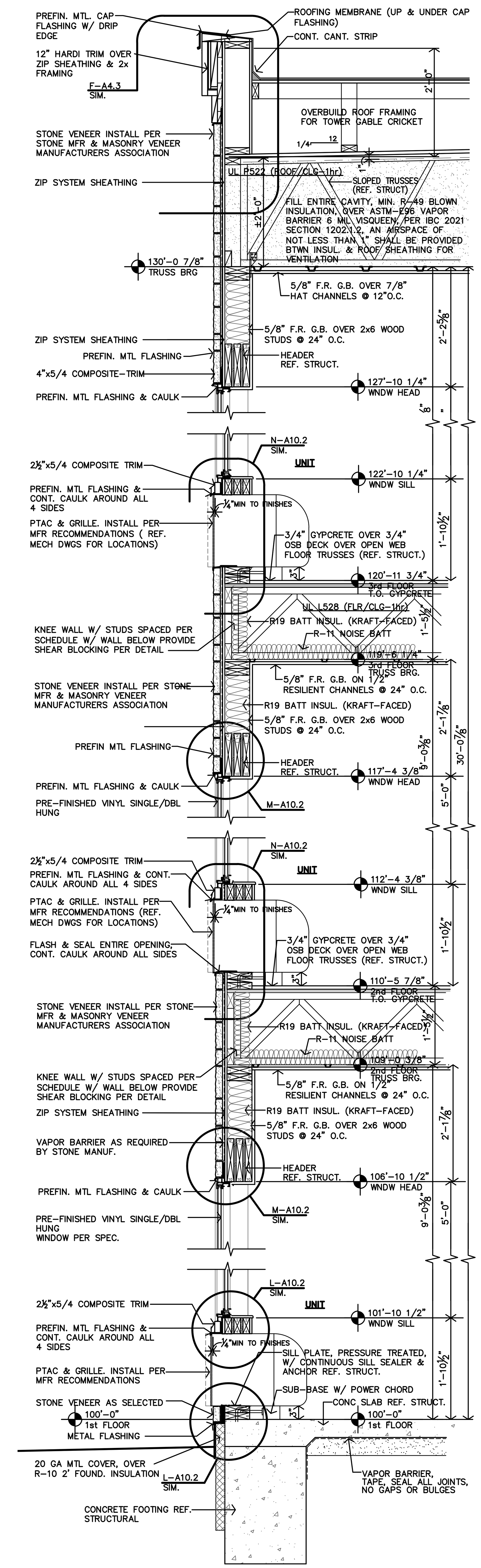
G **ROOF EDGE DETAIL REAR WALL SECT.**
3/4"=1'-0"



F **ROOF EDGE DETAIL FRONT WALL SECT.**
3/4"=1'-0"



E **ROOF EDGE DETAIL FRONT WALL SECT.**
3/4"=1'-0"



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

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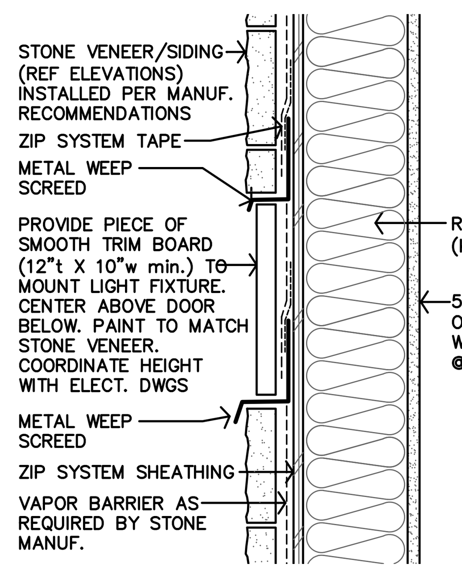
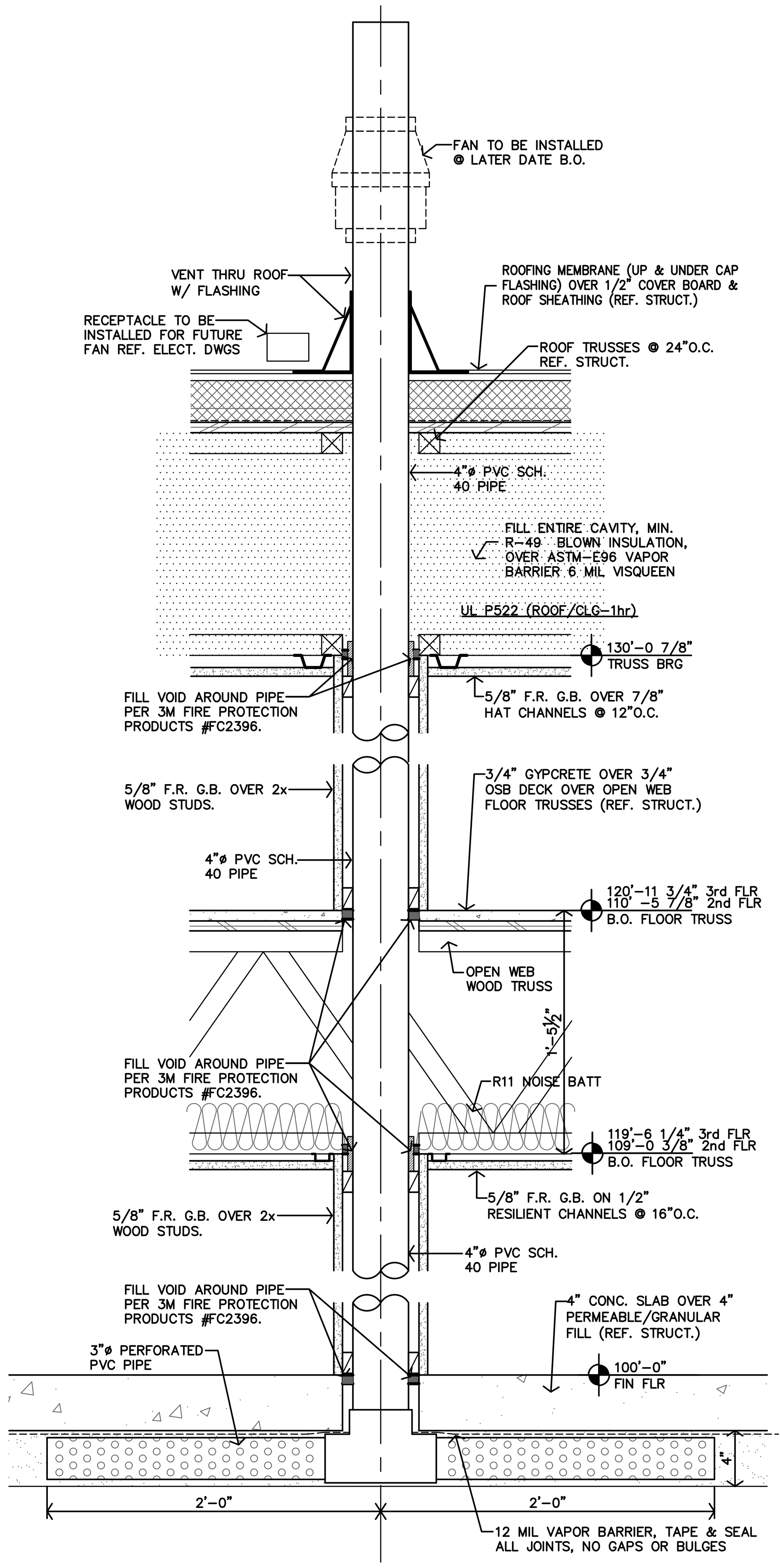
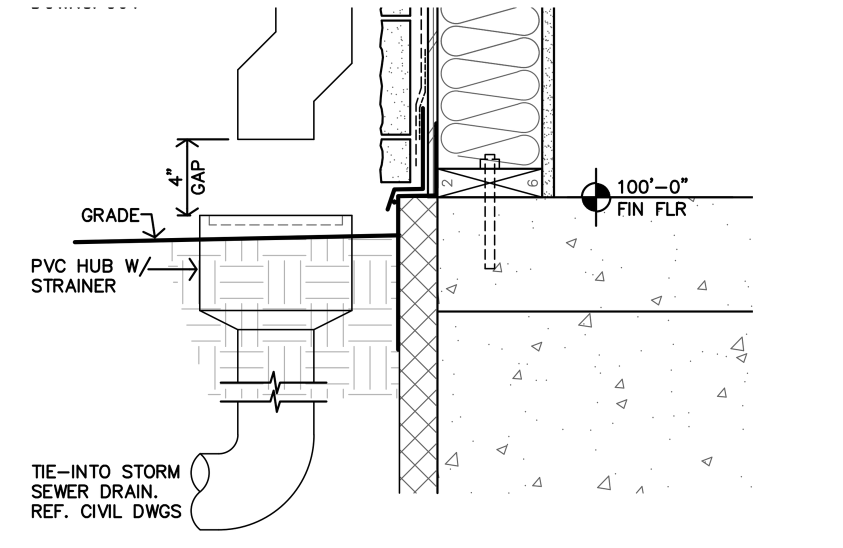
A4.3



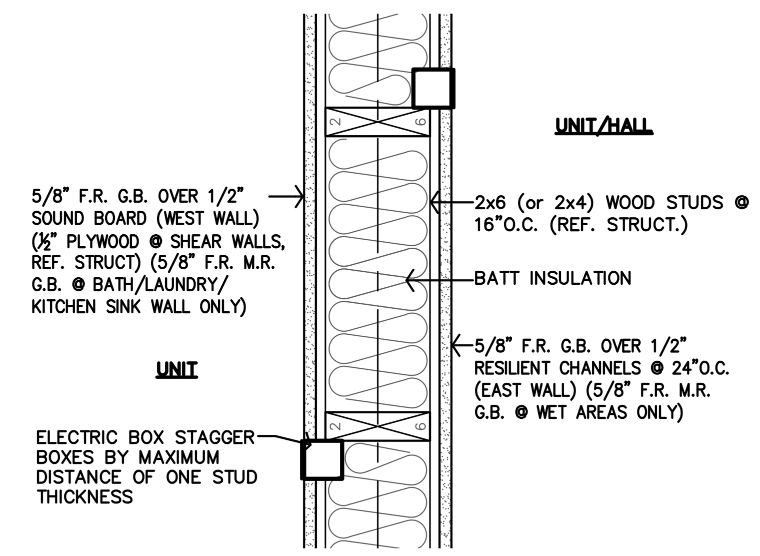
U DETAIL @ EXTERIOR LIGHTS
1 1/2"=1'-0"



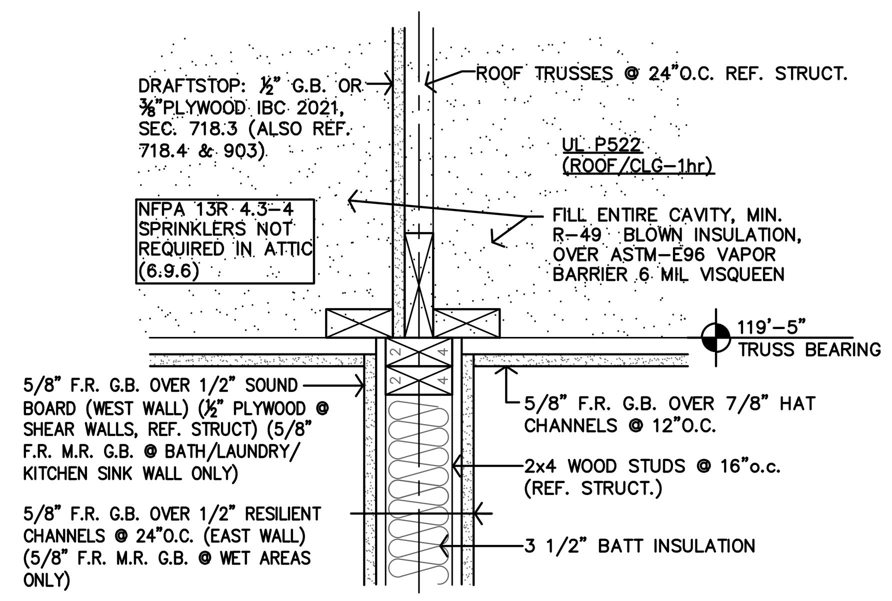
T RADON PIPE DETAIL
1 1/2"=1'-0"



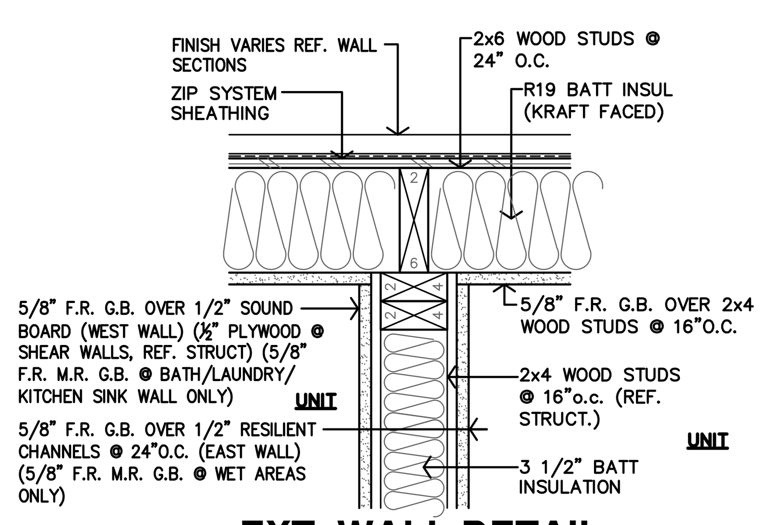
S DETAIL
1 1/2"=1'-0"



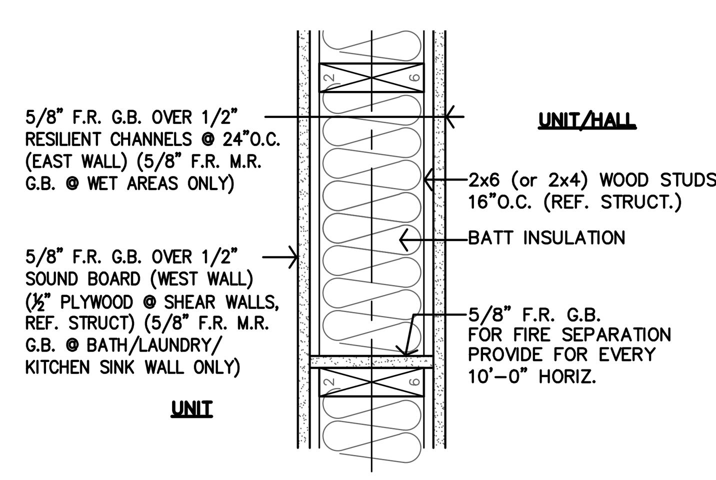
R FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



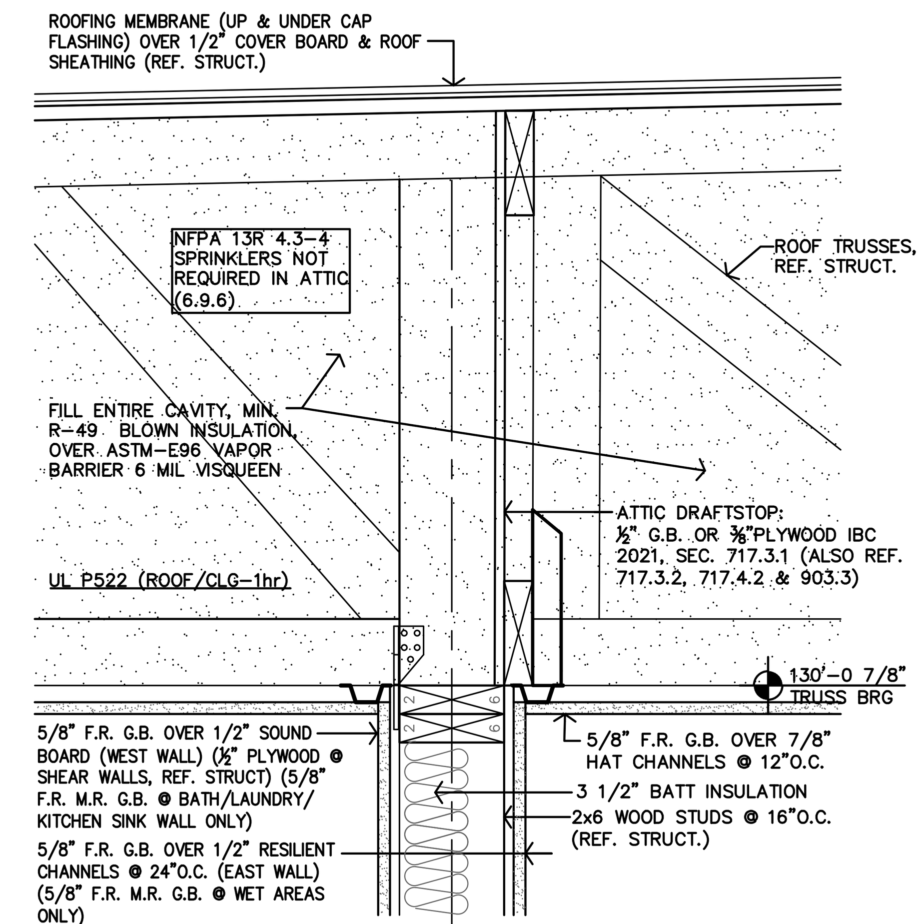
Q PARTY WALL DRAFTSTOP
1 1/2"=1'-0"



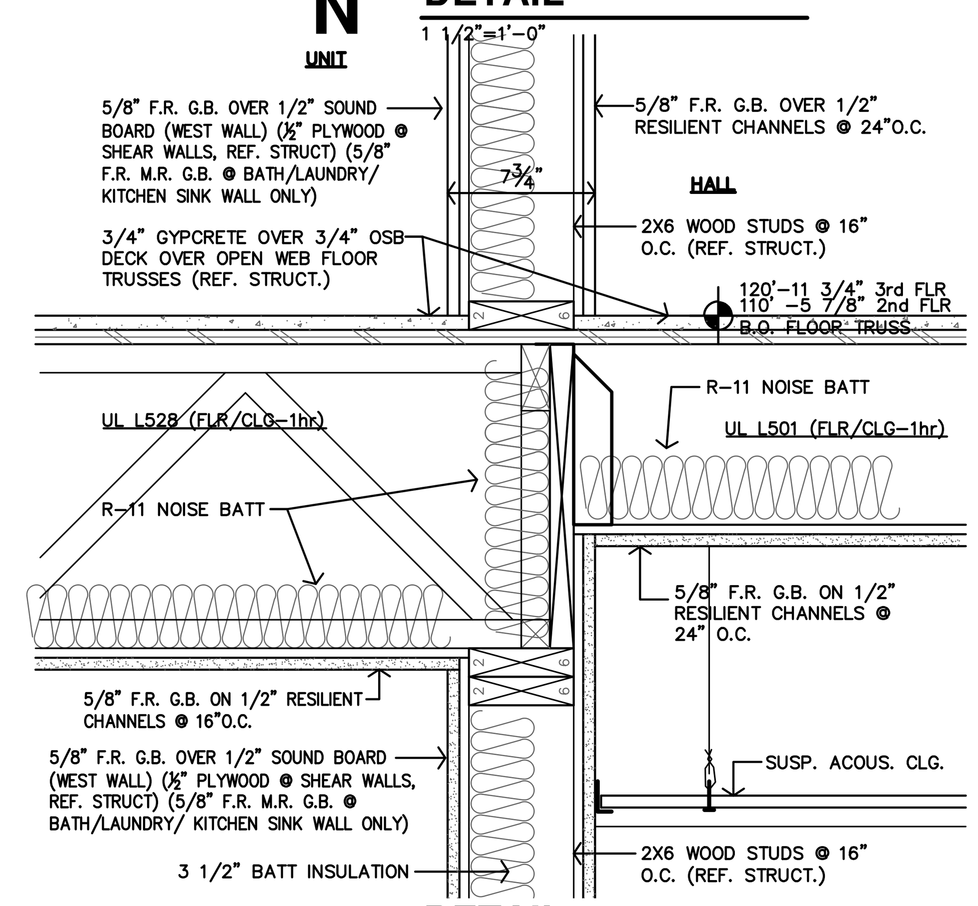
P EXT. WALL DETAIL
1 1/2"=1'-0"



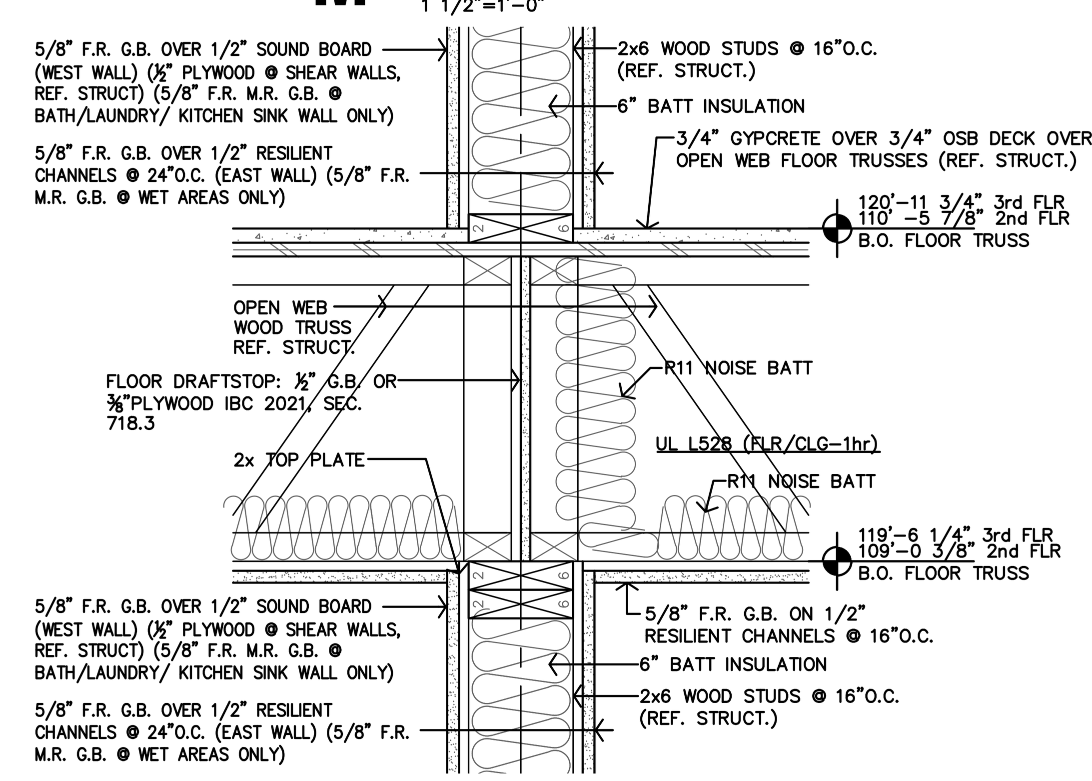
O FIRE BLOCKIING DETAIL
1 1/2"=1'-0"



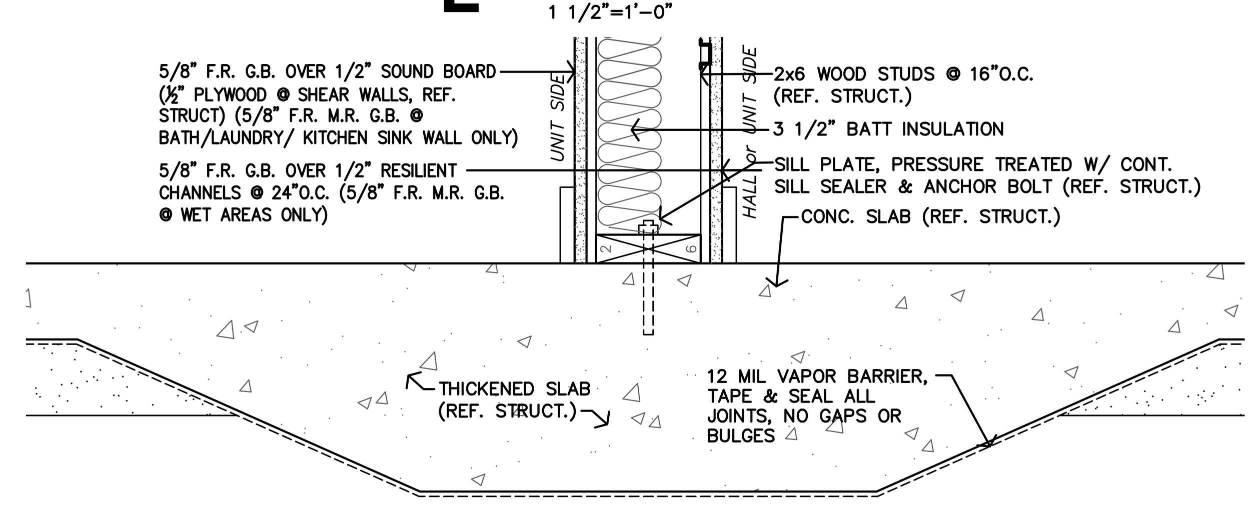
N DETAIL
1 1/2"=1'-0"



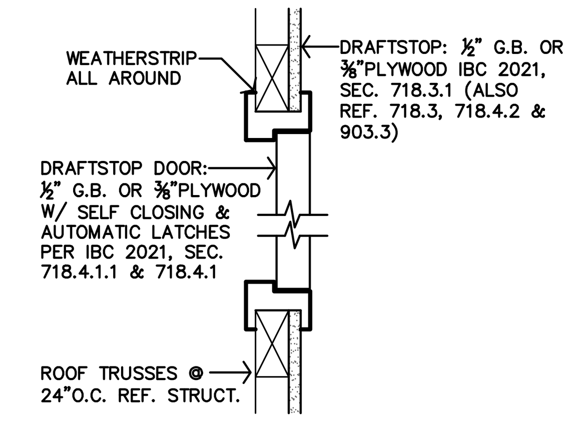
M DETAIL
1 1/2"=1'-0"



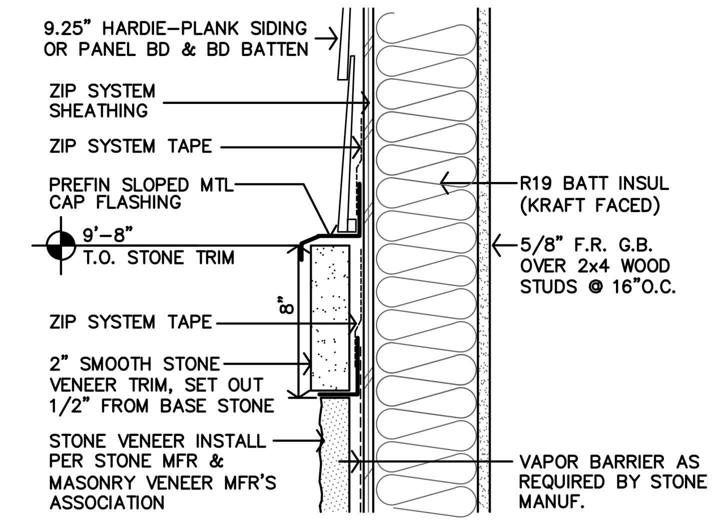
L DETAIL
1 1/2"=1'-0"



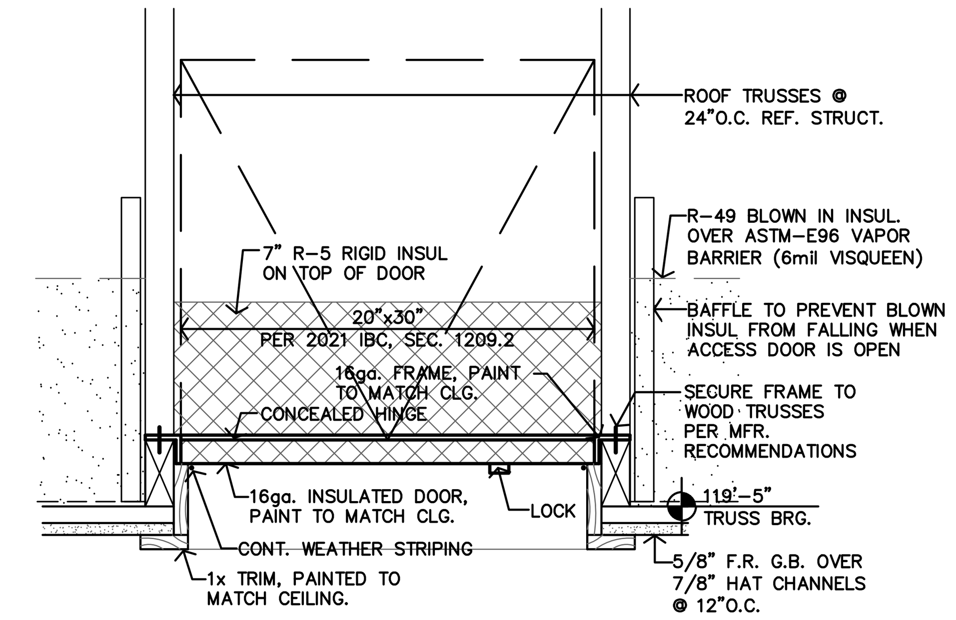
K DETAIL
1 1/2"=1'-0"



F DRAFTSTOP ACCESS DETAIL
1 1/2"=1'-0"

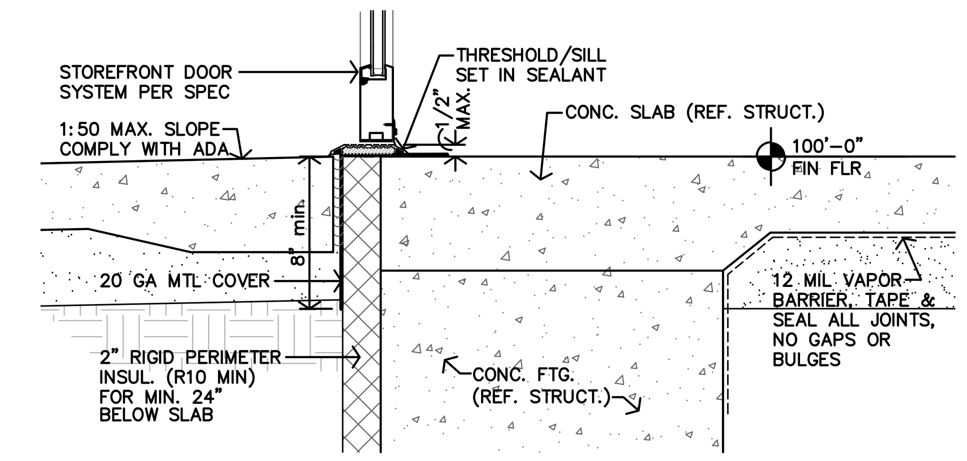


E TRIM DETAIL
1 1/2"=1'-0"

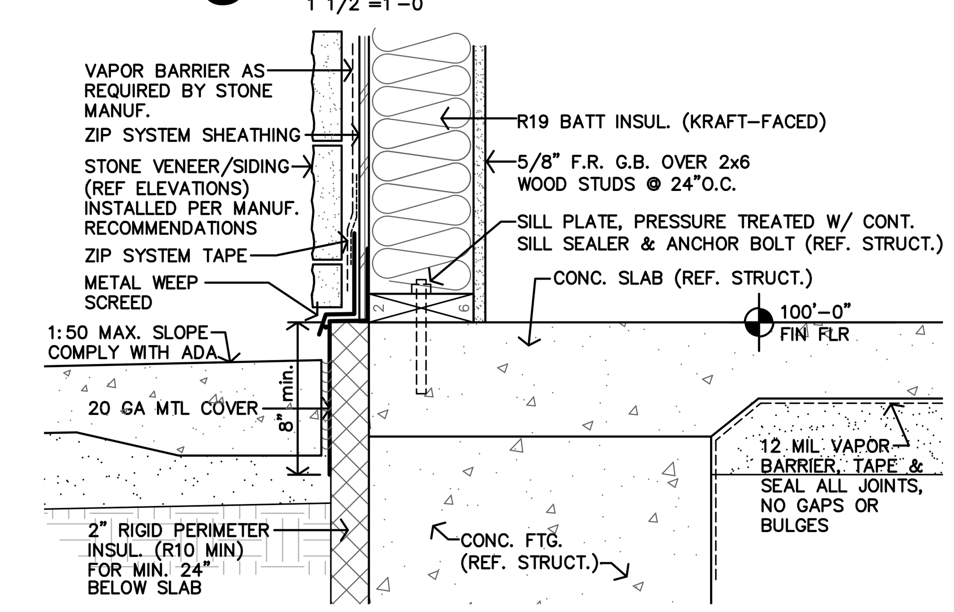


NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2015 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

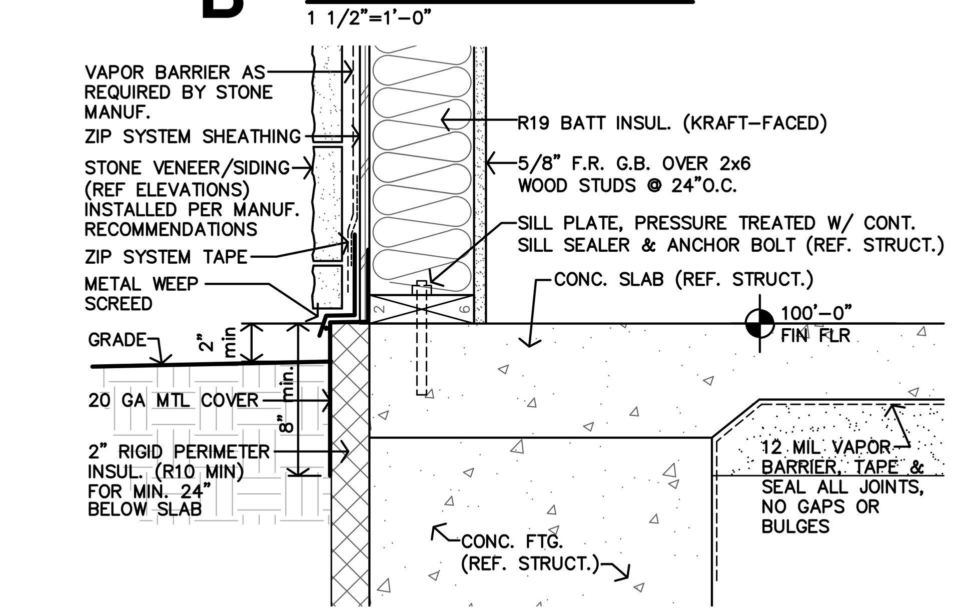
D ATTIC ACCESS DETAIL
1 1/2"=1'-0"



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



B DETAIL @ WALK
1 1/2"=1'-0"



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

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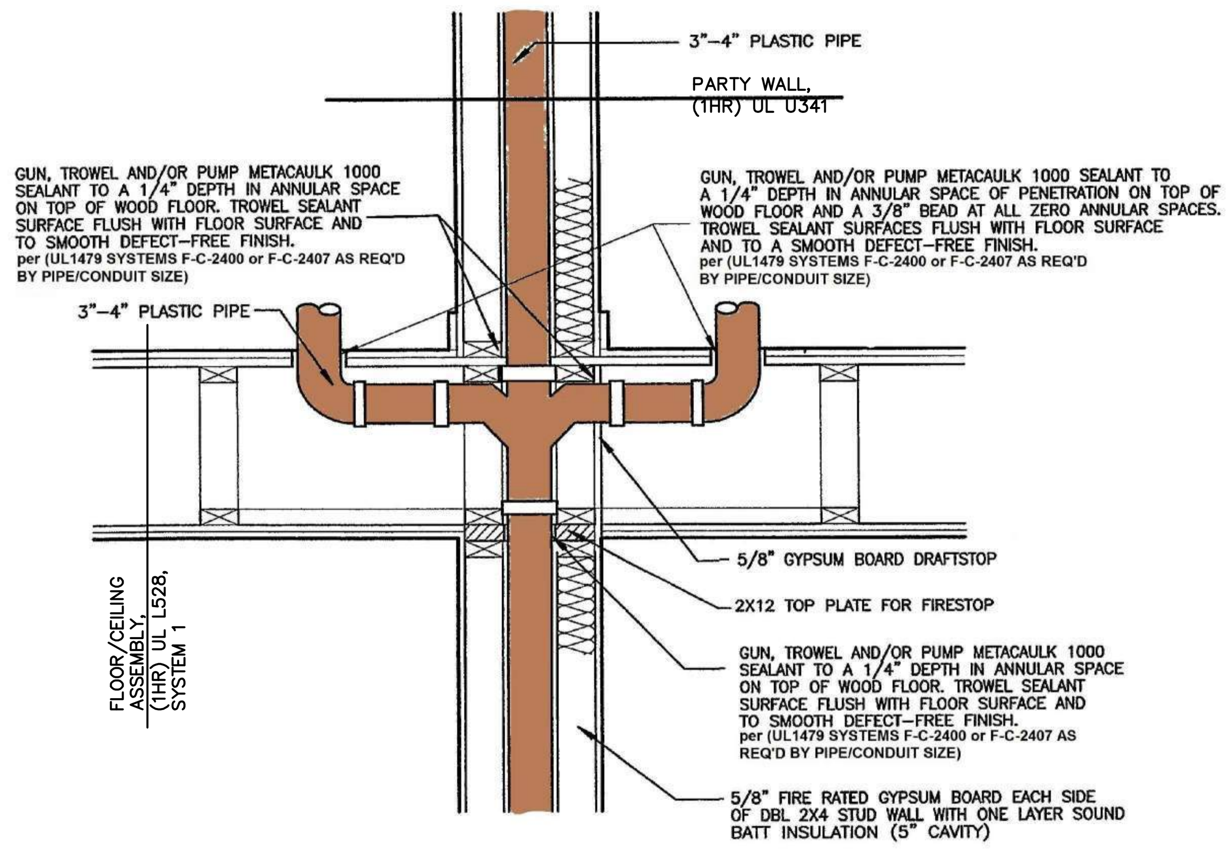
THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSICANA, TEXAS

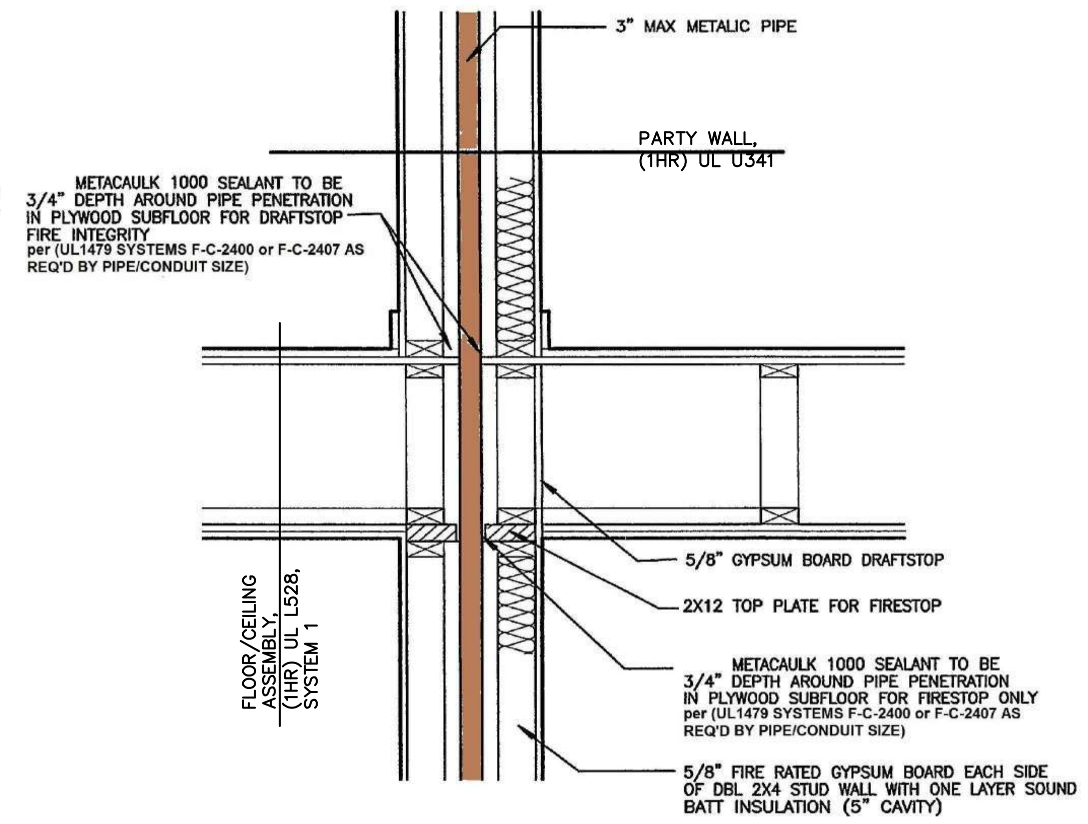
REVISION:

DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:

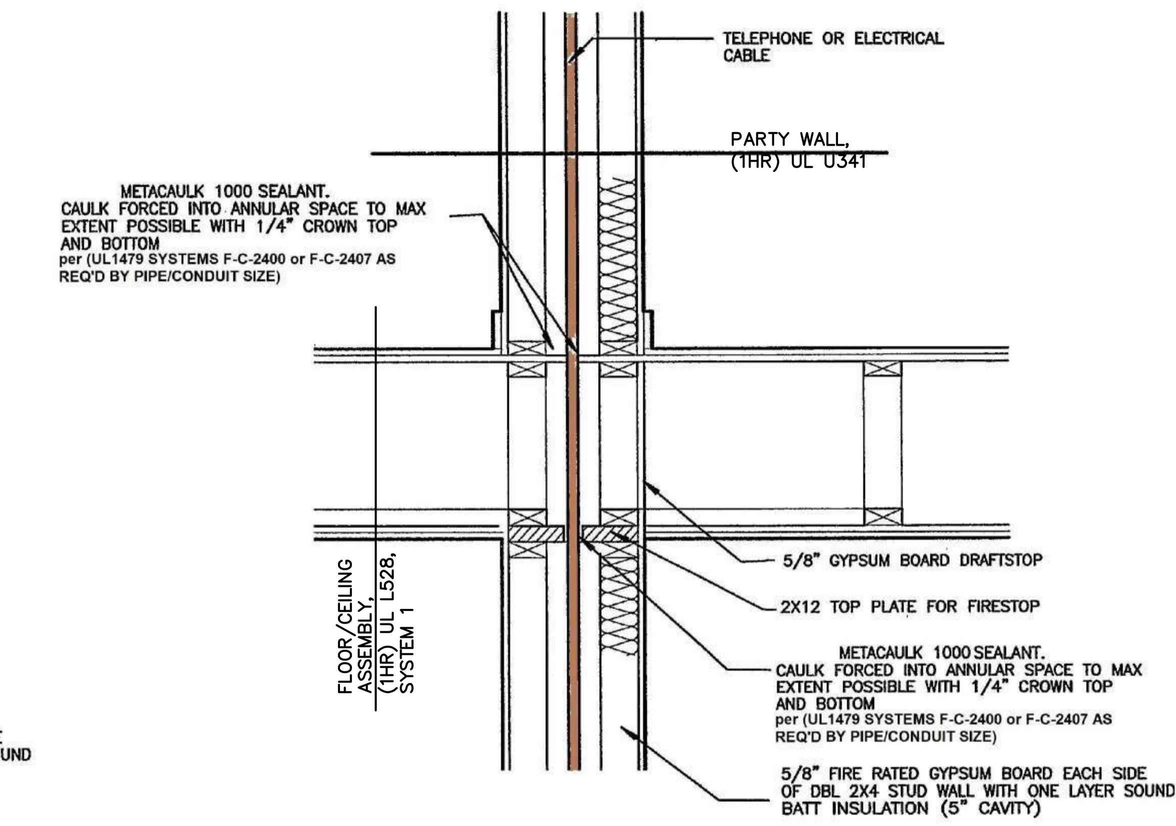
A4.4



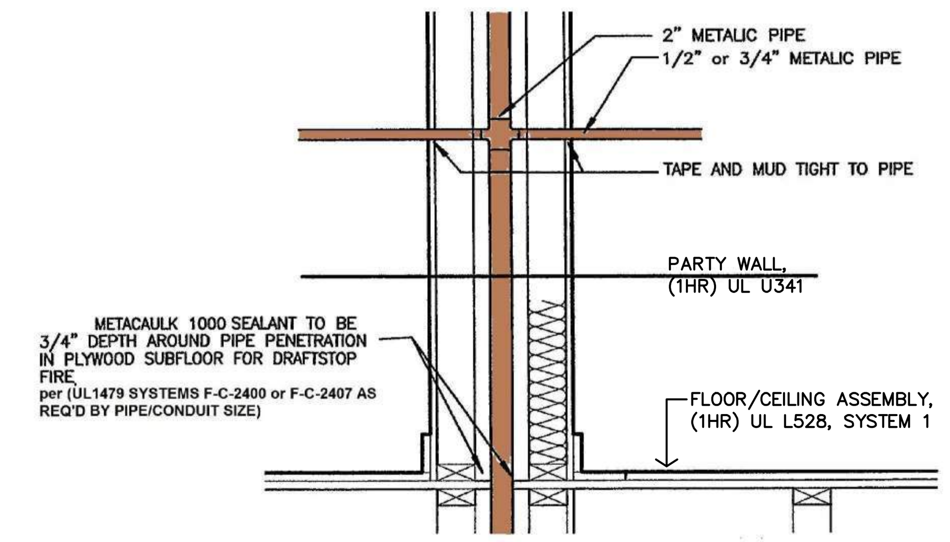
1 PENETRATION ASSEMBLY
NO SCALE



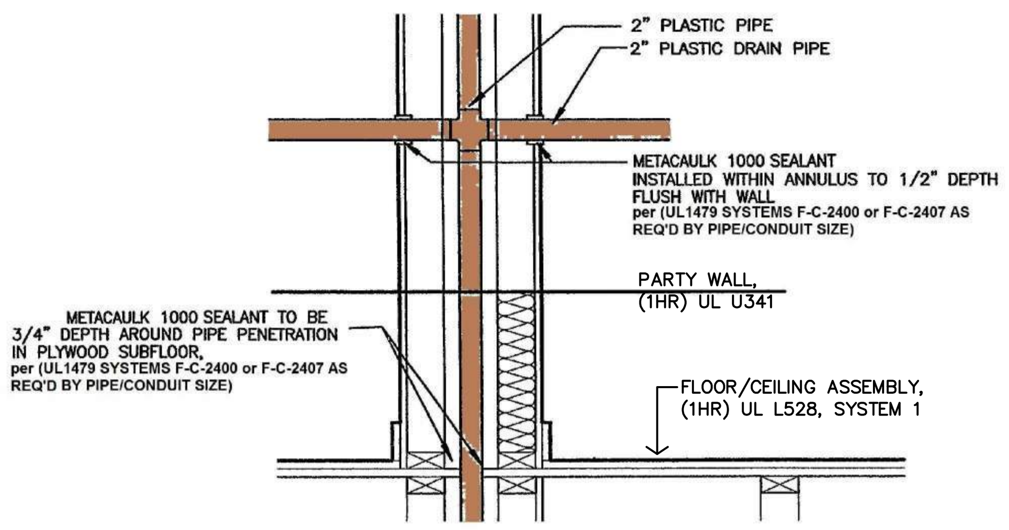
2 PENETRATION ASSEMBLY
NO SCALE



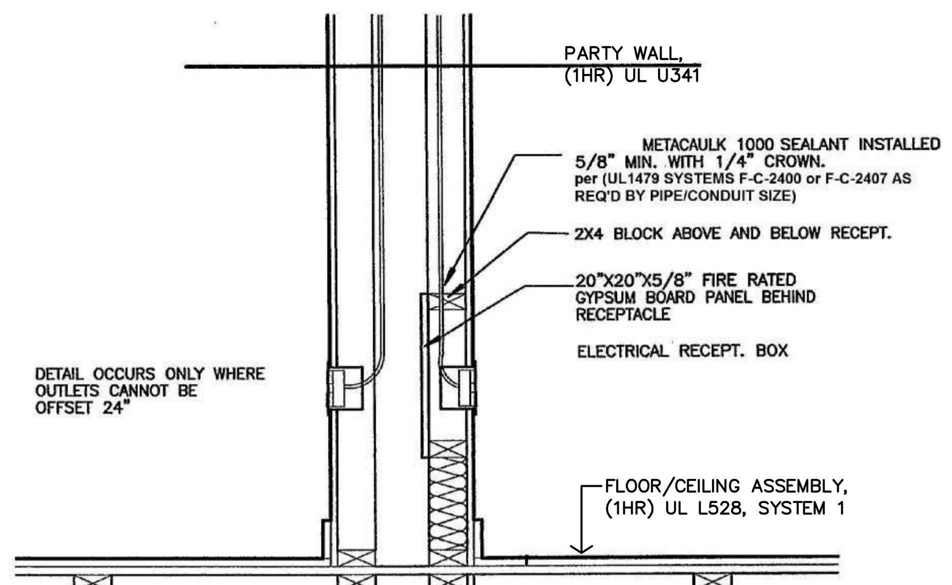
3 PENETRATION ASSEMBLY
NO SCALE



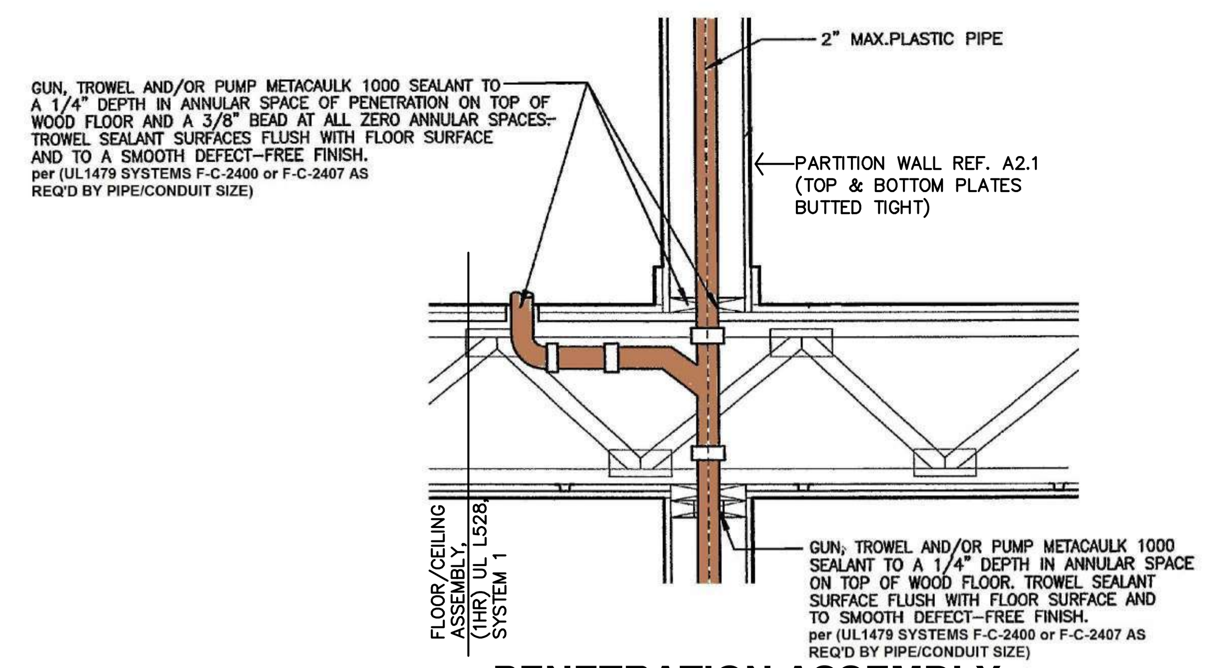
4 PENETRATION ASSEMBLY
NO SCALE



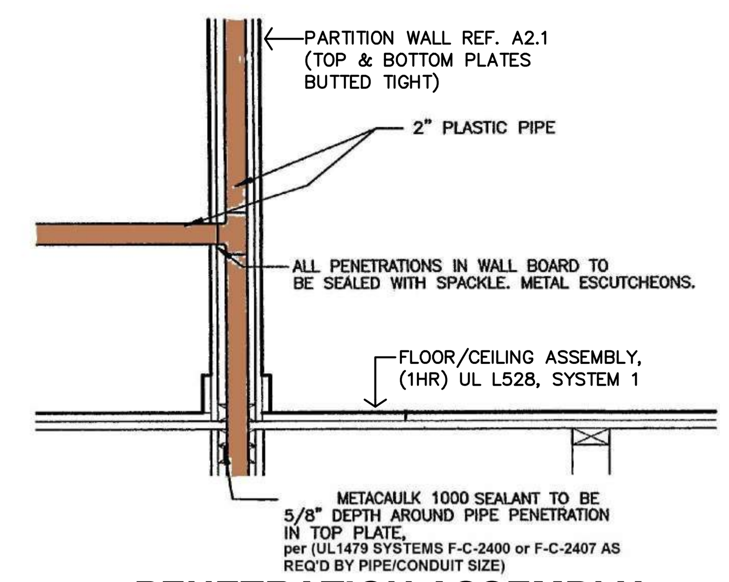
5 PENETRATION ASSEMBLY
NO SCALE



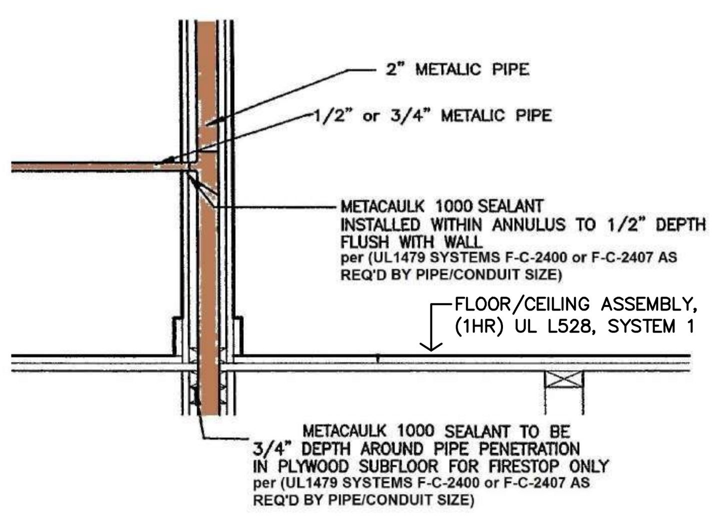
6 PENETRATION ASSEMBLY
NO SCALE



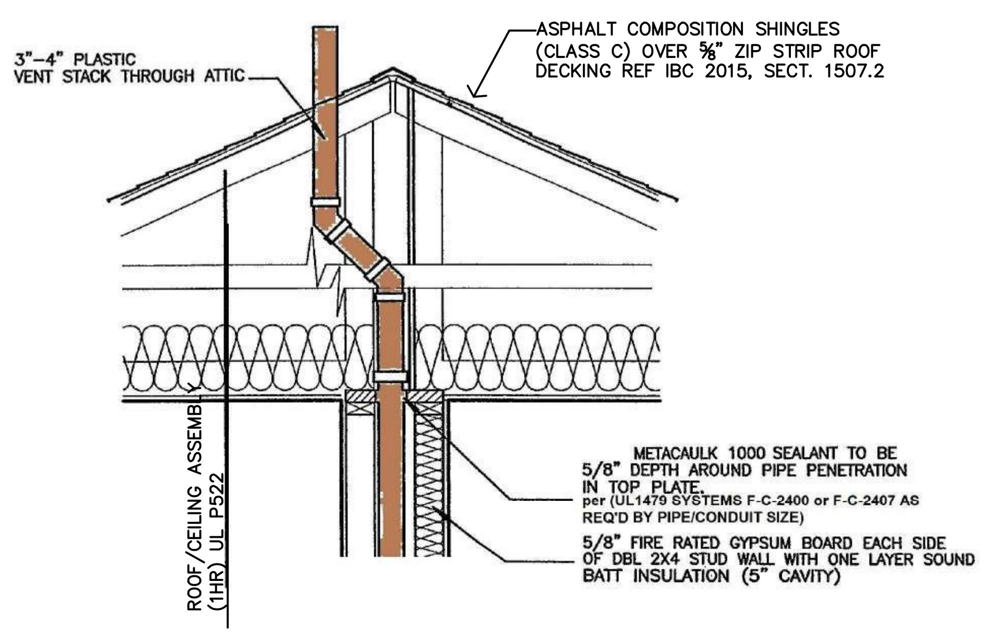
7 PENETRATION ASSEMBLY
NO SCALE



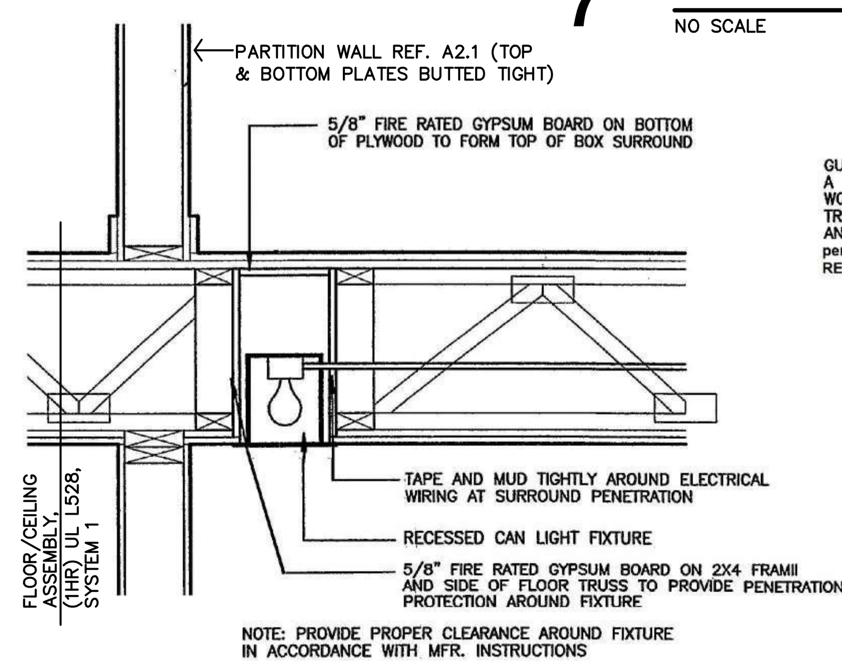
8 PENETRATION ASSEMBLY
NO SCALE



9 PENETRATION ASSEMBLY
NO SCALE



10 PENETRATION ASSEMBLY
NO SCALE



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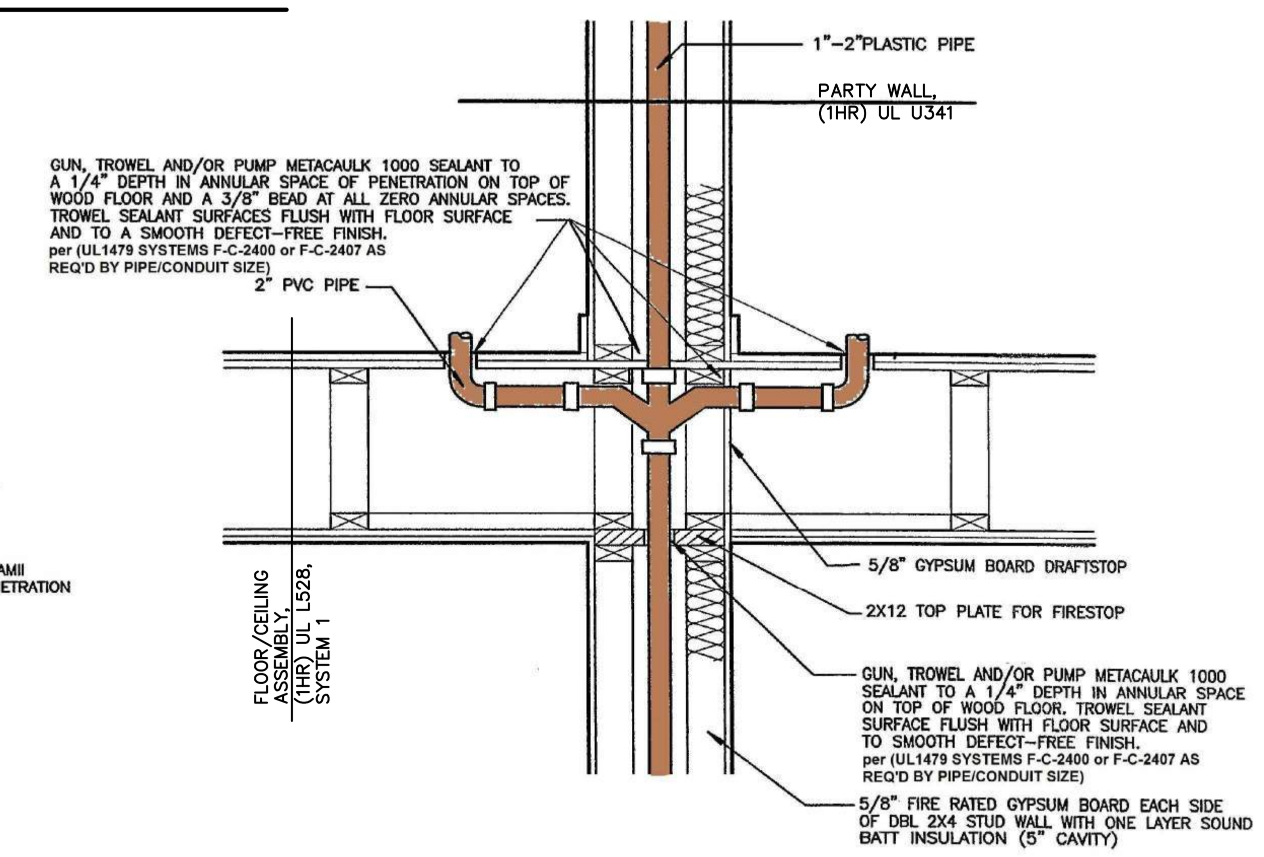
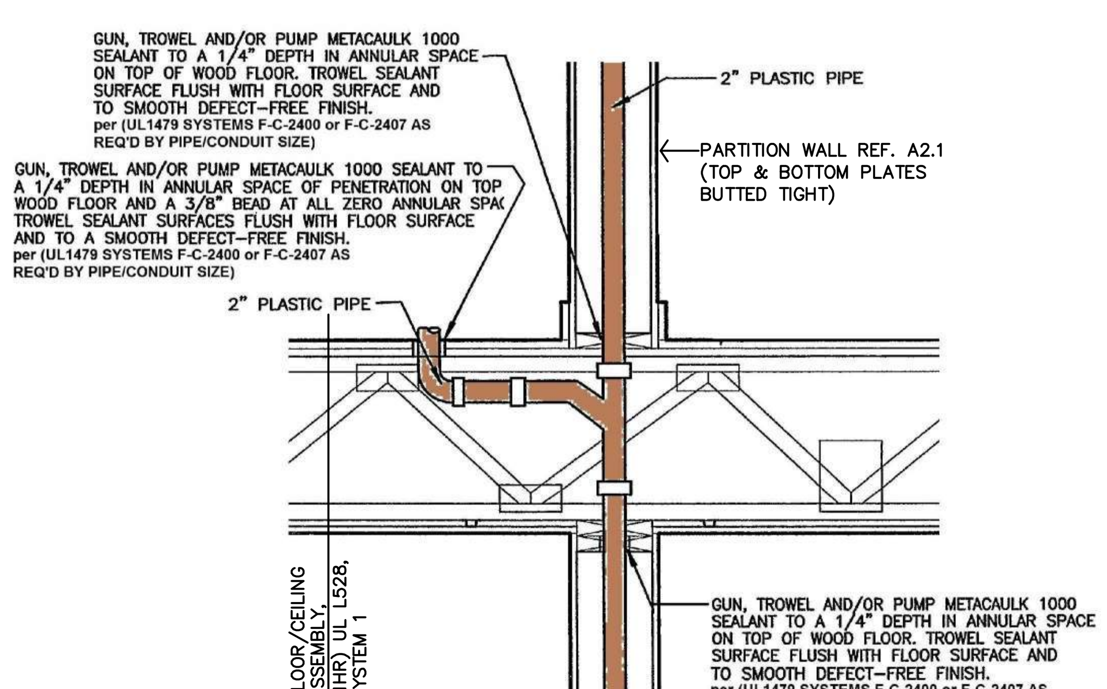
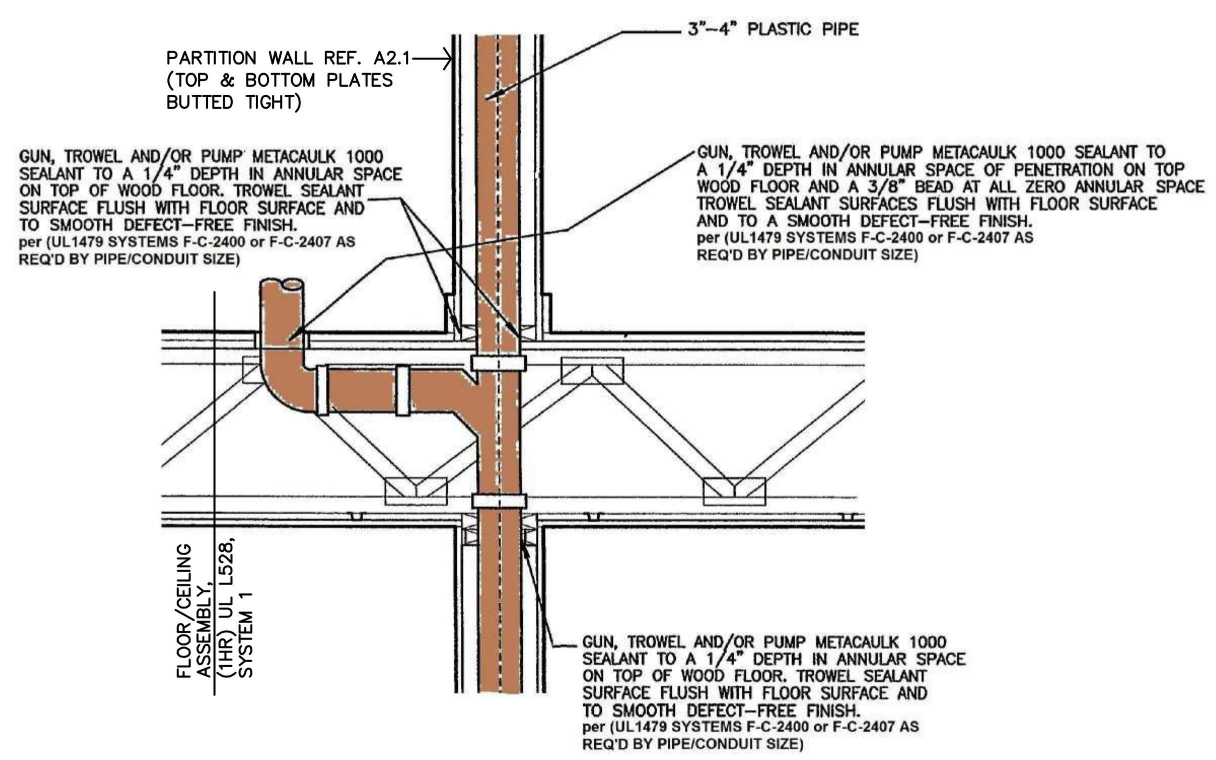
NO SCALE



12 PENETRATION ASSEMBLY
NO SCALE



13 PENETRATION ASSEMBLY
NO SCALE



14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE

JGR
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THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSICANA, TEXAS

REVISION:

DATE: 12–10–2024
JOB: 24–3392
SHEET NO.:
A4.9

ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
7. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
8. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
9. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
10. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
11. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
12. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
13. BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2018 IBC SECTION 903.3.1.1. PROTECTION NOT REQUIRED IN ATTIC SPACE PER IBC SECTION 903.3.1.2.3
14. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
15. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
16. AT LOWER ROOF – INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2018, SECTION 1203.2
17. INSTALL ATTIC ACCESS PER DETAIL H-A4.5. LOCATE PER ROOF PLAN
18. AT UPPER ROOF – INSTALL DRAFTSTOPS PER IBC 2018, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2018 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
19. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON THIS SHEET ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".

LOWER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS NOT REQUIRED, PER IBC 2018 SECTION 718.4. AREA IS LESS THAN 3,000 SF.

ATTIC VENTILATION PER IBC 2018, SECTION 1202.2 (EXCEPTION 2), 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 (929 SF)
ATTIC AREA MUST PROVIDE
(929/300 = 3.10/2 = 1.55 HIGH & LOW EACH)
1.55sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

UPPER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2018 IBC SECTIONS 708.4.2 & 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET.

AREA 1 (1,597 SF)
ATTIC AREA MUST PROVIDE
(376/150 = 10.65 (of NET FREE AREA VENTILATION)

AREA 3 (1,188 SF)
ATTIC AREA MUST PROVIDE
(1,181/150 = 7.92 (of NET FREE AREA VENTILATION)

AREA 4 (840 SF)
ATTIC AREA MUST PROVIDE
(840/150 = 5.60 (of NET FREE AREA VENTILATION)

AREA 5 (1,426 SF)
ATTIC AREA MUST PROVIDE
(1,426/150 = 9.51 (of NET FREE AREA VENTILATION)

AREA 5 (1,416 SF)
ATTIC AREA MUST PROVIDE
(1,416/150 = 9.44 (of NET FREE AREA VENTILATION)

AREA 7 (822 SF)
ATTIC AREA MUST PROVIDE
(822/150 = 5.48 (of NET FREE AREA VENTILATION)

AREA 8 (1,409 SF)
ATTIC AREA MUST PROVIDE
(1,409/150 = 9.39 (of NET FREE AREA VENTILATION)

LEGEND

1. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL. (5"min), (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2. 1-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
3. LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
4. INSTALL ASPHALT COMPOSITION SHINGLES OVER 30# FELT, 5/8" ZIP SYSTEM DECKING REF IBC 2018, SECT. 1507.2
5. INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL F-A4.4
6. INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL D-A4.4
7. INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-16-QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).
8. RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.

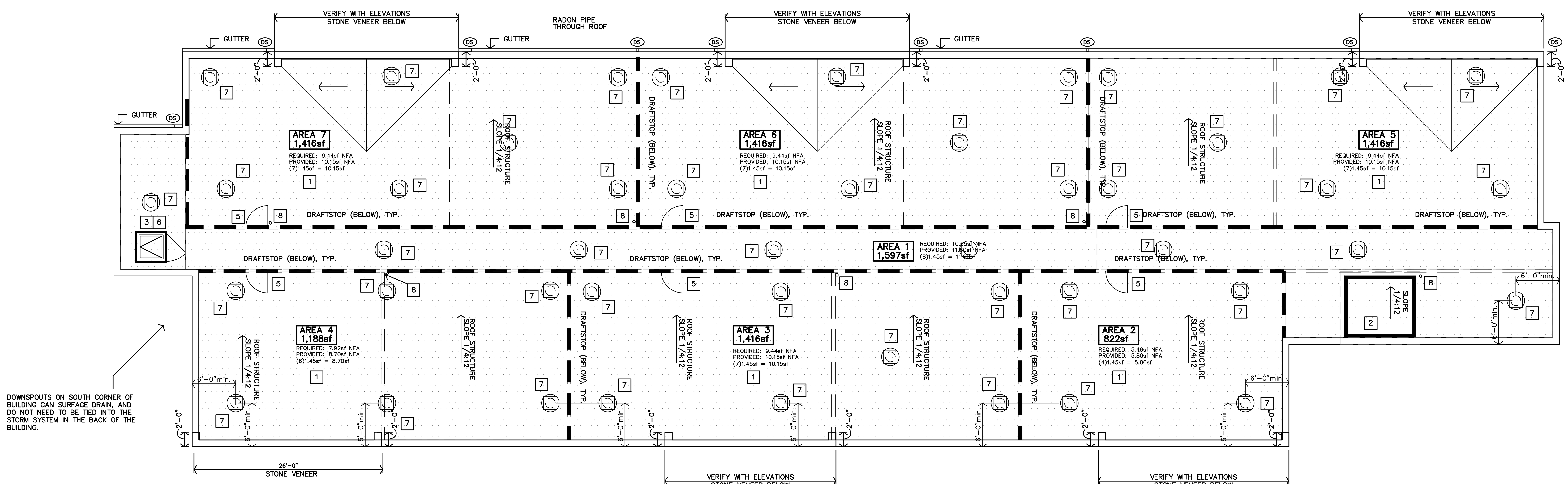
INDICATES 60-MIL TPO ROOFING MATERIAL

CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

DS INDICATES LOCATION OF A PREFIN. 3x4 DOWNSPOUT

MINIMUM GUTTER & DOWNSPOUT

GUTTER – PREFIN. 4x5
DOWNSPOUT – PREFIN. 3x4



A ROOF PLAN
1/8"=1'-0"

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THE RESIDENCE AT RED CEDAR
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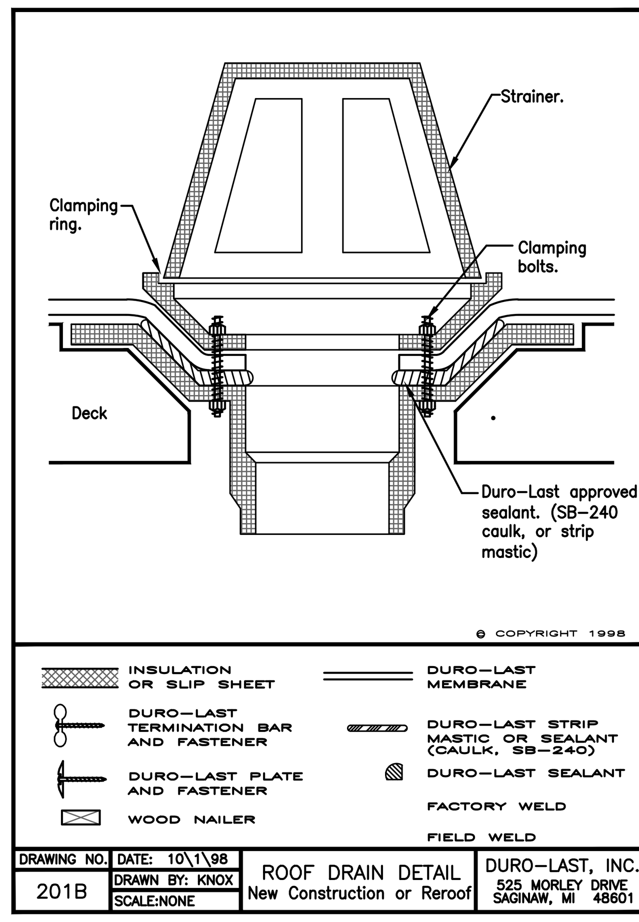
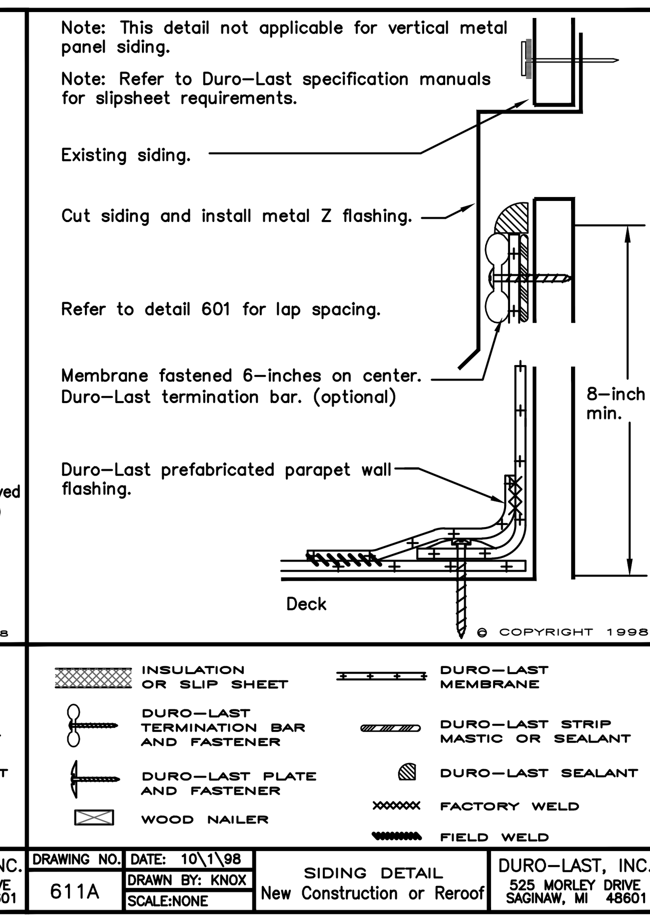
CORSICANA, TEXAS

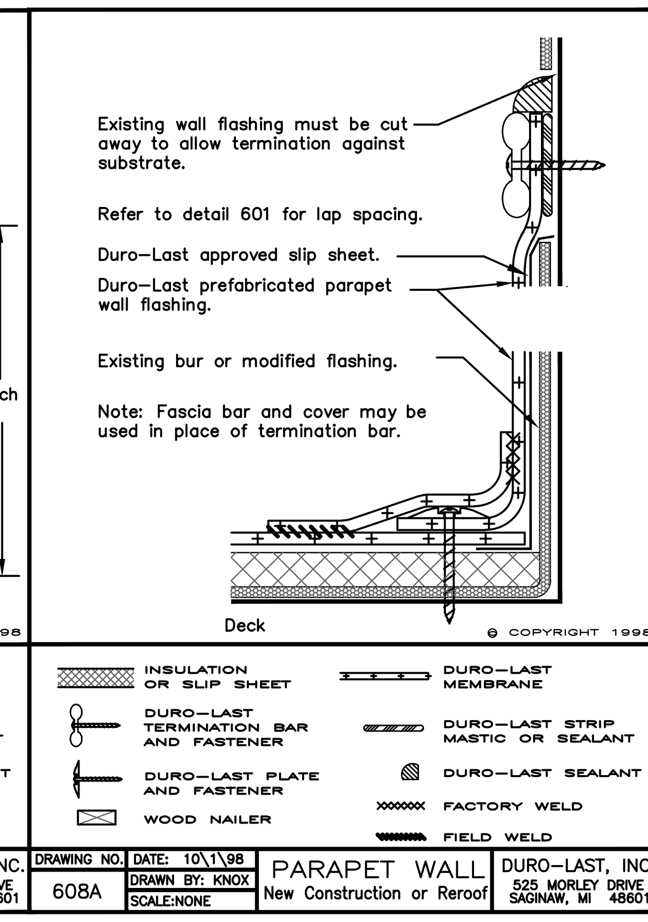
REGISTERED ARCHITECT Jeffrey Steven Gillam 22415 STATE OF TEXAS

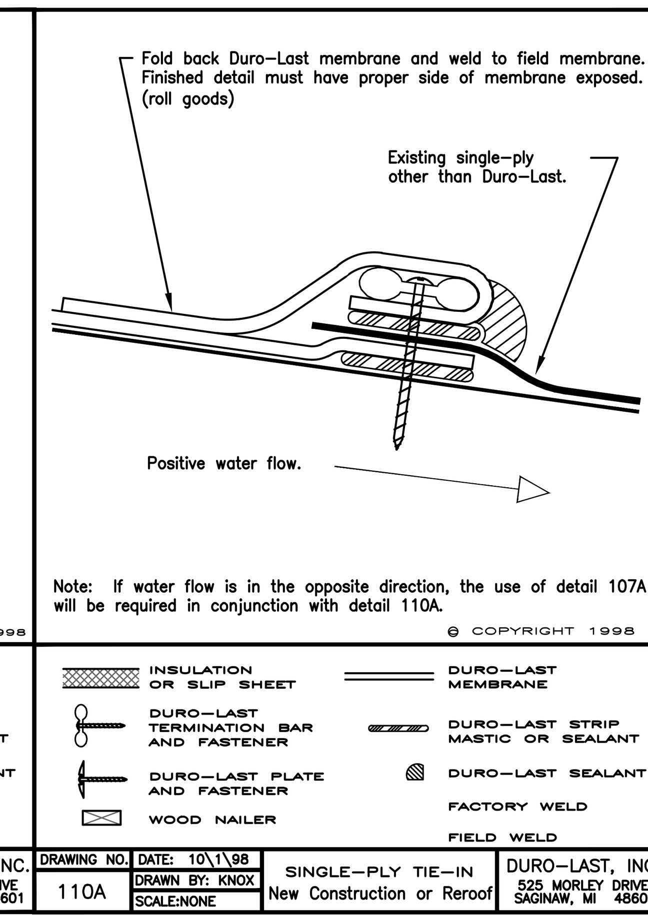
REVISION:

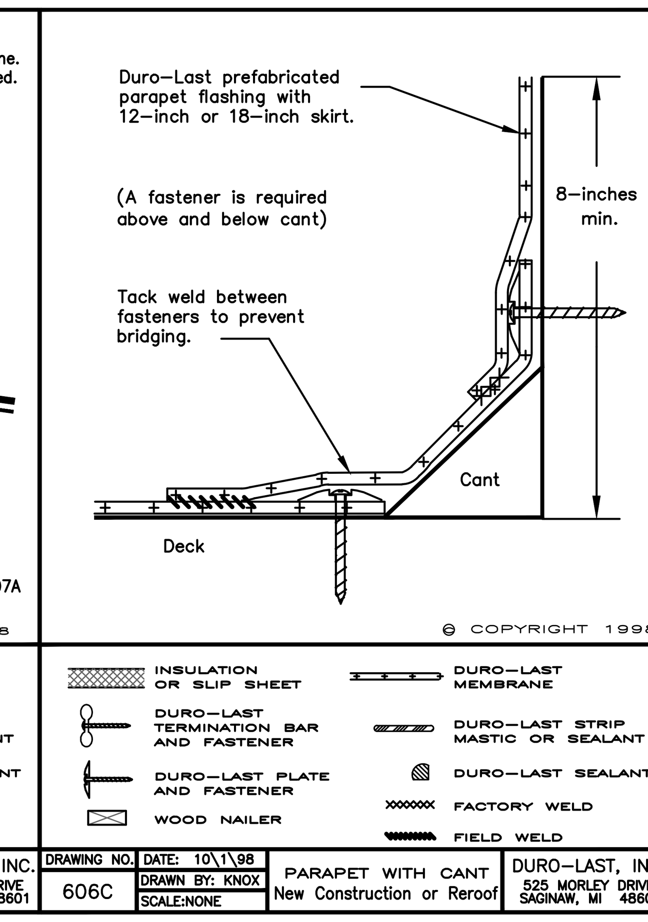
DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:
A5.1

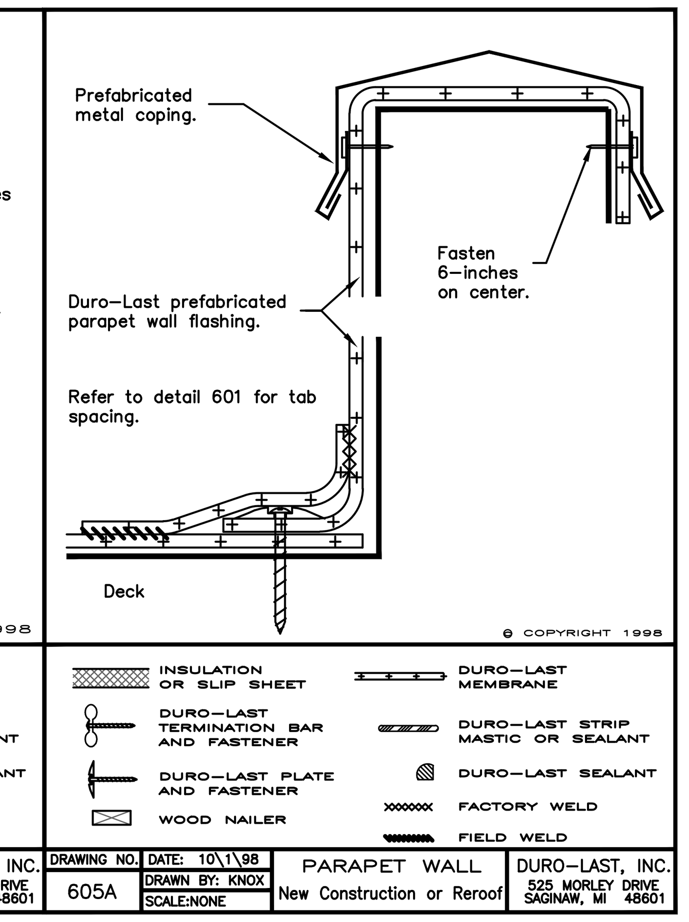








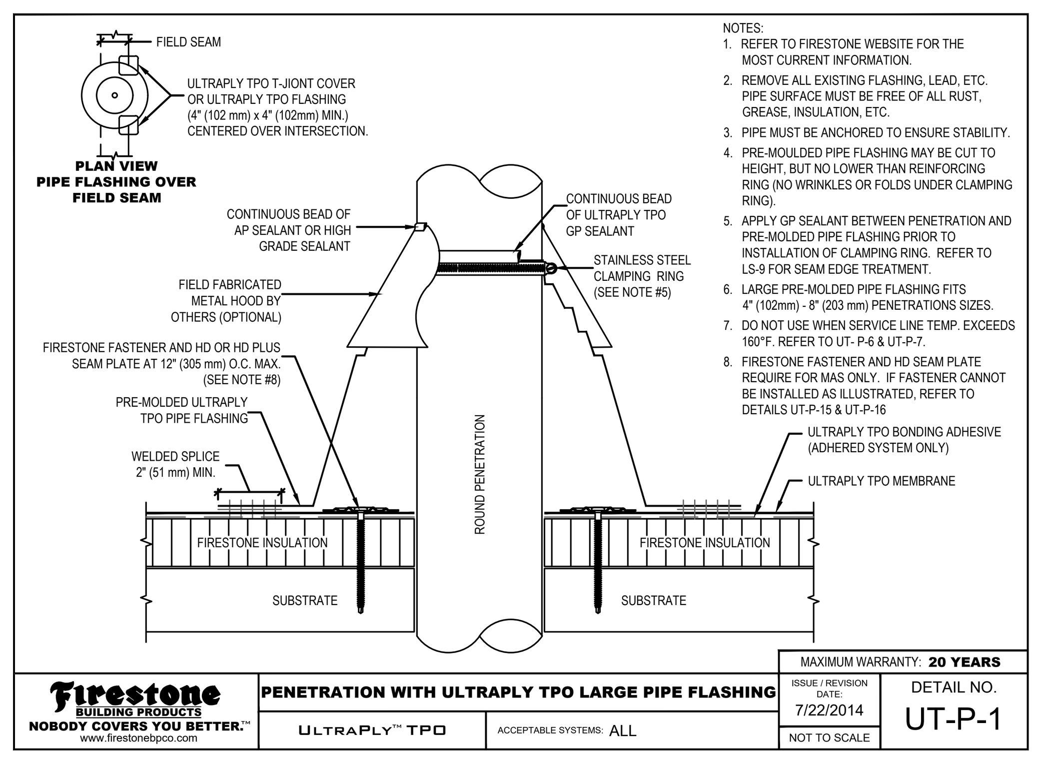




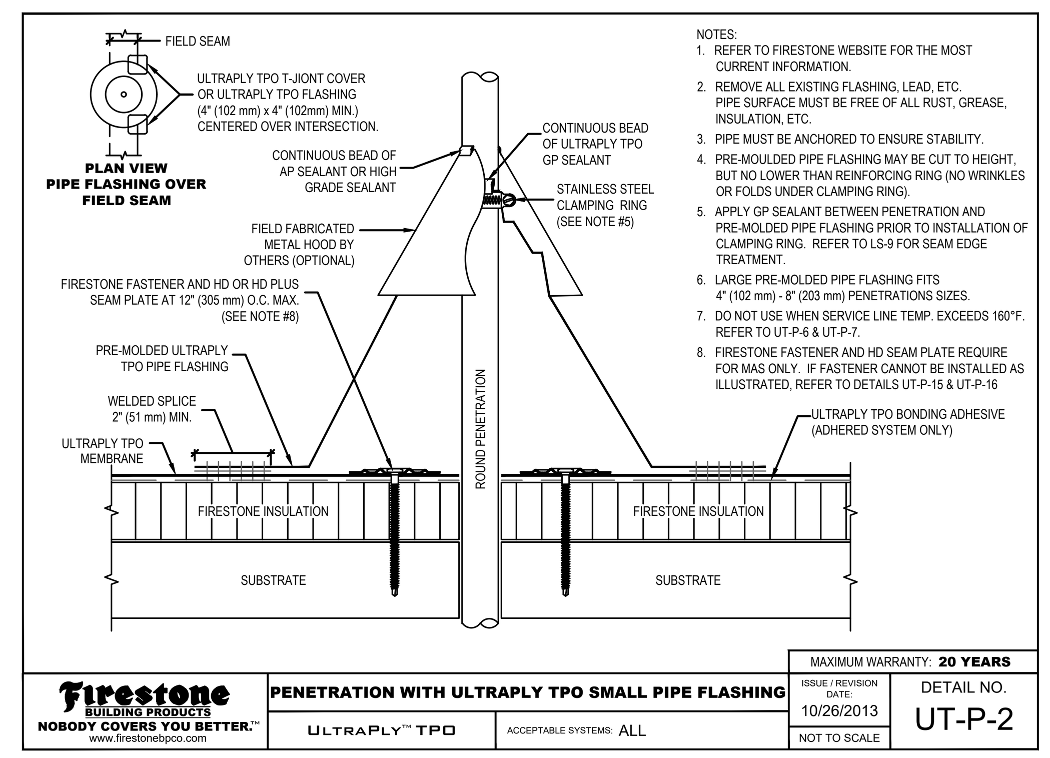
DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

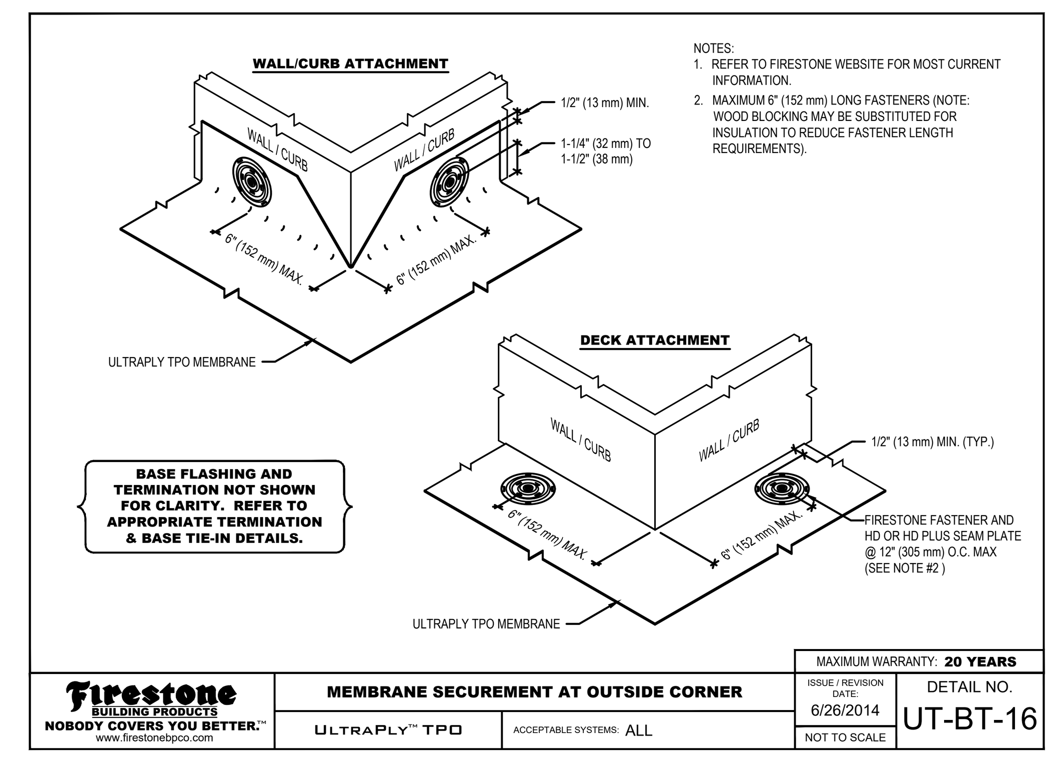
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE WITH THE SPECIFIED WARRANTIES.



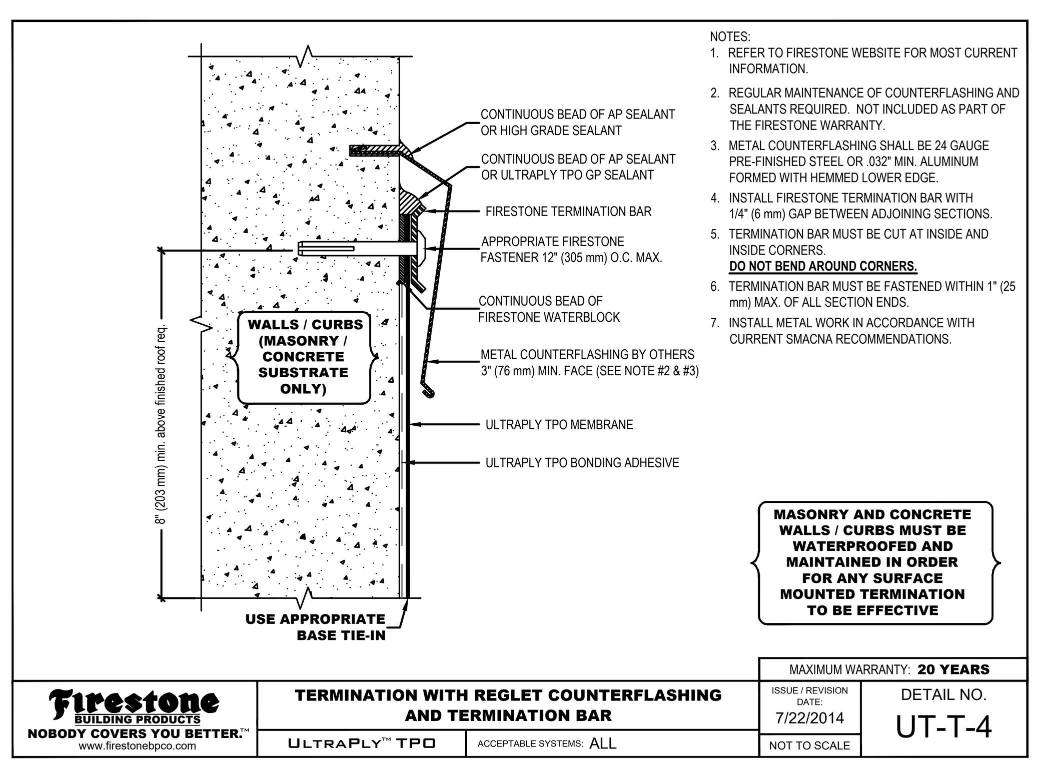
G LARGE PIPE DTL.
NO SCALE



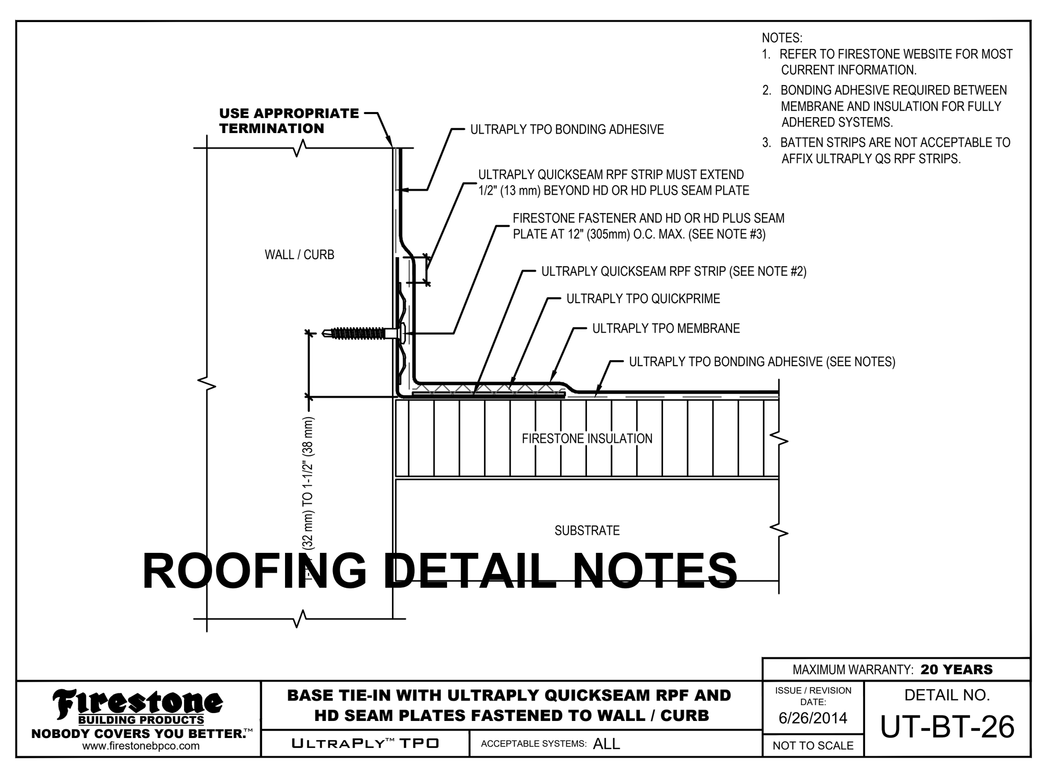
F SMALL PIPE DTL.
NO SCALE



E OUTSIDE CORNER DTL.
NO SCALE

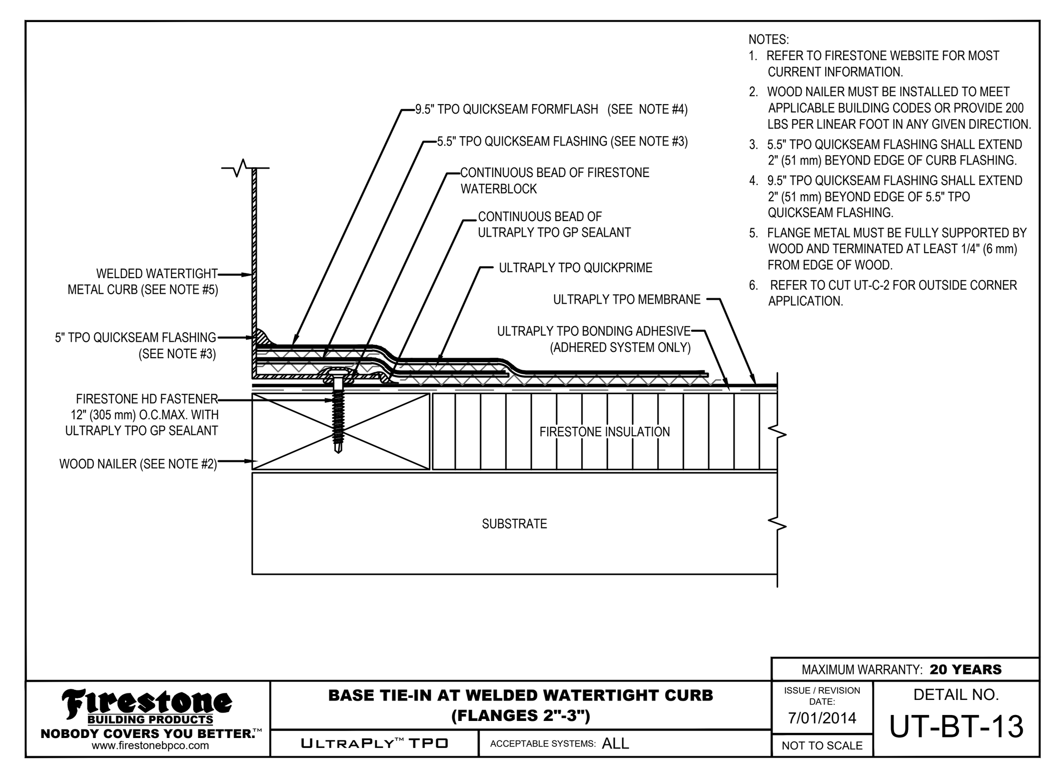


D FLASHING DETAIL
NO SCALE

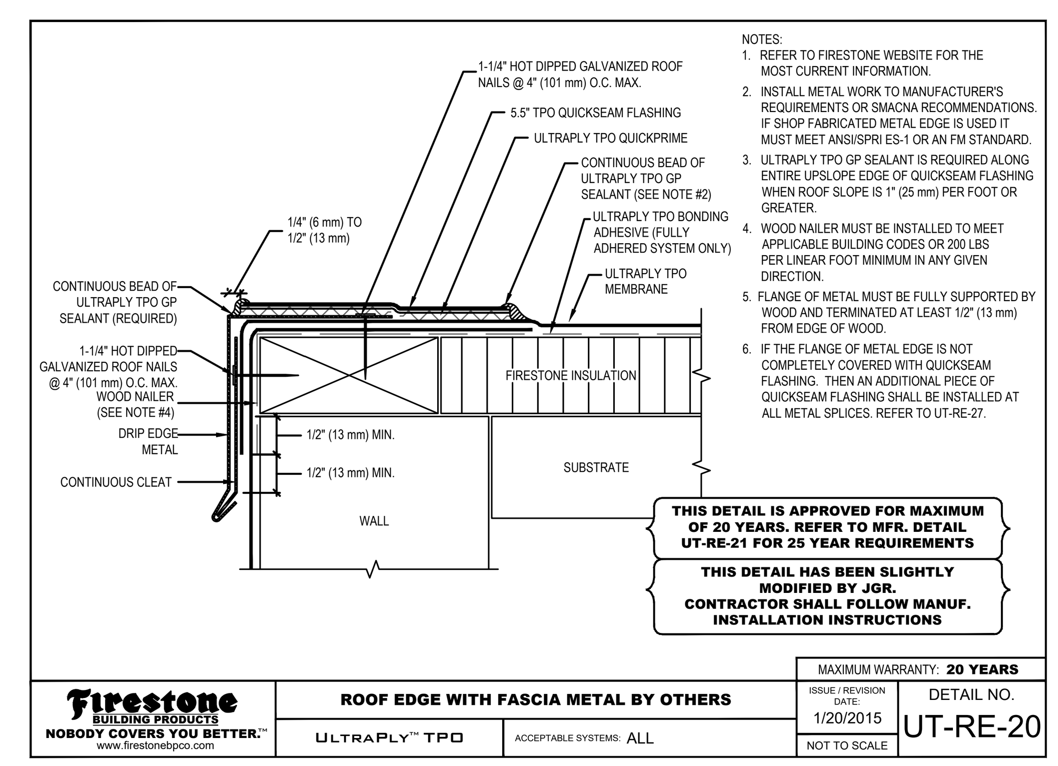


ROOFING DETAIL NOTES

C ROOF-TO-WALL TIE-IN
NO SCALE



B EQUP. CURB DETAIL
NO SCALE



A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

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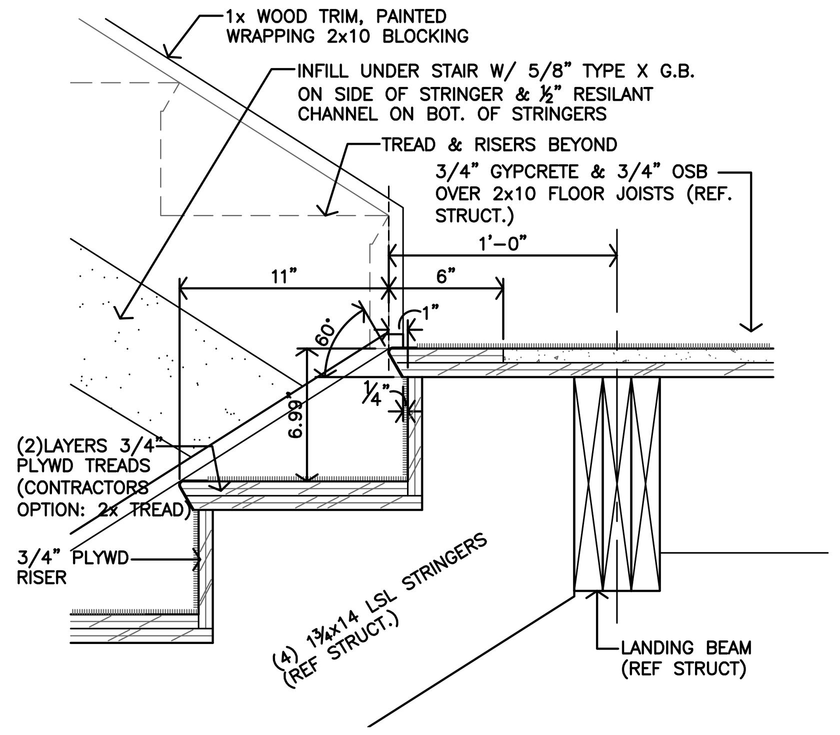
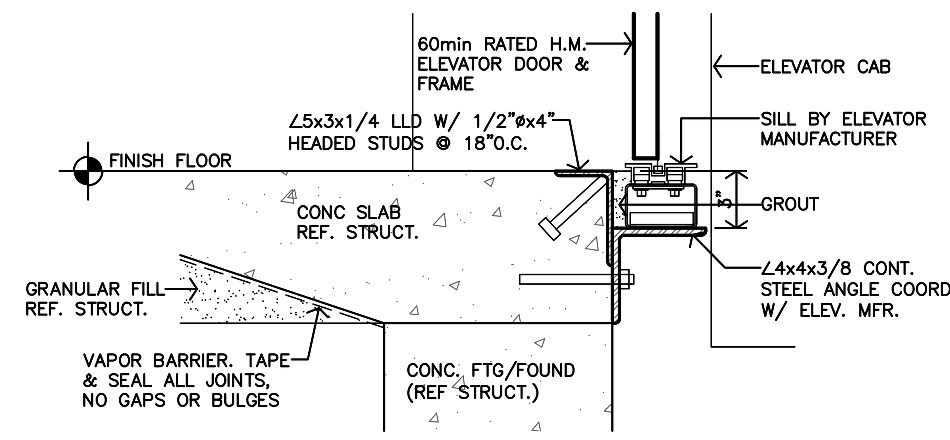
SHEET NO.:

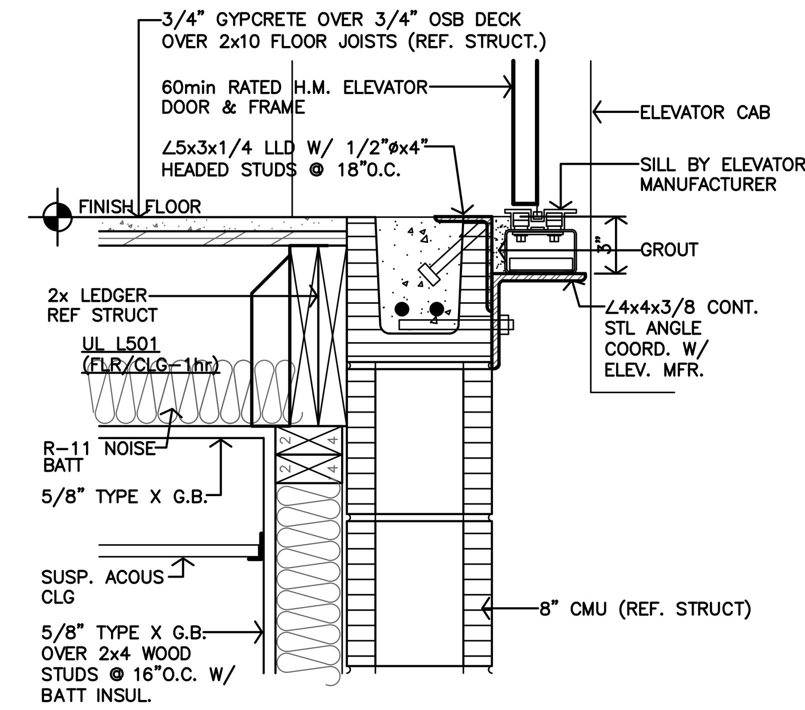
A5.2



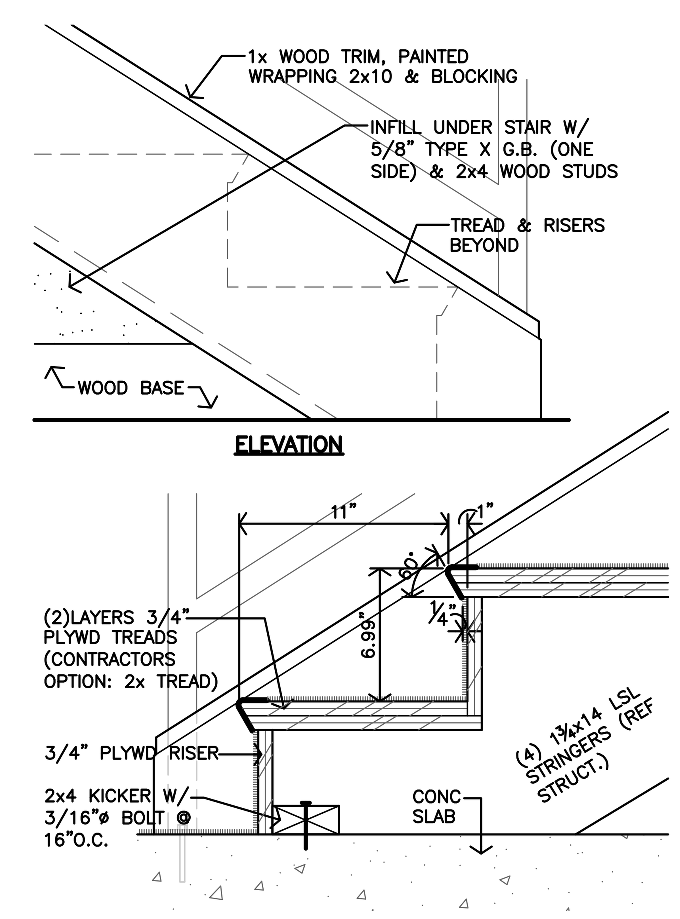
K **DETAIL**
1 1/2"=1'-0"



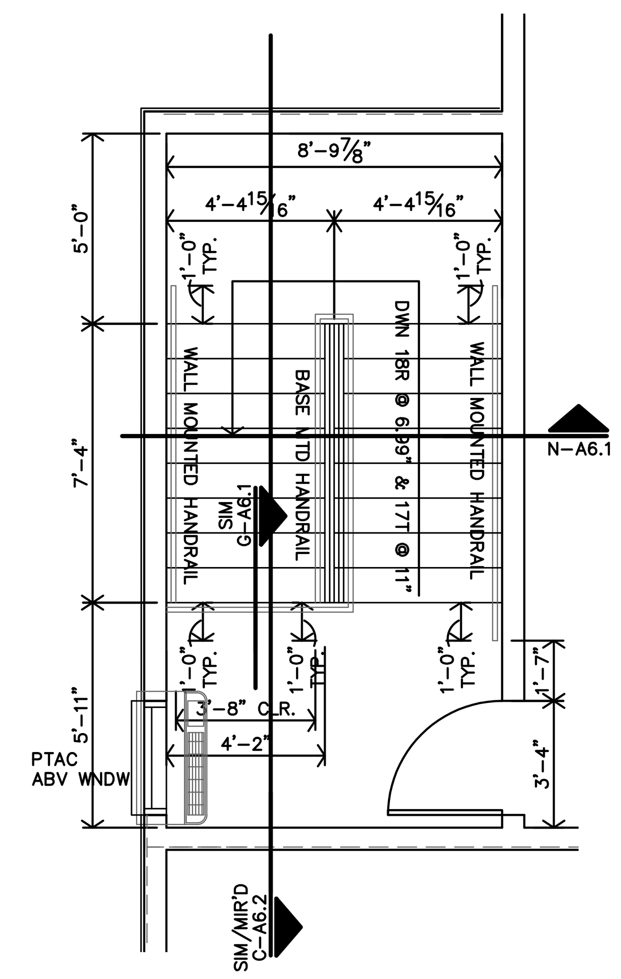
M **ELEVATOR DETAIL**
1 1/2"=1'-0"



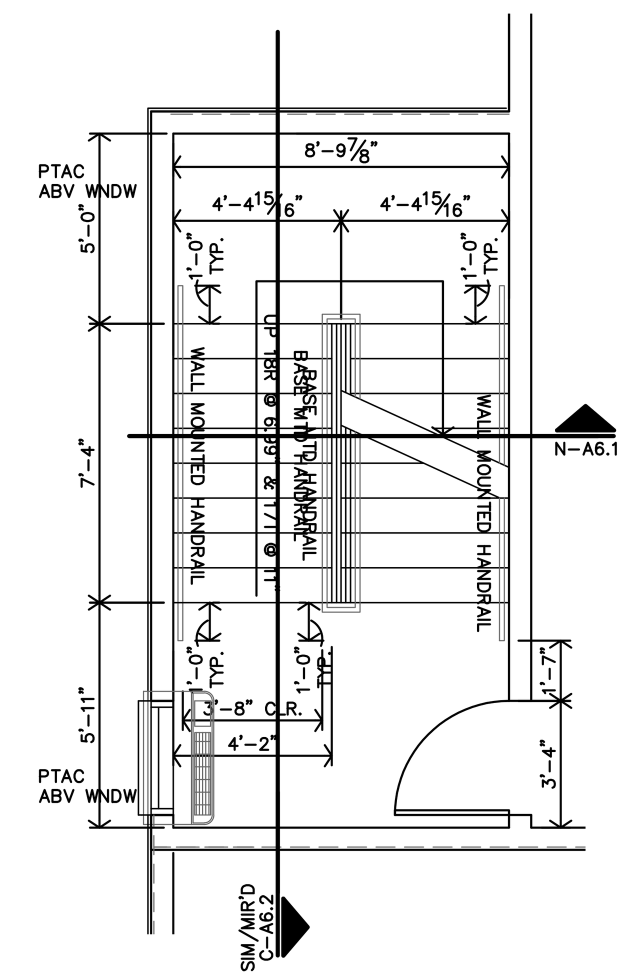
L **ELEVATOR DETAIL**
1 1/2"=1'-0"



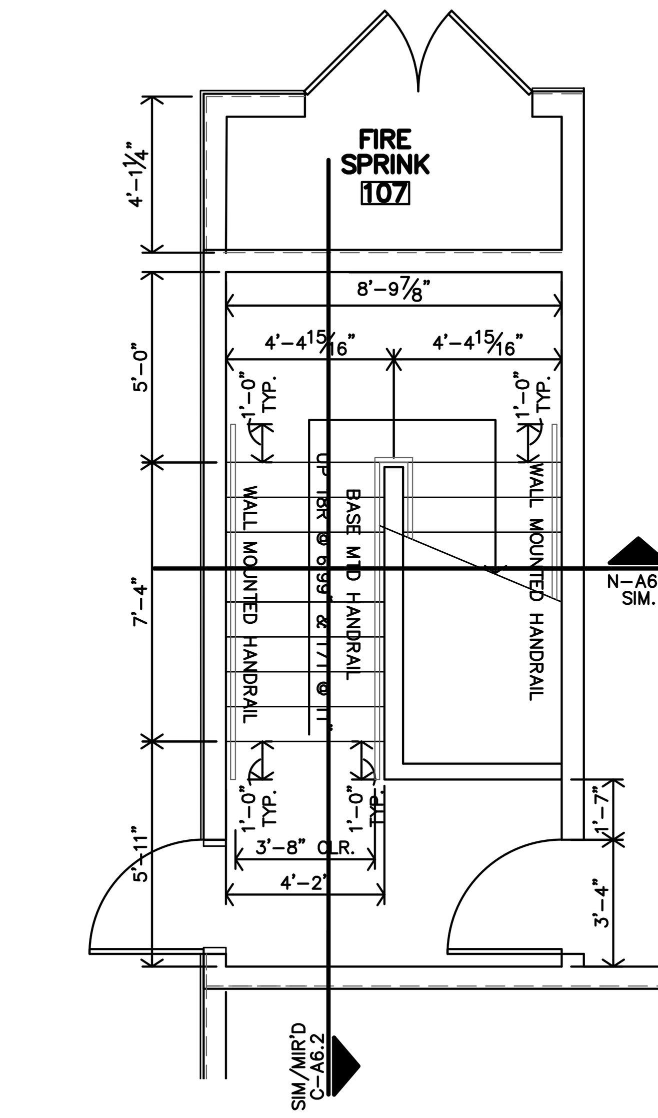
J **DETAIL**
1 1/2"=1'-0"



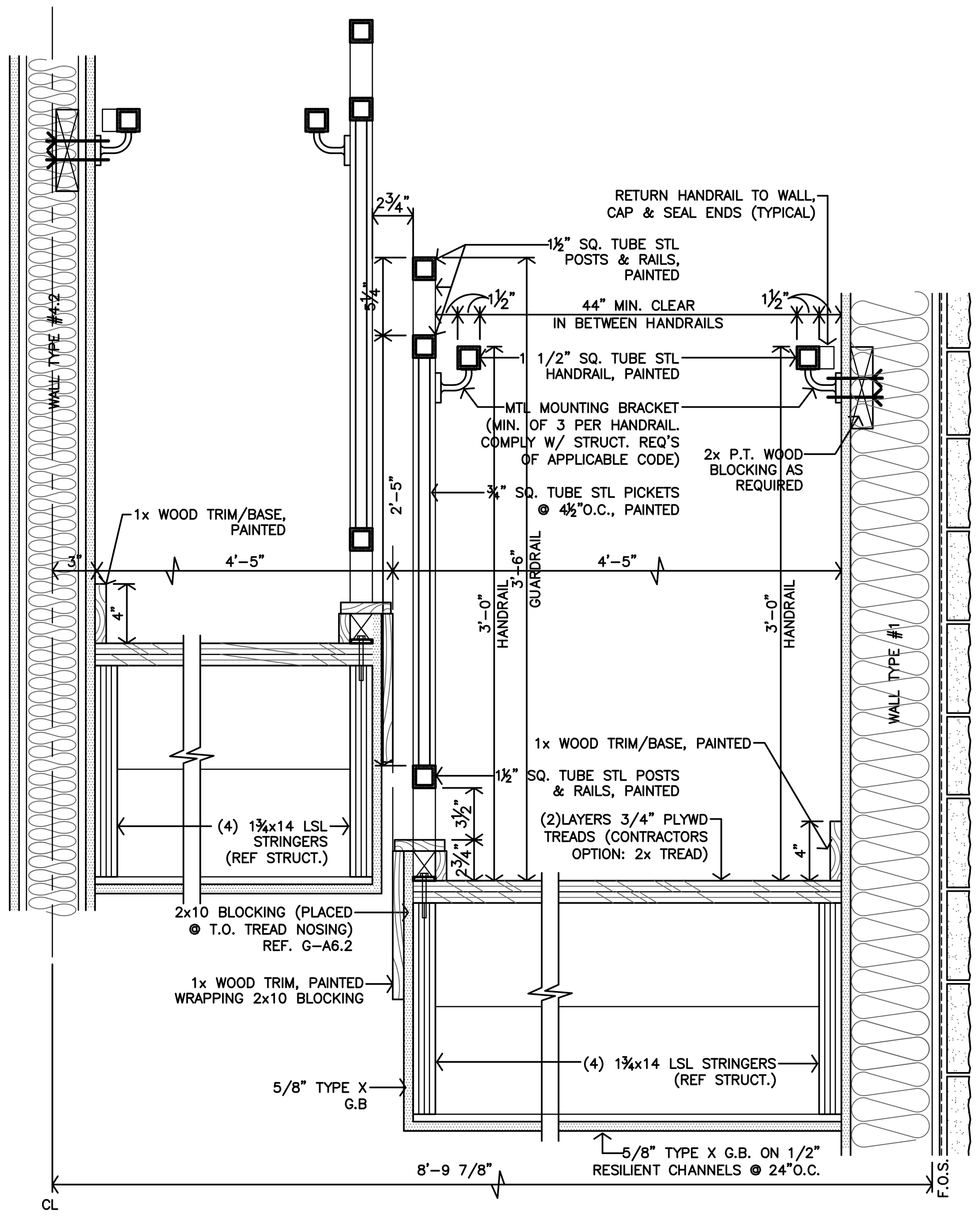
F **STAIR S2 3RD FLOOR PLAN**
1/4"=1'-0" 3RD FLOOR SIM



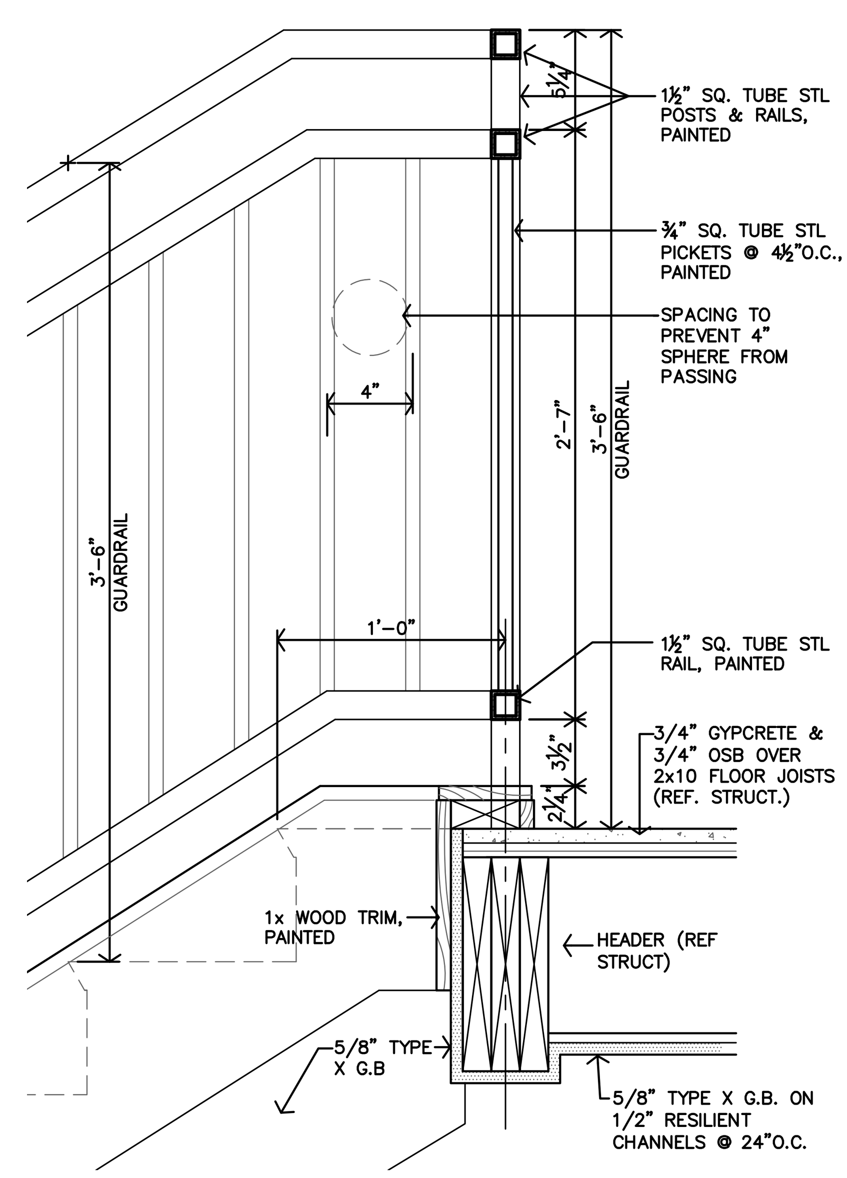
E **STAIR S2 2ND FLOOR PLAN**
1/4"=1'-0"



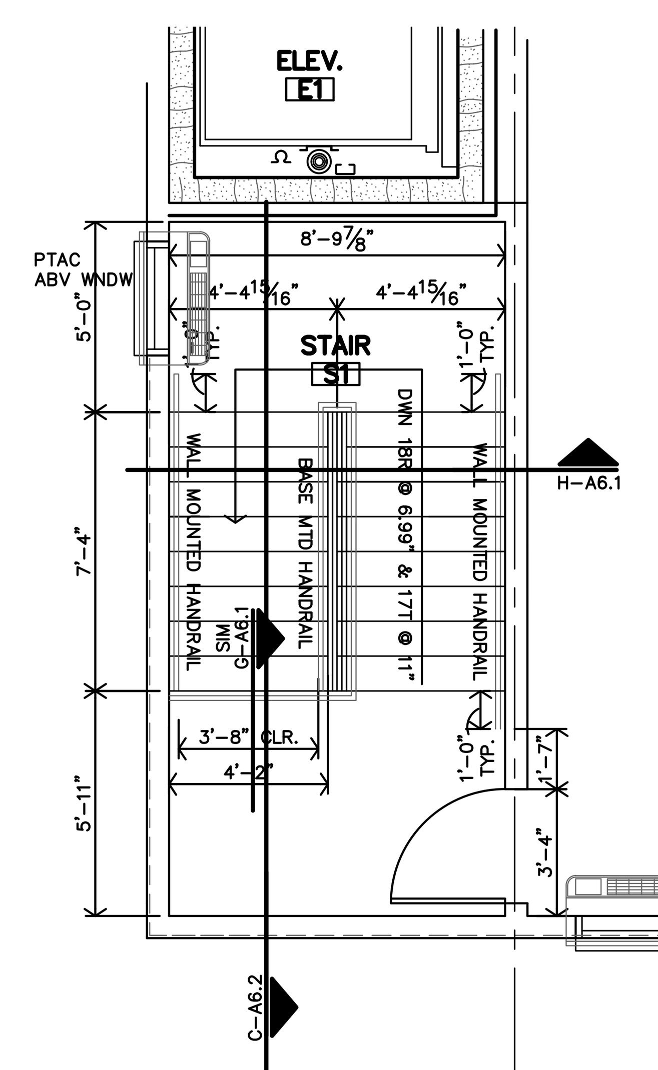
D **STAIR S2 1ST FLOOR PLAN**
1/4"=1'-0"



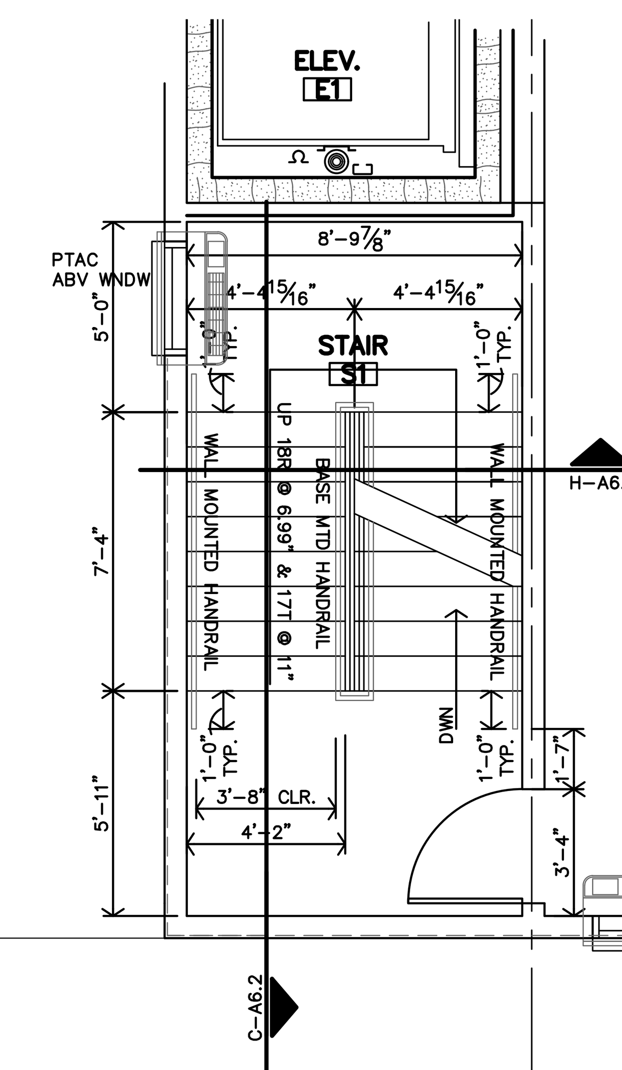
H **DETAIL**
1 1/2"=1'-0"



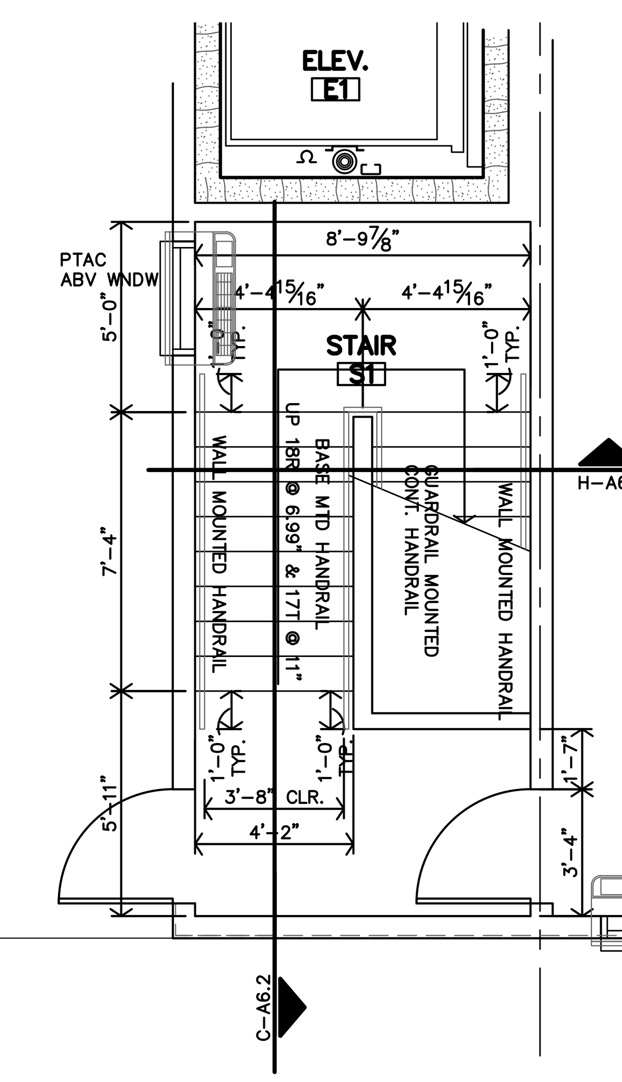
G **STAIR RAILING DETAIL**
1 1/2"=1'-0"



C **STAIR S1 3RD FLOOR PLAN**
1/4"=1'-0"



B **STAIR S1 2ND FLOOR PLAN**
1/4"=1'-0"



A **STAIR S1 FIRST FLOOR PLAN**
1/4"=1'-0"

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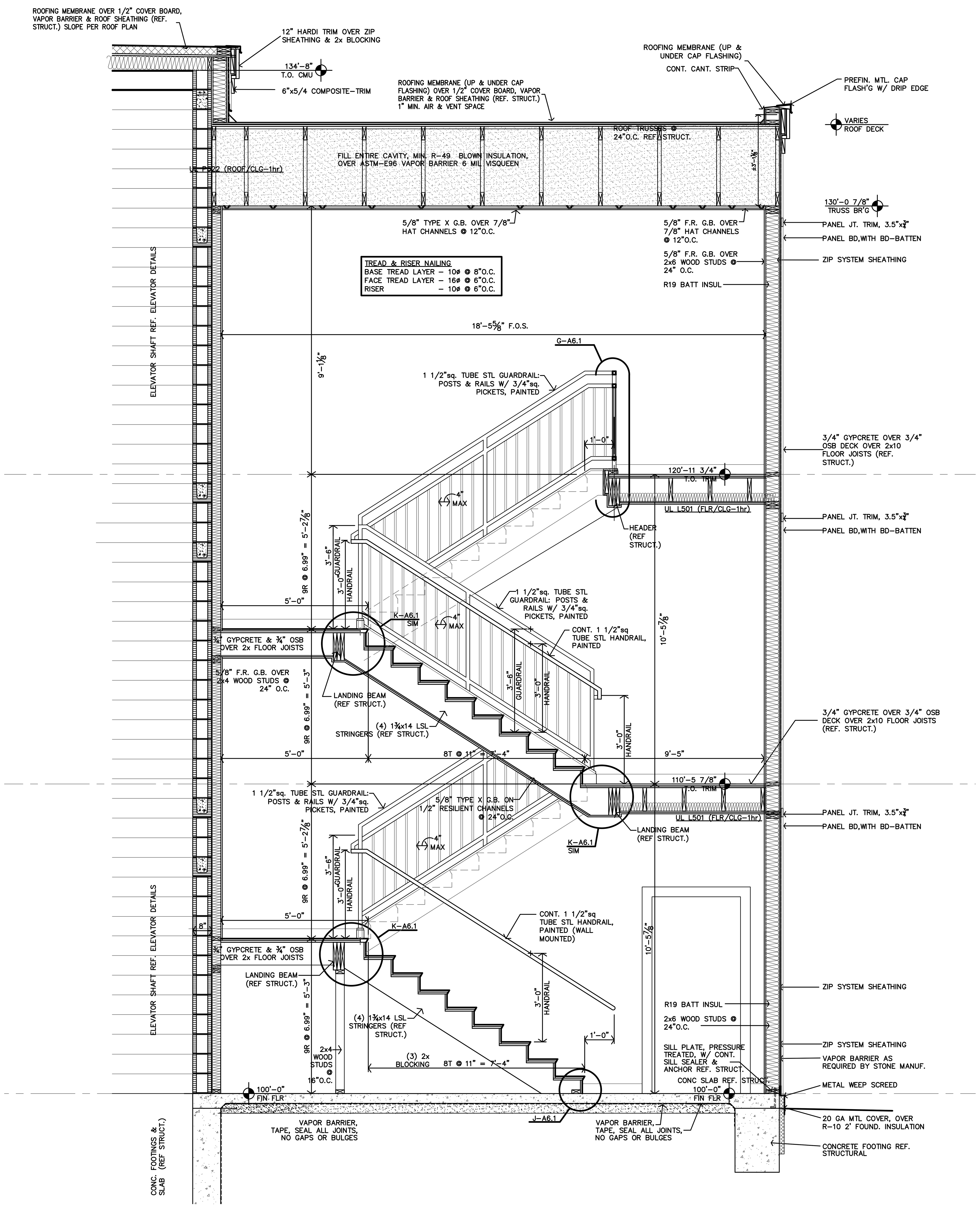
THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSICANA, TEXAS

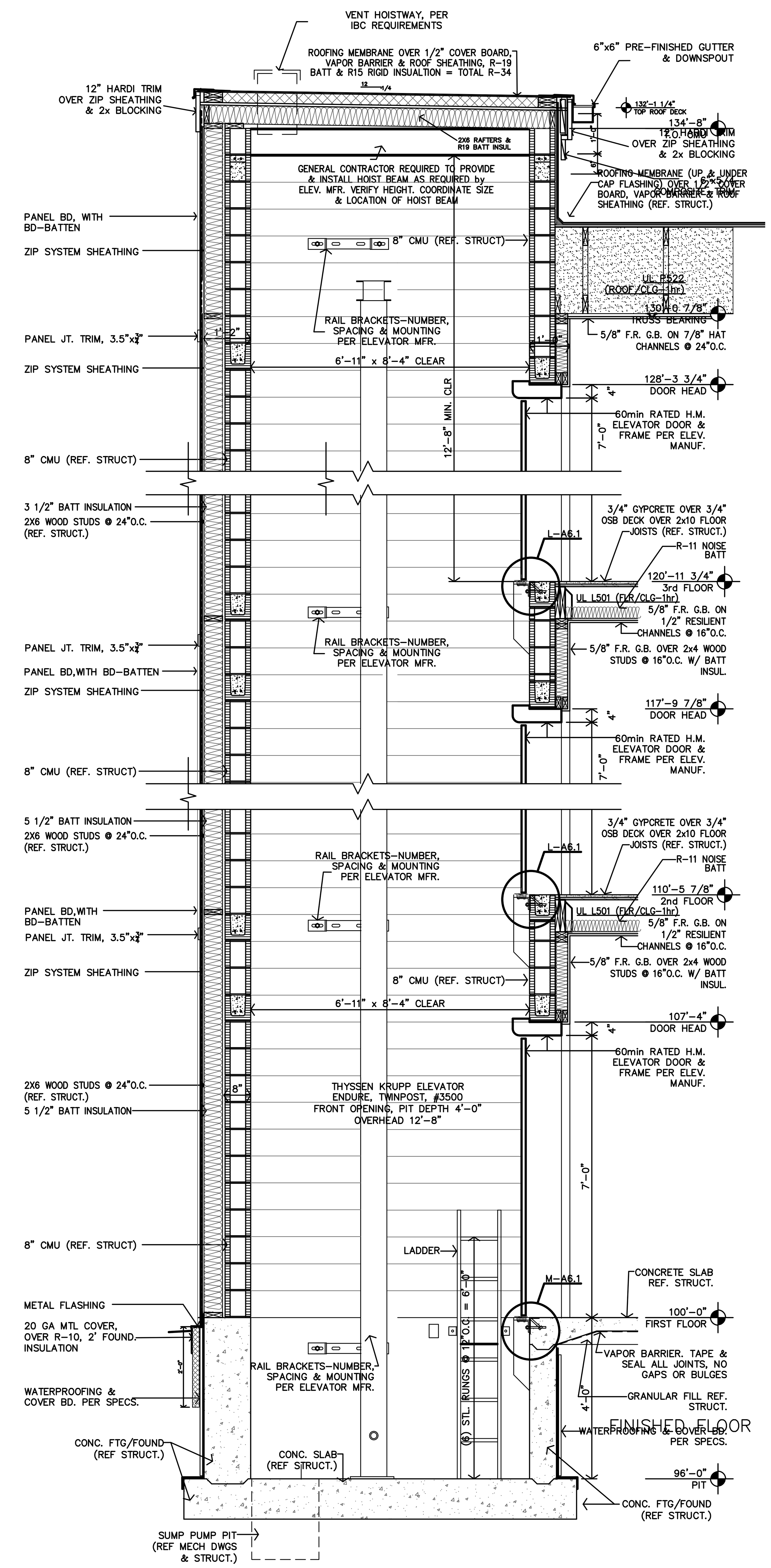
REVISION:

DATE: 12-9-2024
JOB: 24-3392
SHEET NO.:
A6.1



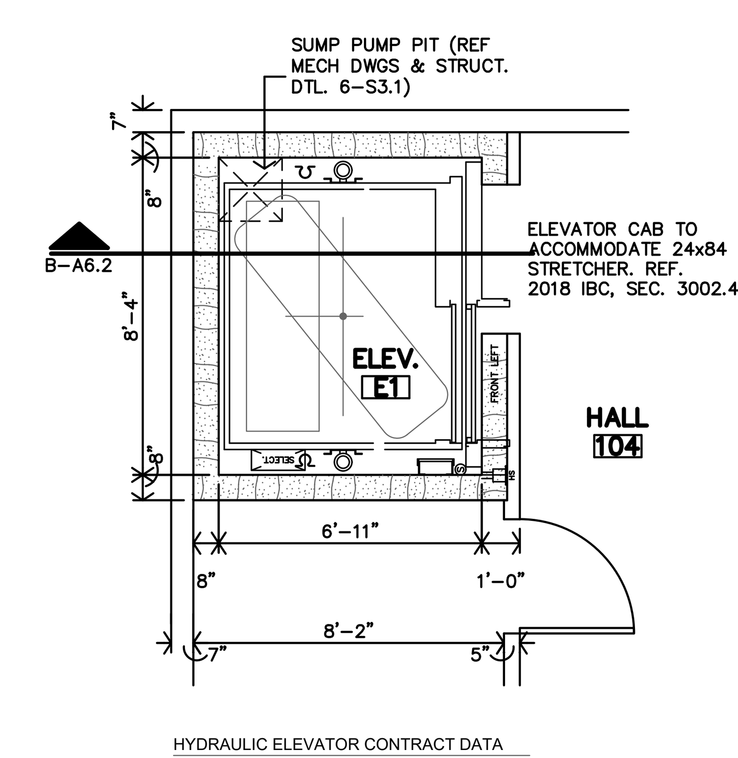
C STAIR S1 SECTION

1/2"=1'-0" STAIR 2 SIMILAR



B ELEVATOR SECTION

1/2"=1'-0"



A ELEVATOR 1st, 2nd & 3rd FLOORS

1/4"=1'-0"

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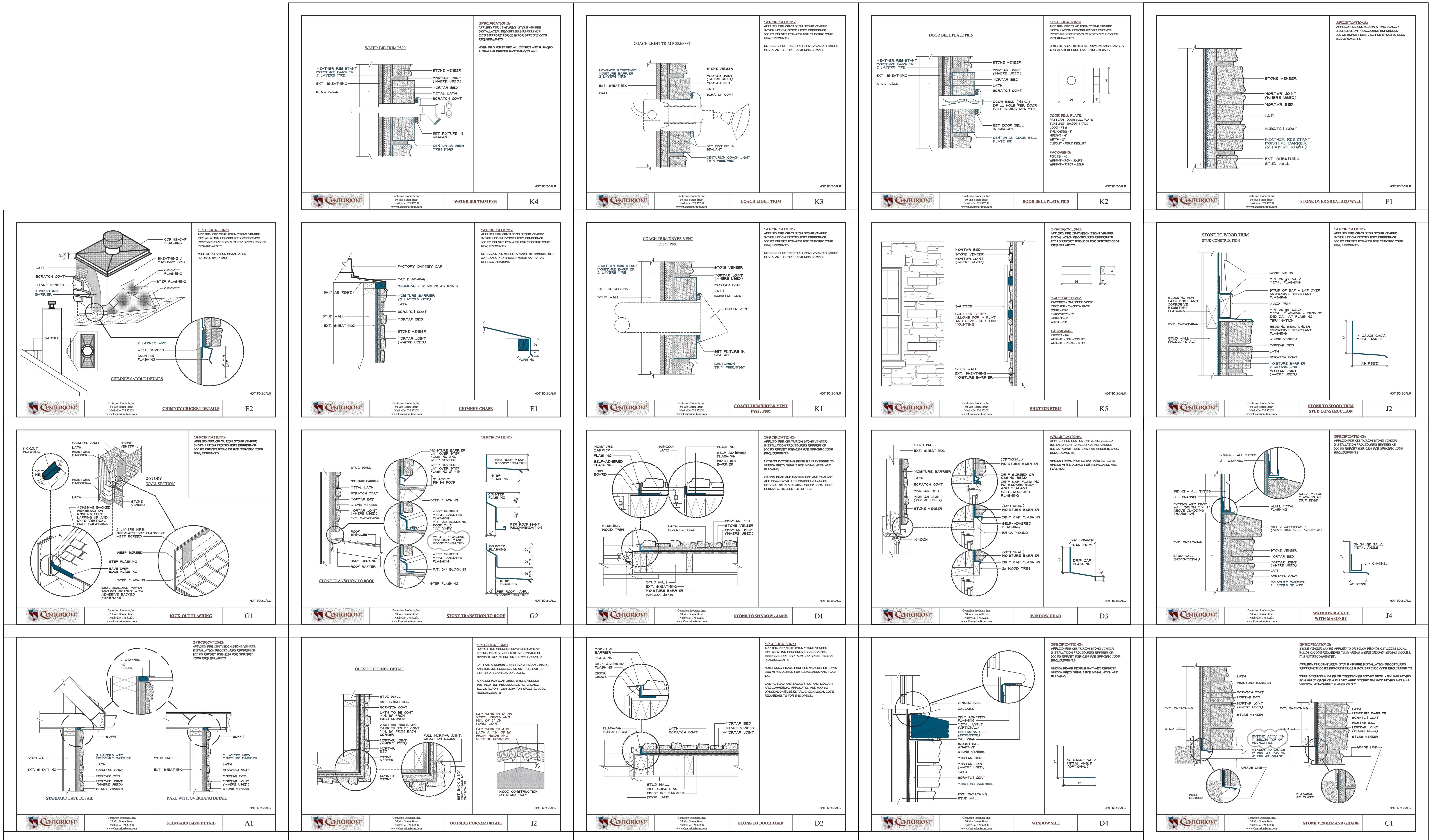

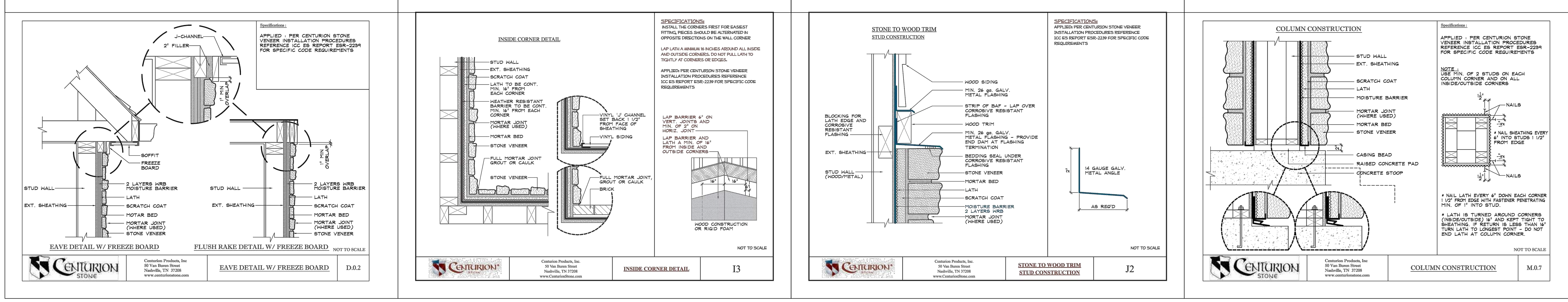

MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

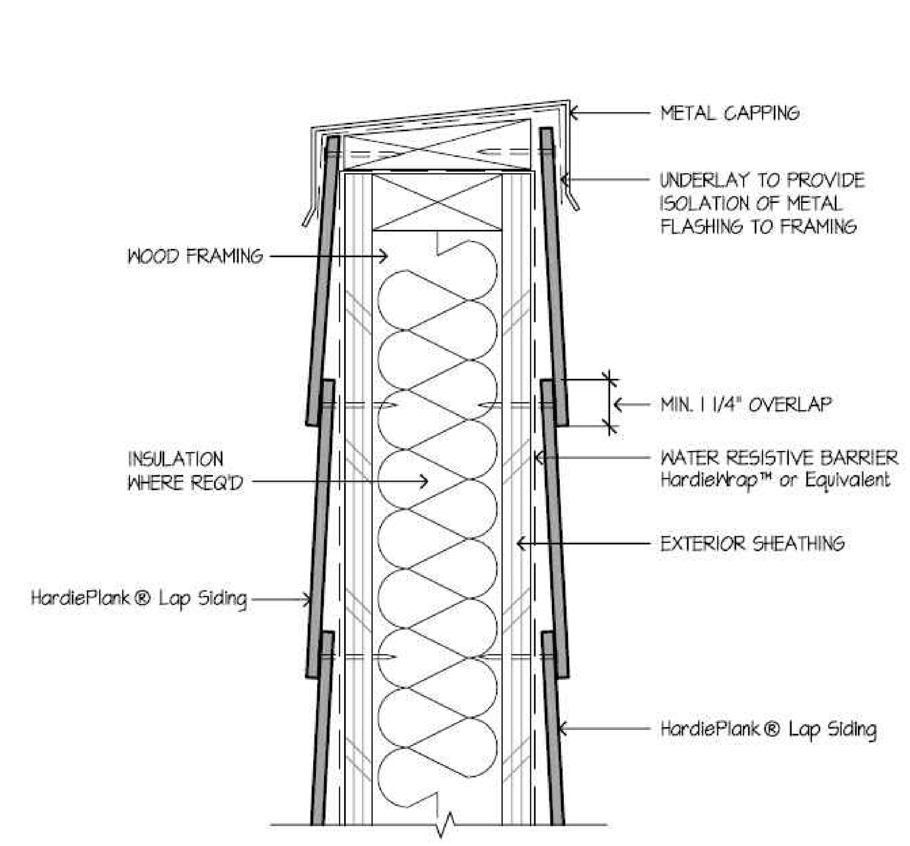
REVISION:

DATE: 10-3-2024

JOB: 24-3395

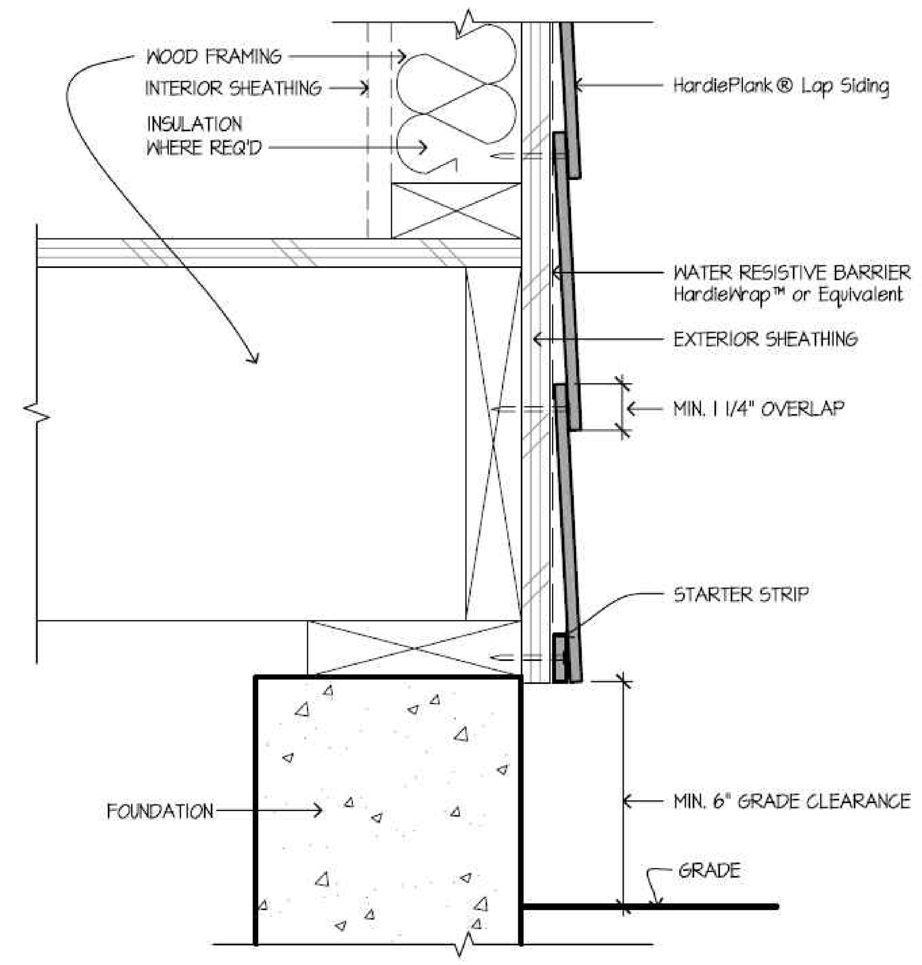
SHEET NO.:

A6.3



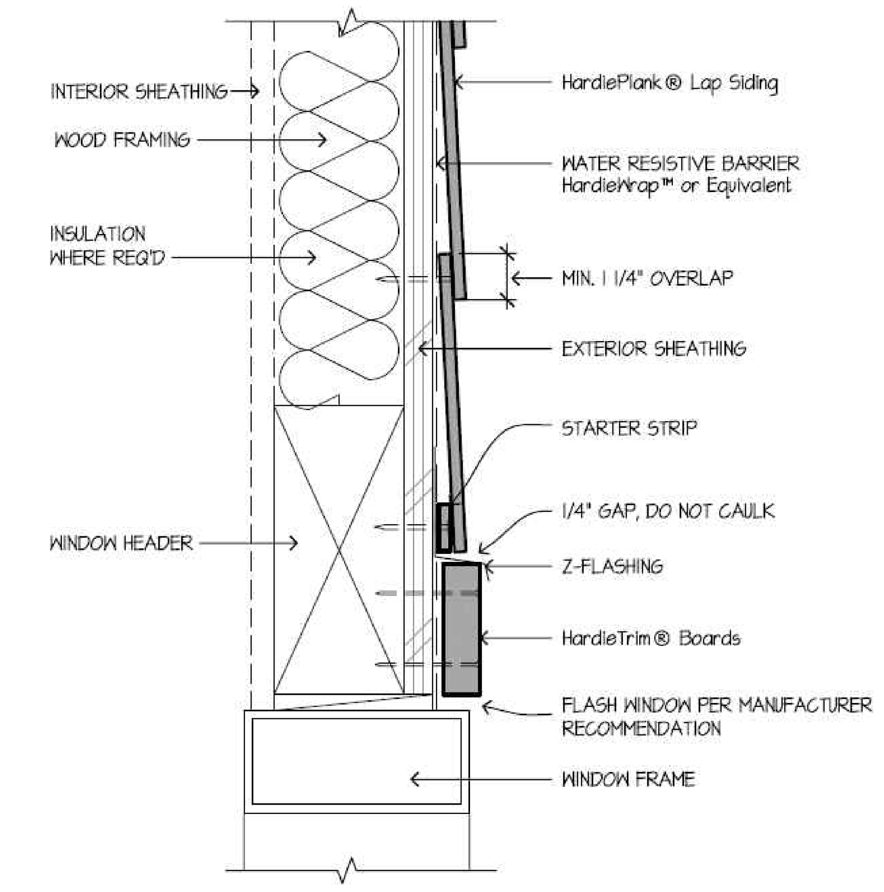
9 PARAPET

SCALE: 3"=1'-0"



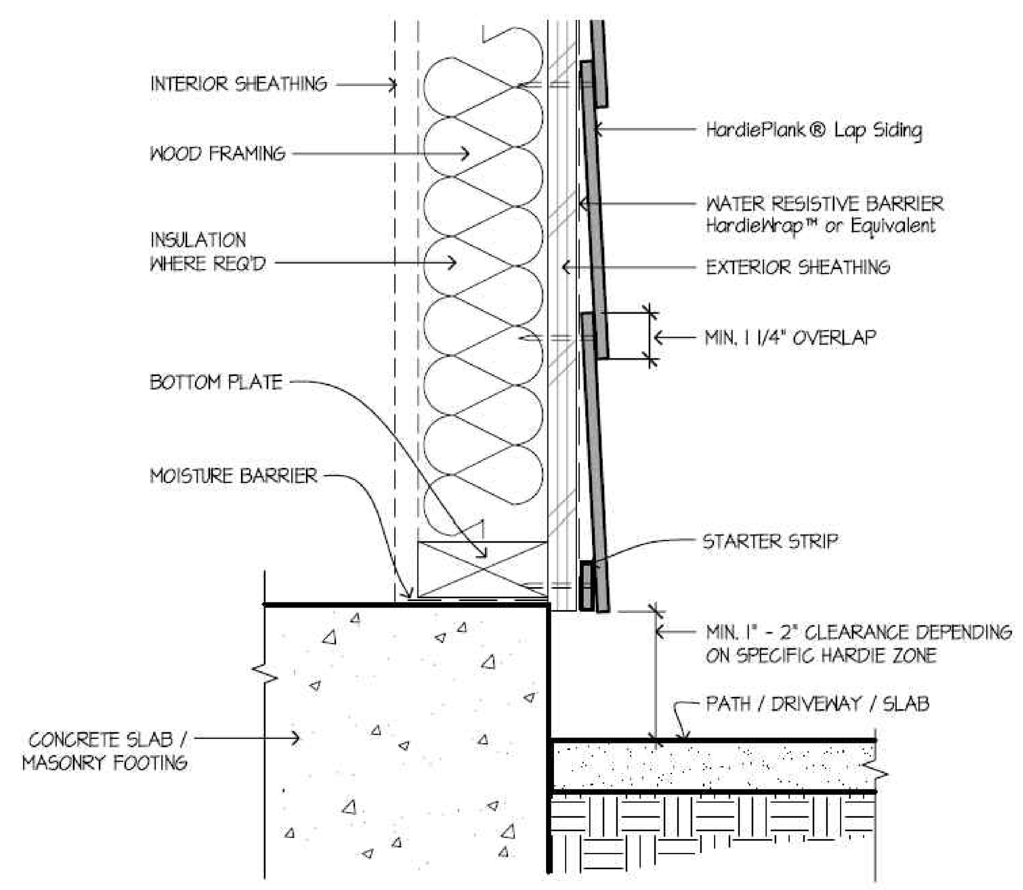
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



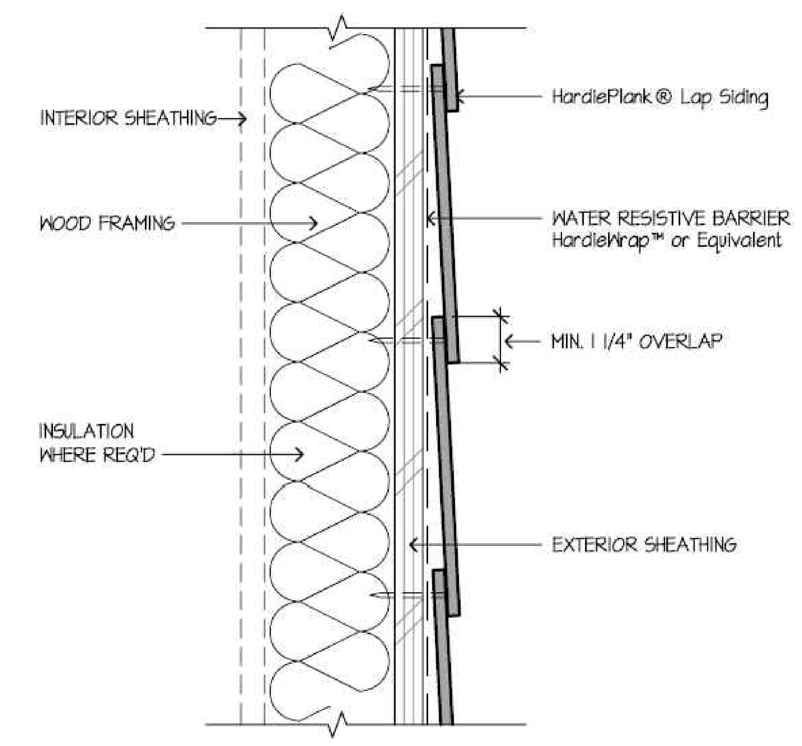
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



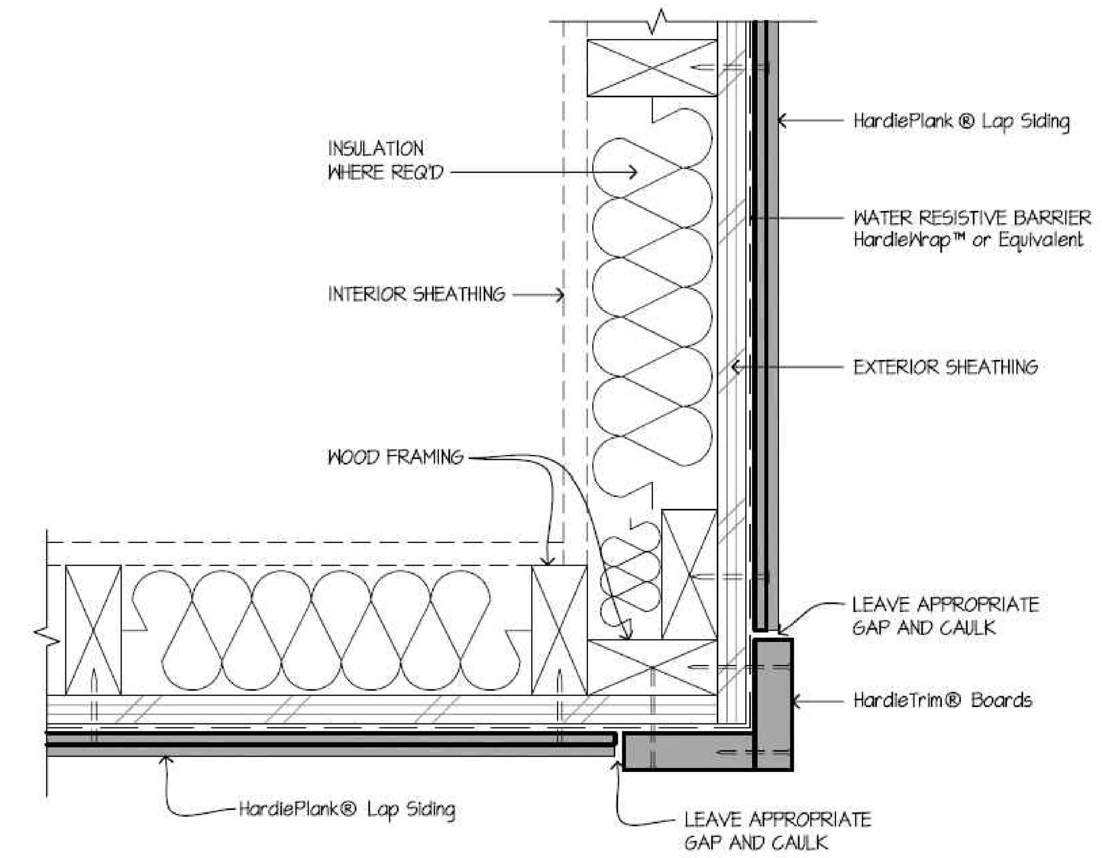
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



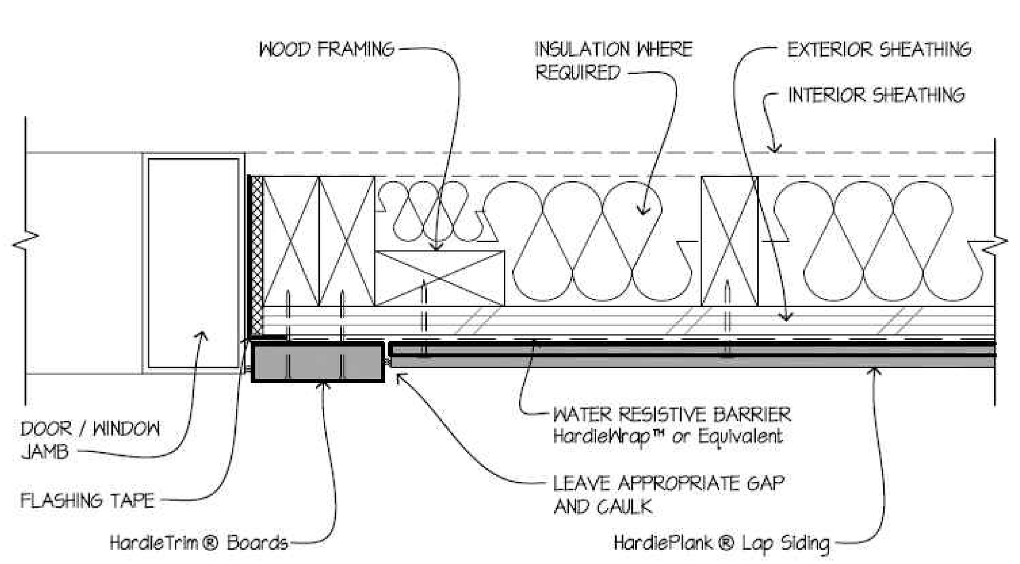
2 OUTSIDE CORNER

SCALE: 3"=1'-0"

HARDIE LAP SIDING

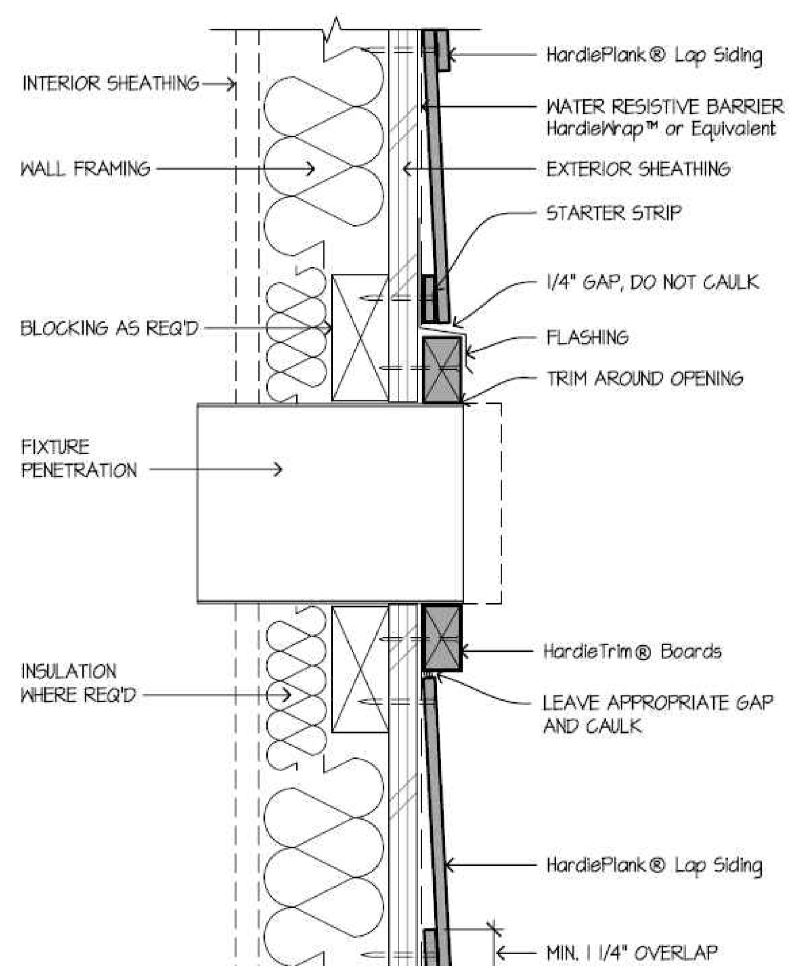
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



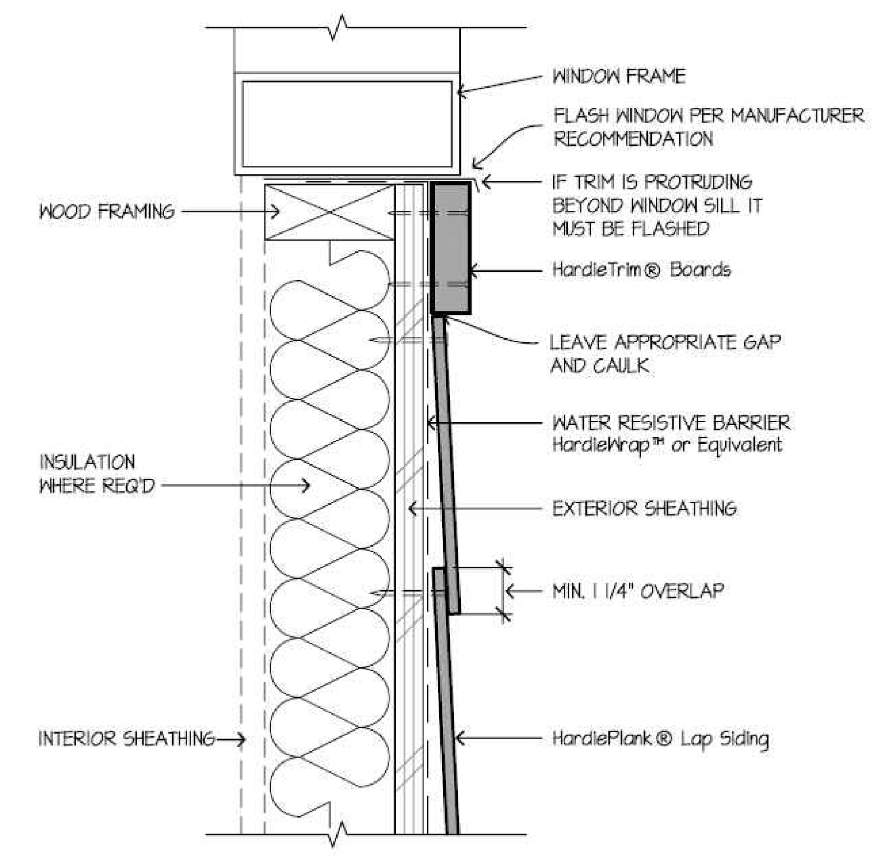
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



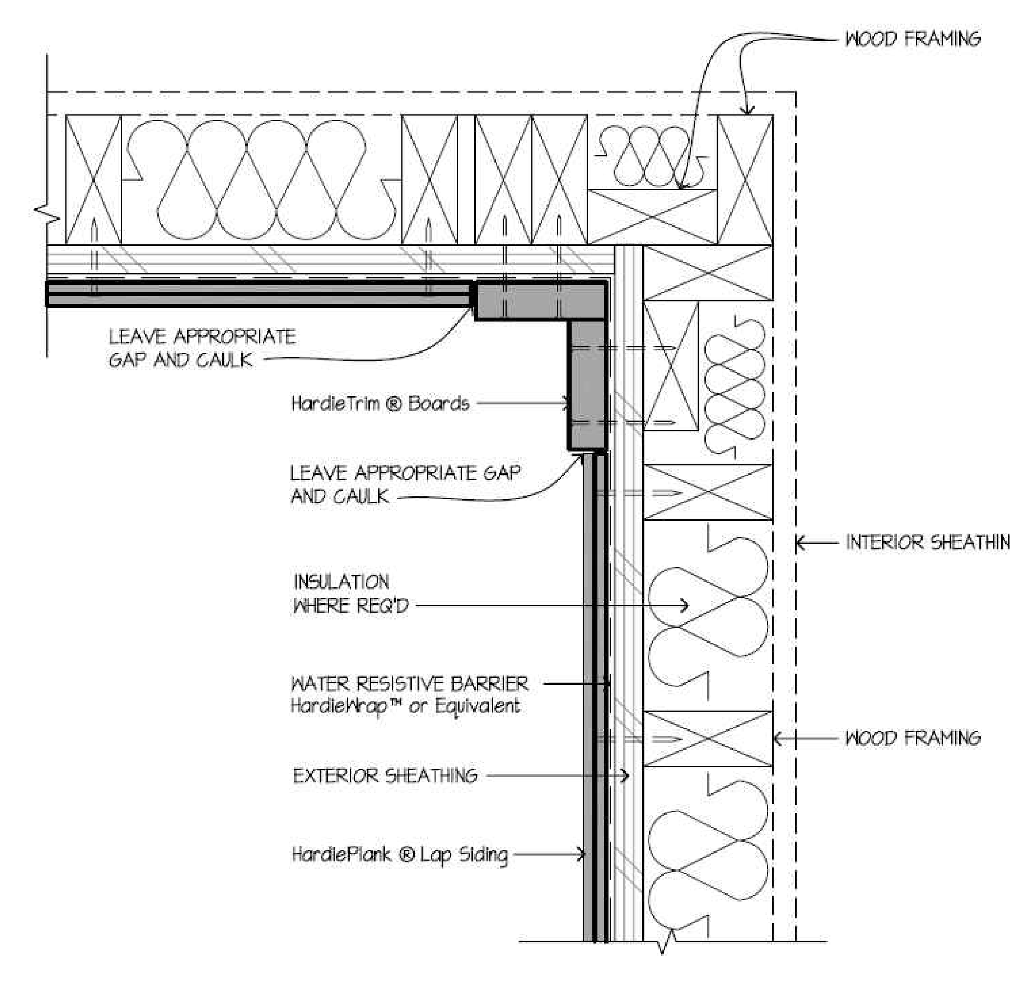
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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THE RESIDENCE AT GREEN MEADOW
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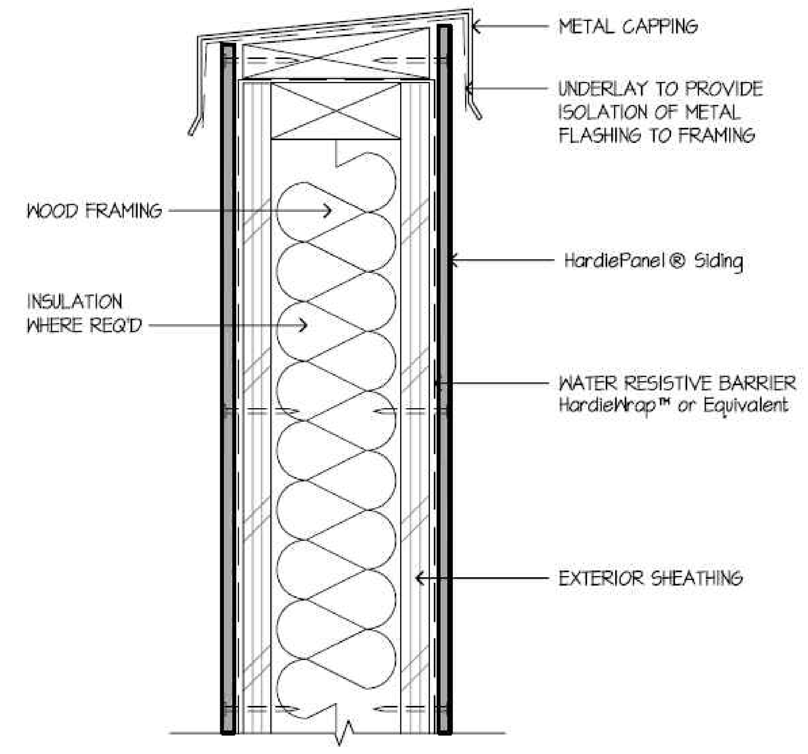
SHEET NO.:

A6.4

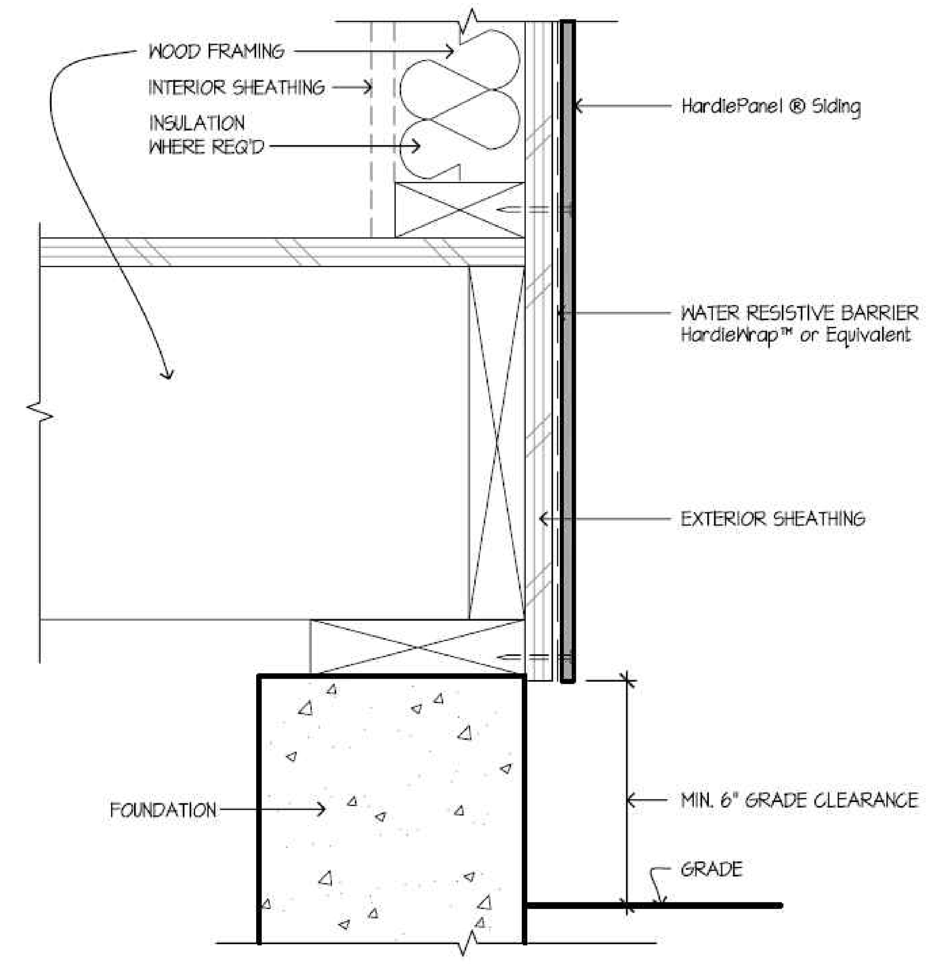
HARDIE PANEL SIDING

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

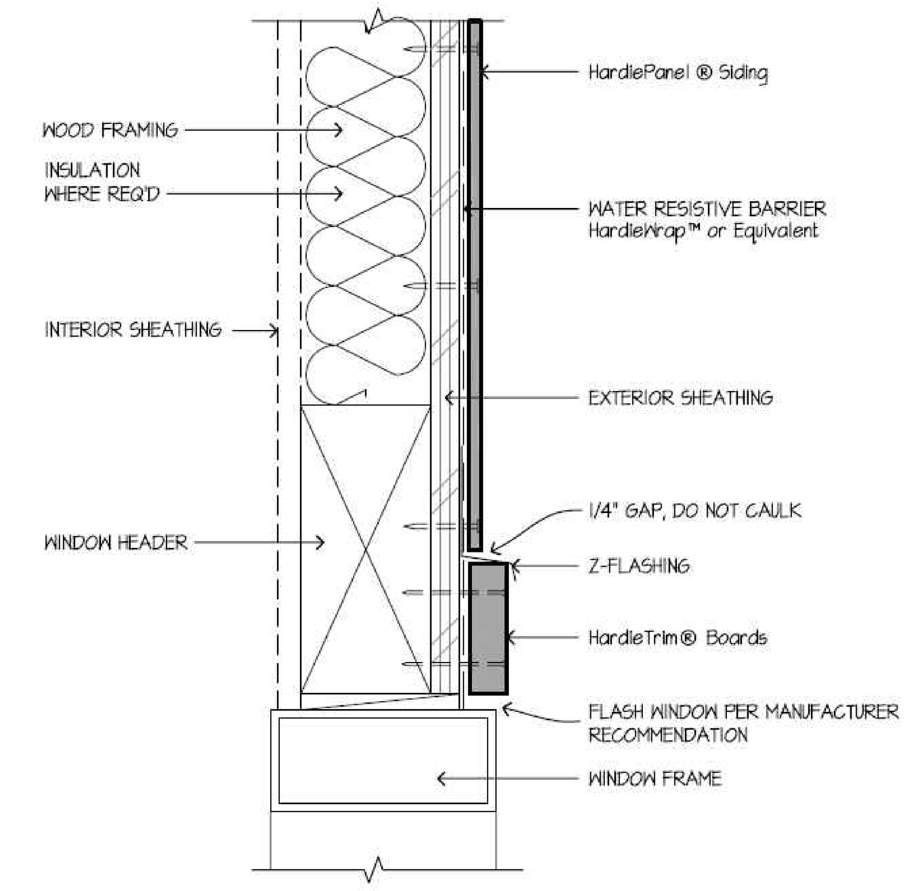
DETAILS ARE NOT TO SCALE



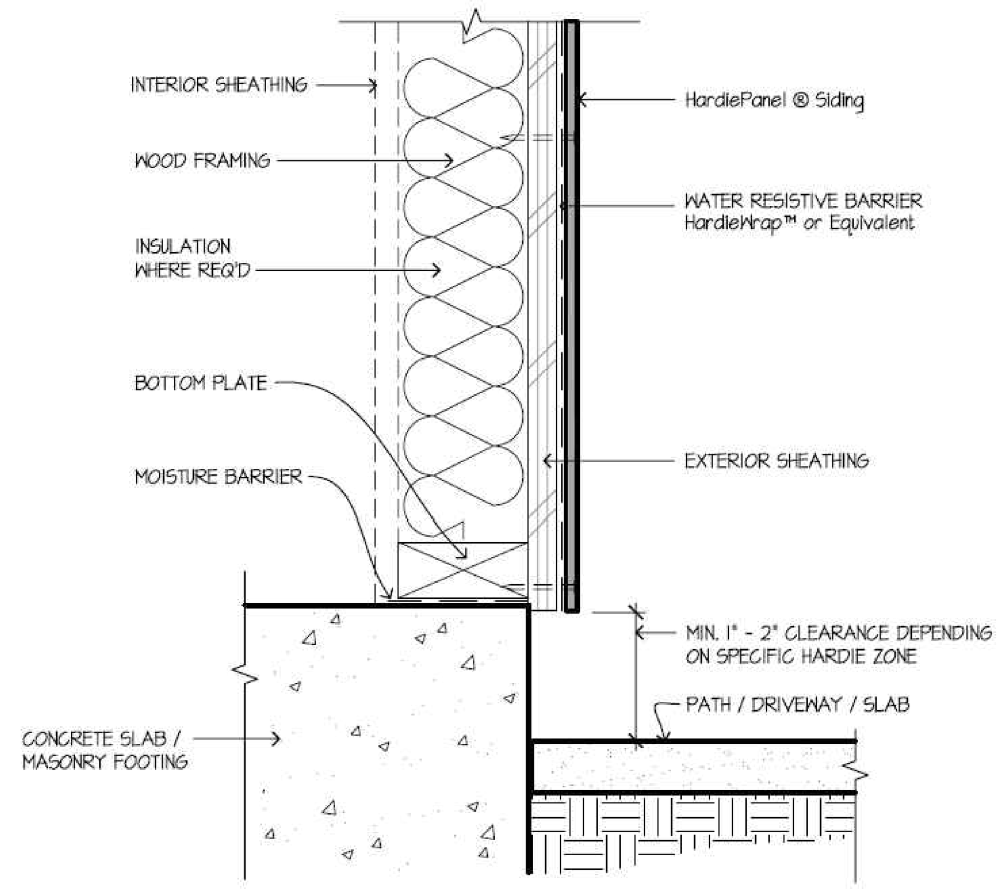
9 PARAPET
SCALE: 3"=1'-0"



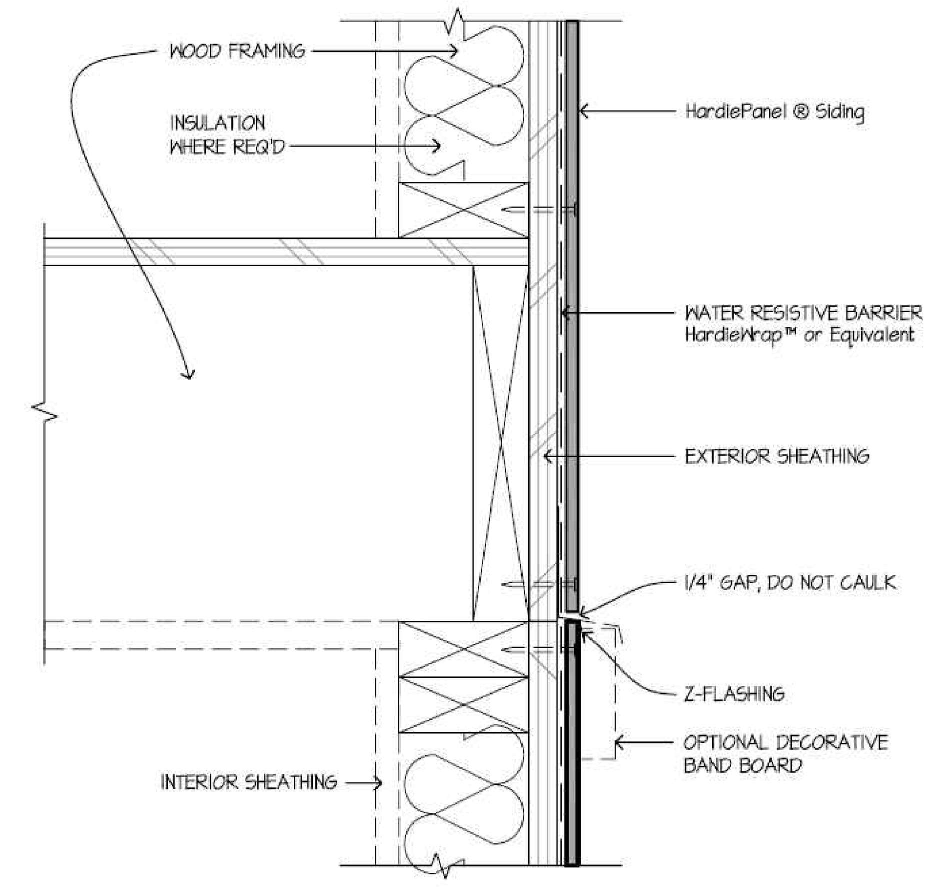
6 GRADE CLEARANCE
SCALE: 3"=1'-0"



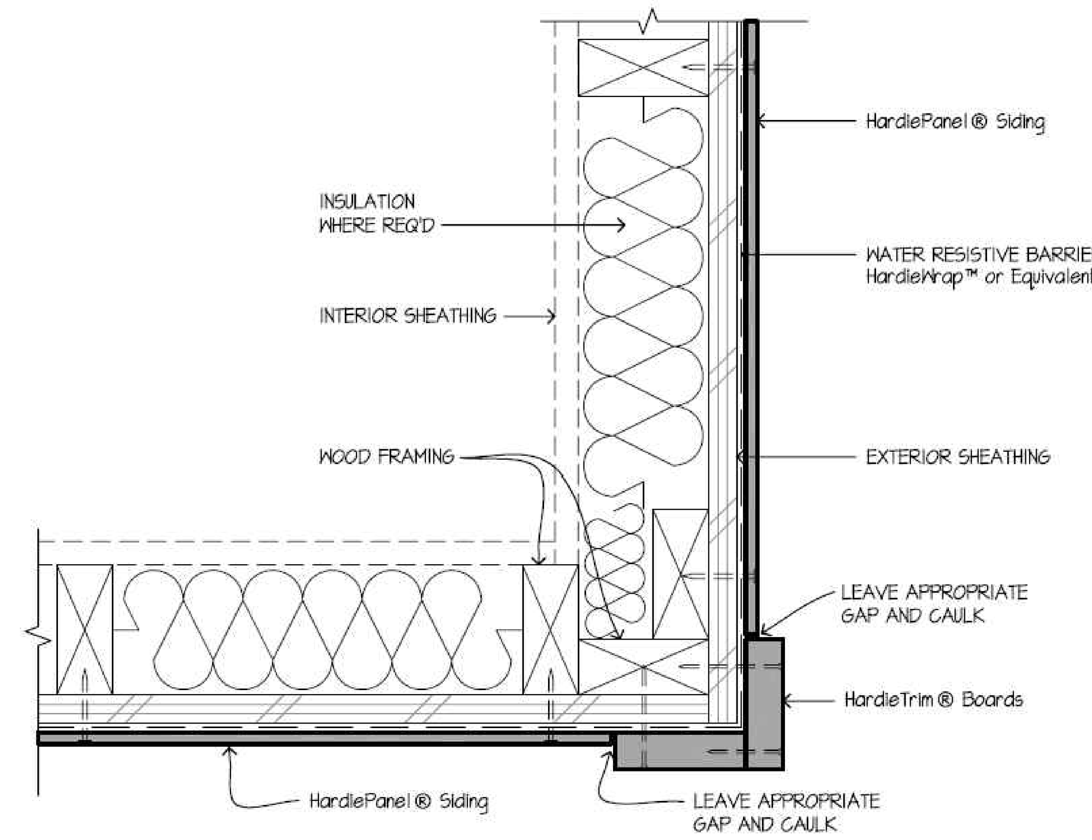
3 WINDOW/DOOR HEAD
SCALE: 3"=1'-0"



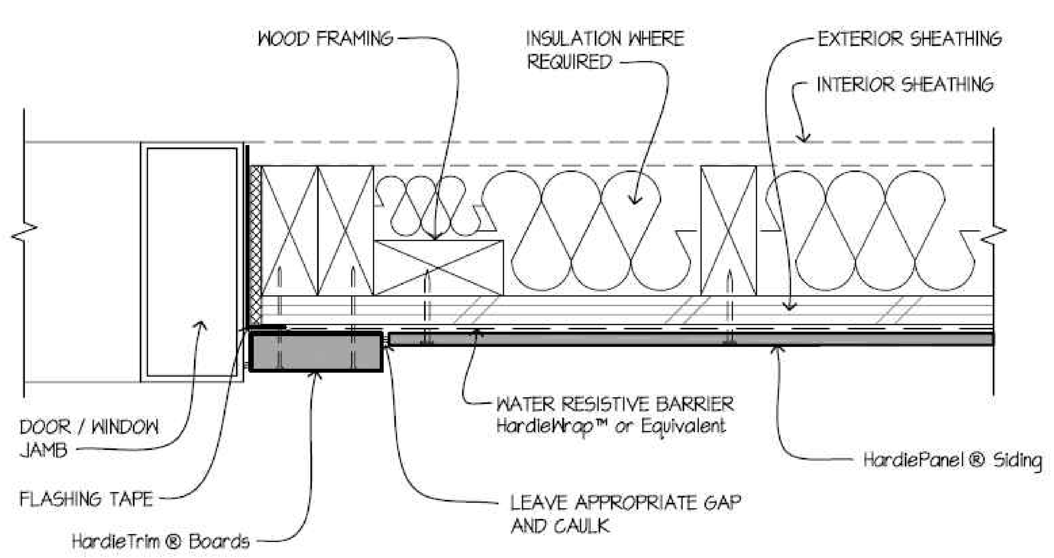
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



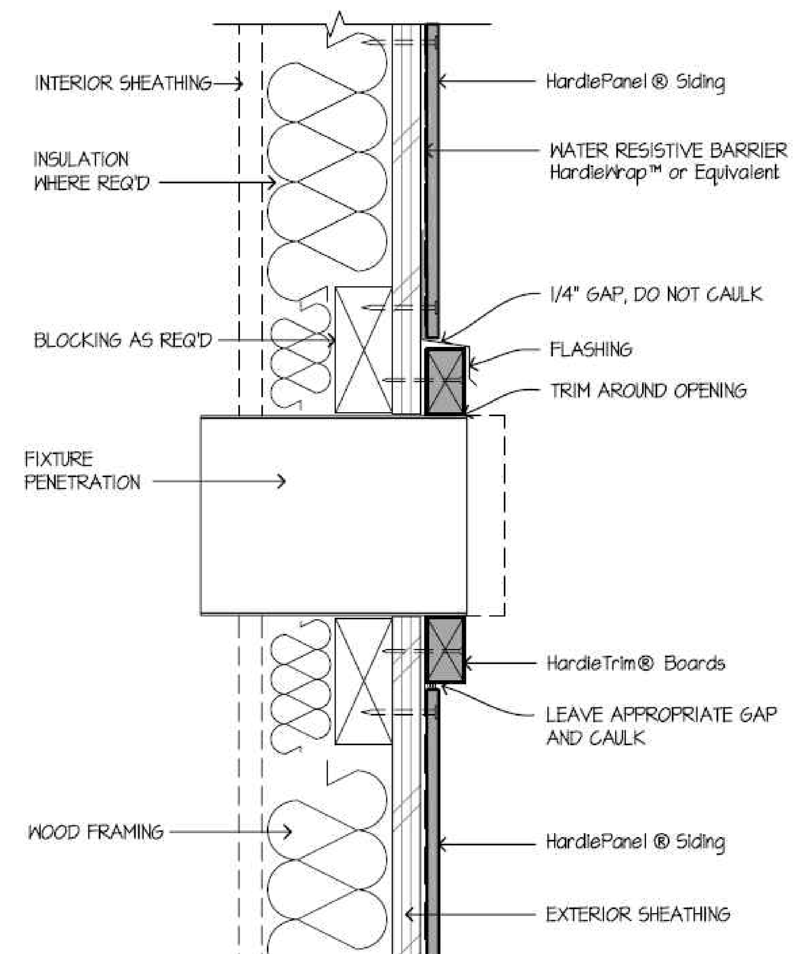
5 HORIZONTAL VIEW
SCALE: 3"=1'-0"



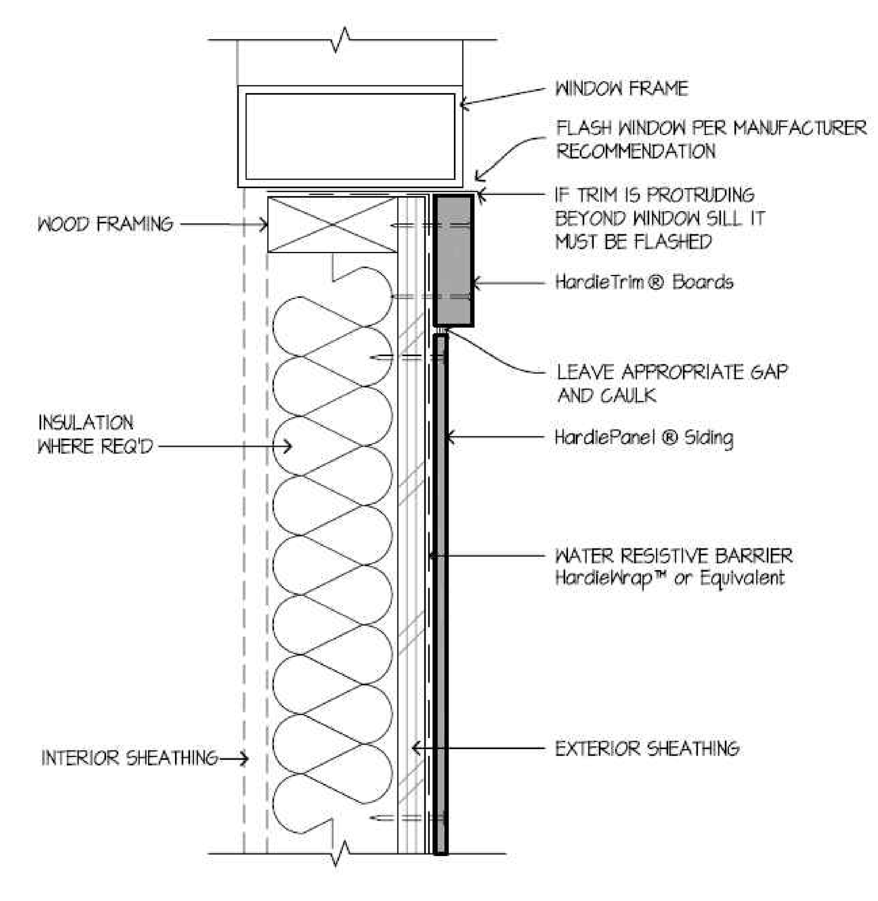
2 OUTSIDE CORNER
SCALE: 3"=1'-0"



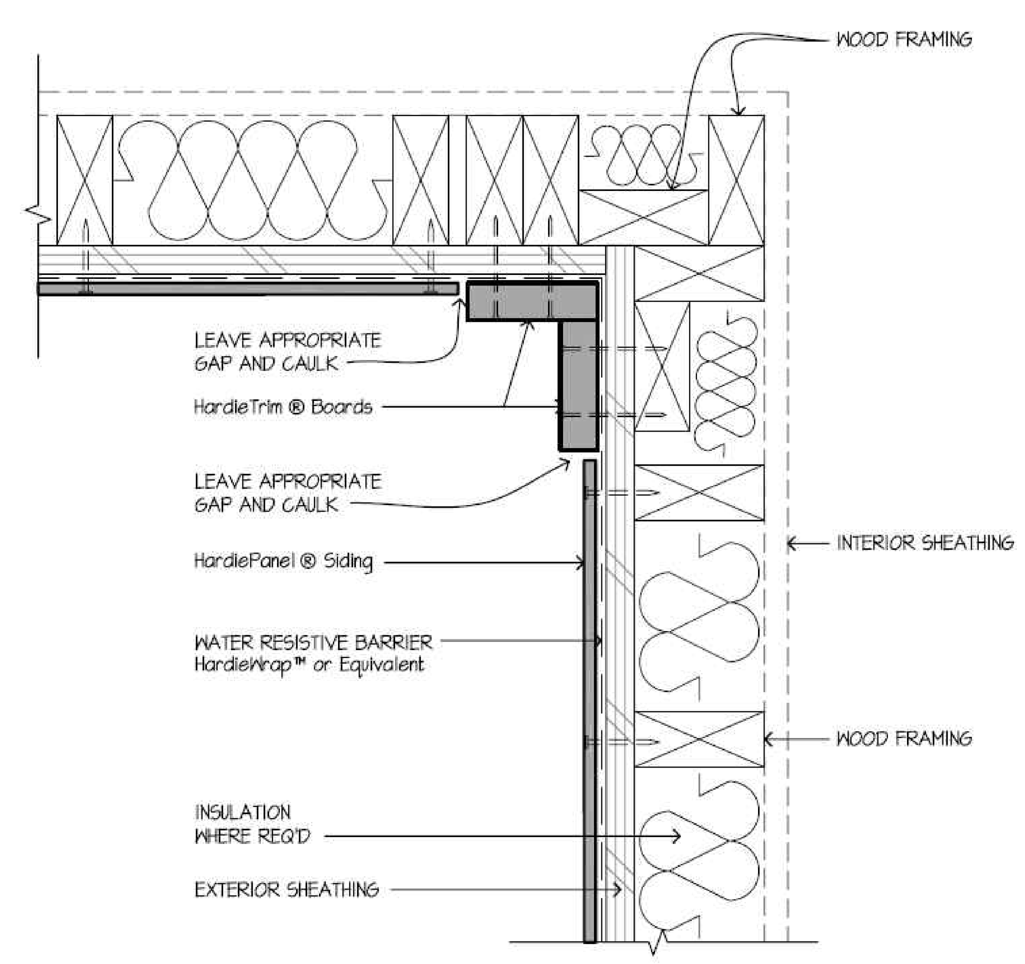
10 DOOR / WINDOW JAMB
SCALE: 3"=1'-0"



7 FIXTURE PENETRATION
SCALE: 3"=1'-0"



4 WINDOW SILL
SCALE: 3"=1'-0"



1 INSIDE CORNER
SCALE: 3"=1'-0"

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THE RESIDENCE AT RED CEDAR

NEW SENIOR-LIVING FACILITY

CORSICANA, TEXAS

REVISION:

DATE: 12-9-2024
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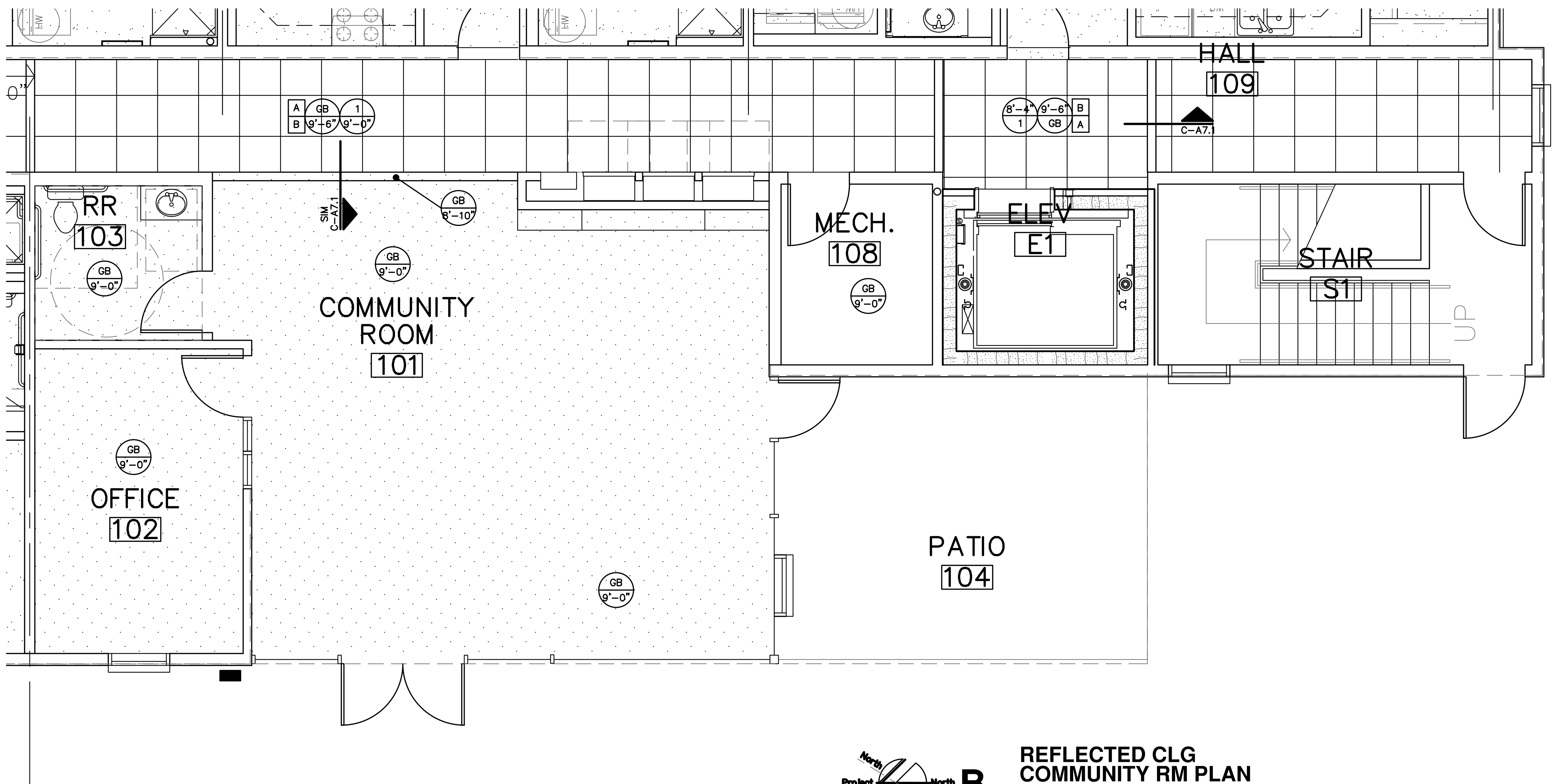
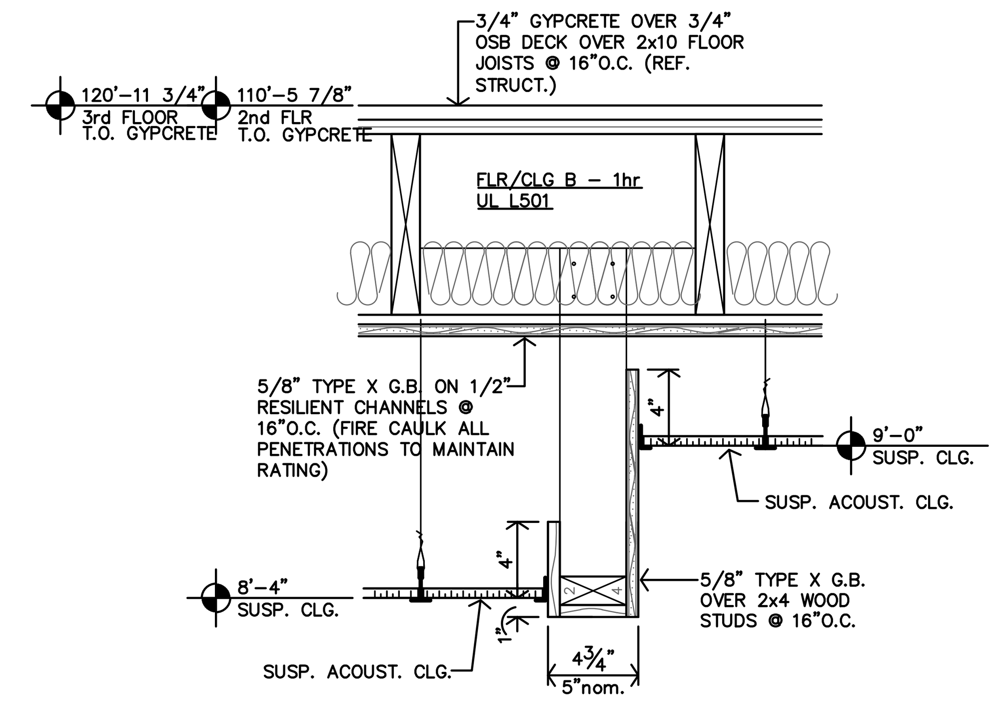
A6.5



B **REFLECTED CLG COMMUNITY RM PLAN**
1/4" = 1'-0"



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

REFLECTED CEILING PLAN NOTES

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

NON-RATED WALLS
- EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
- EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

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

KEY NOTES

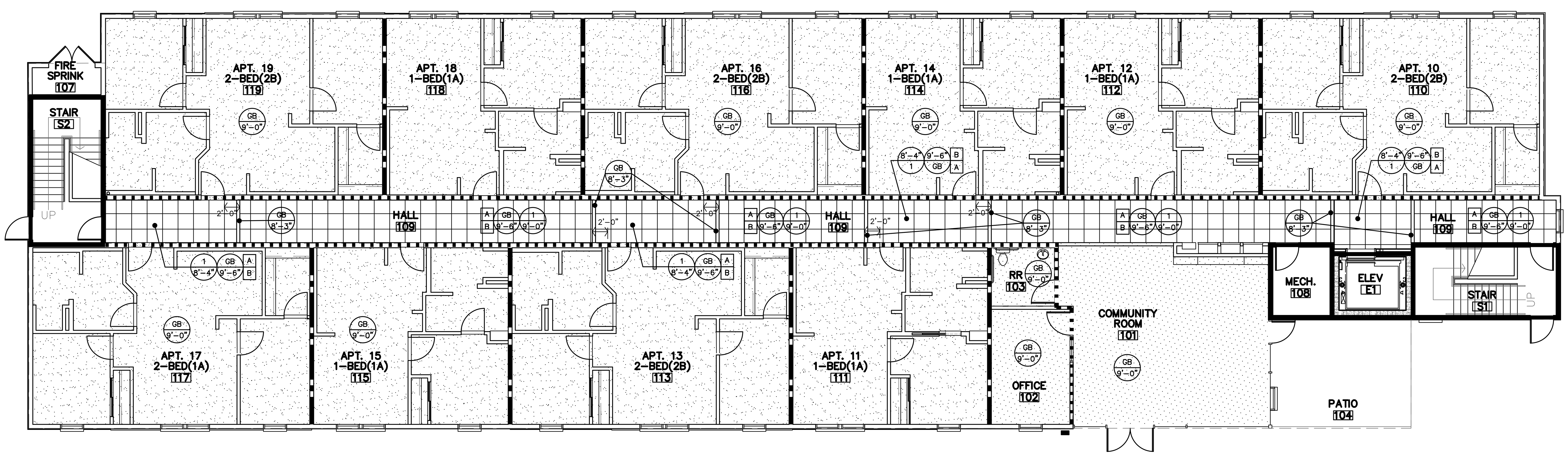
A	FIRE RATED G.B. CEILING at BOT. OF FRAMING TO BE CONTINUOUS
B	VALVES TO INSTALLED ABOVE SUSPENDED CEILING
C	ATTIC ACCESS. MIN. 20"x30". COORDINATE LOCATION WITH ROOF TRUSSES. REF. DTL. D-A4.4
D	ROOF HATCH AND LADDER, PER SPEC. COORDINATE LOCATION WITH ROOF TRUSSES.

CEILING TYPES

REFER SPECIFICATIONS

1	2x2 NON-RATED
2	2x2 NON-RATED, WASHABLE
ST	EXPOSED STRUCTURE,
GB	GYP BD (PAINTED)

1 — CLG. TYPE
8'-8" — CLG. HEIGHT



A **REFLECTIVE CEILING FIRST FLOOR PLAN**
1/8"=1'-0"

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THE RESIDENCE AT RED CEDAR

CORSICANA, TEXAS

NEW SENIOR-LIVING FACILITY

REGISTERED ARCHITECT
Jeffrey Steven Gillam
22415
STATE OF TEXAS

REVISION:

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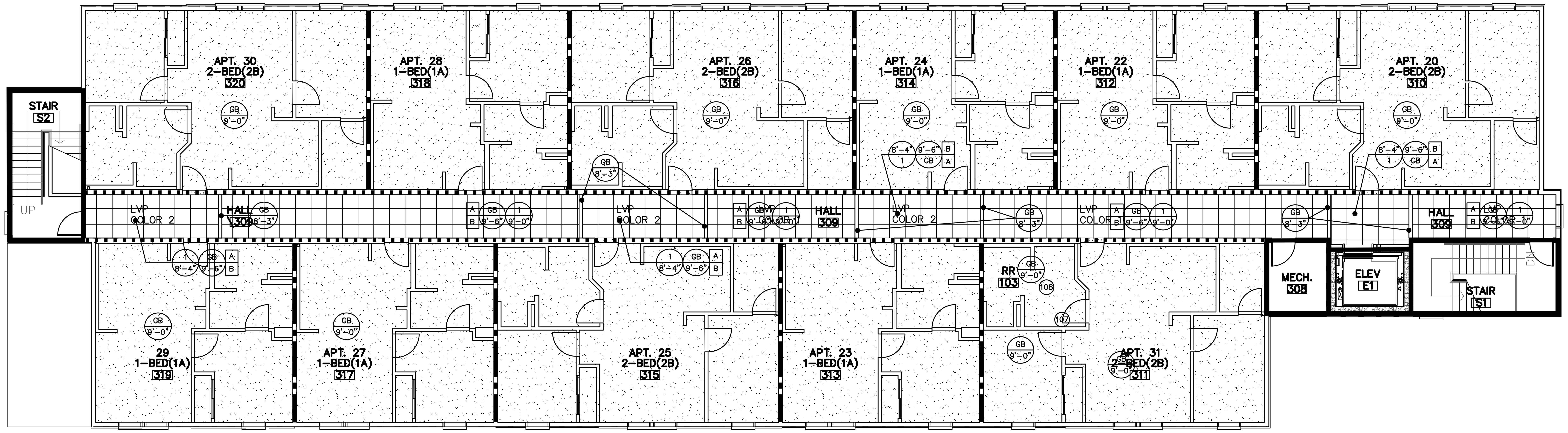
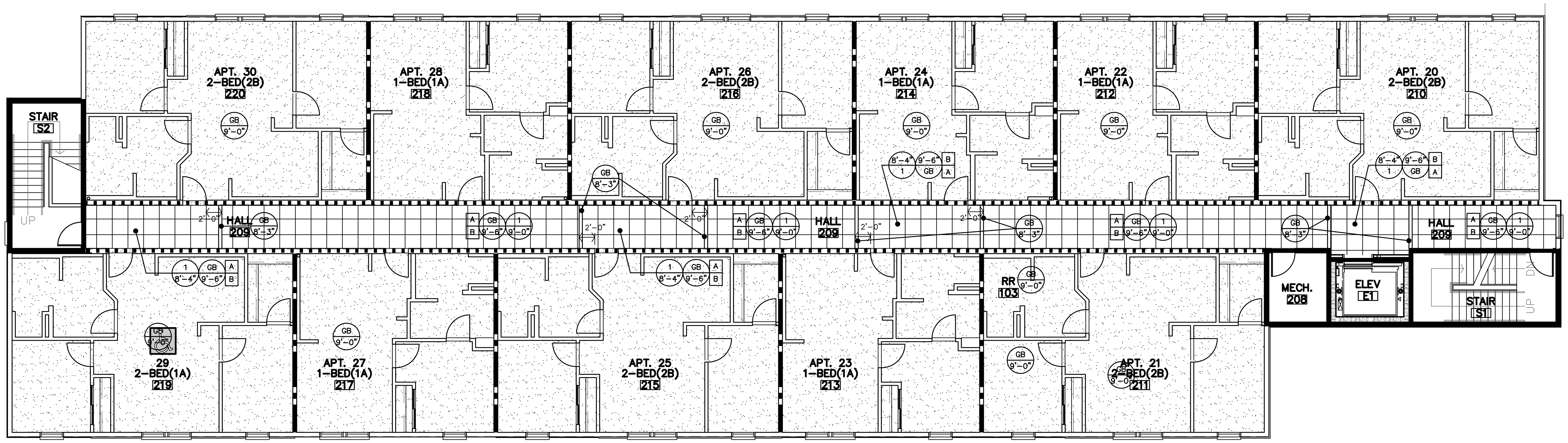


Project North / North **B**

REFLECTED CEILING THIRD FLOOR PLAN

1/8"=1'-0"



Project North / North **A**

REFLECTED CEILING SECOND FLOOR PLAN

1/8"=1'-0"

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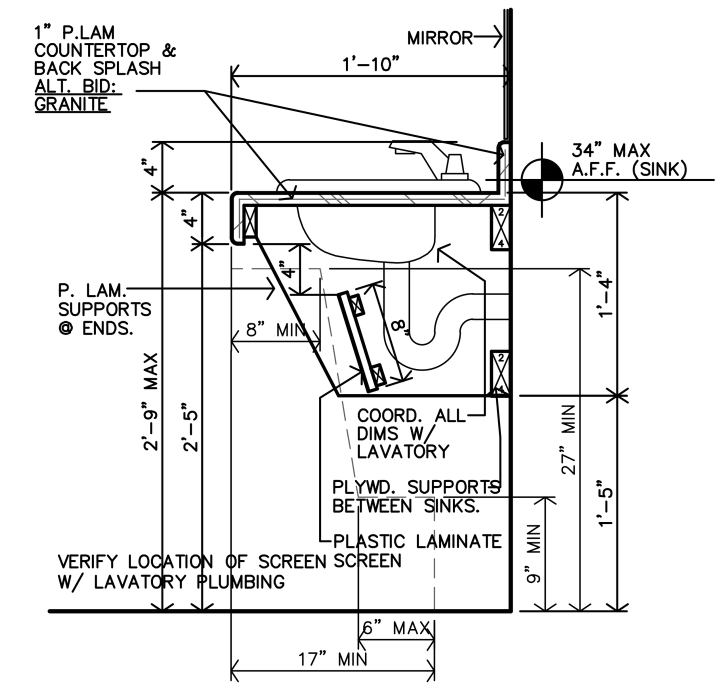
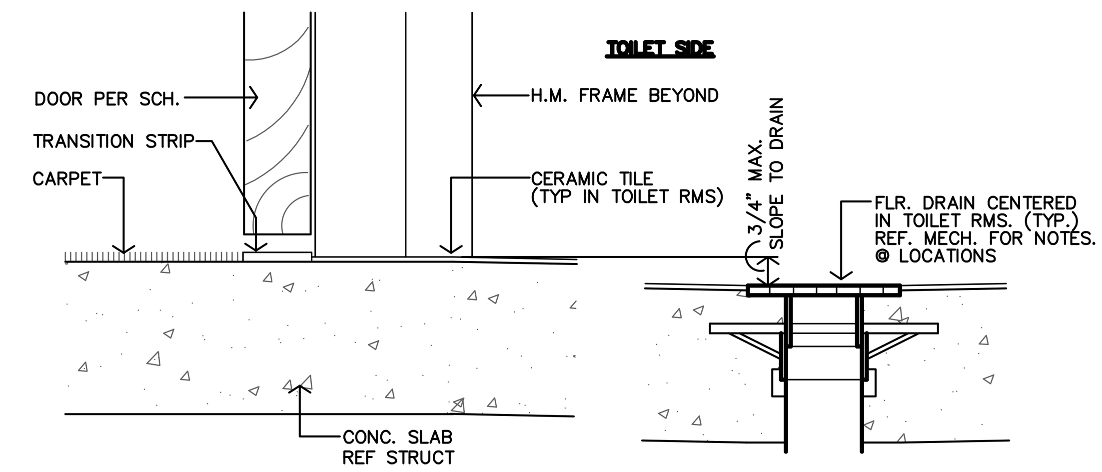
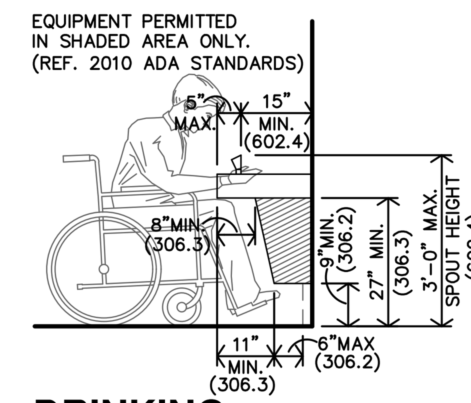
A7.2



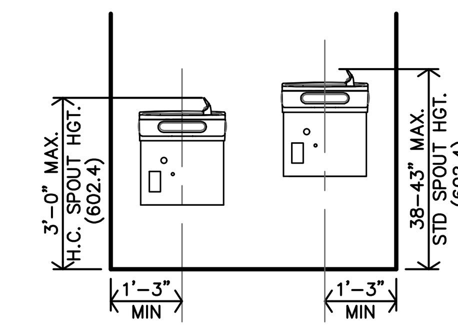
N VANITY DETAIL
1"=1'-0"



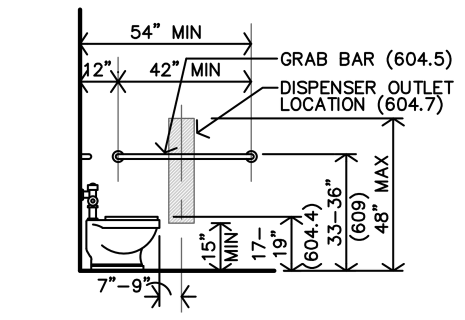
M FLOOR DRAIN DETAIL
3"=1'-0"



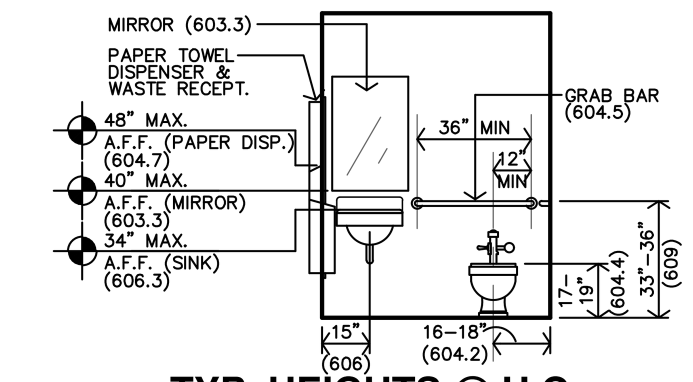
L DRINKING FOUNTAIN DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



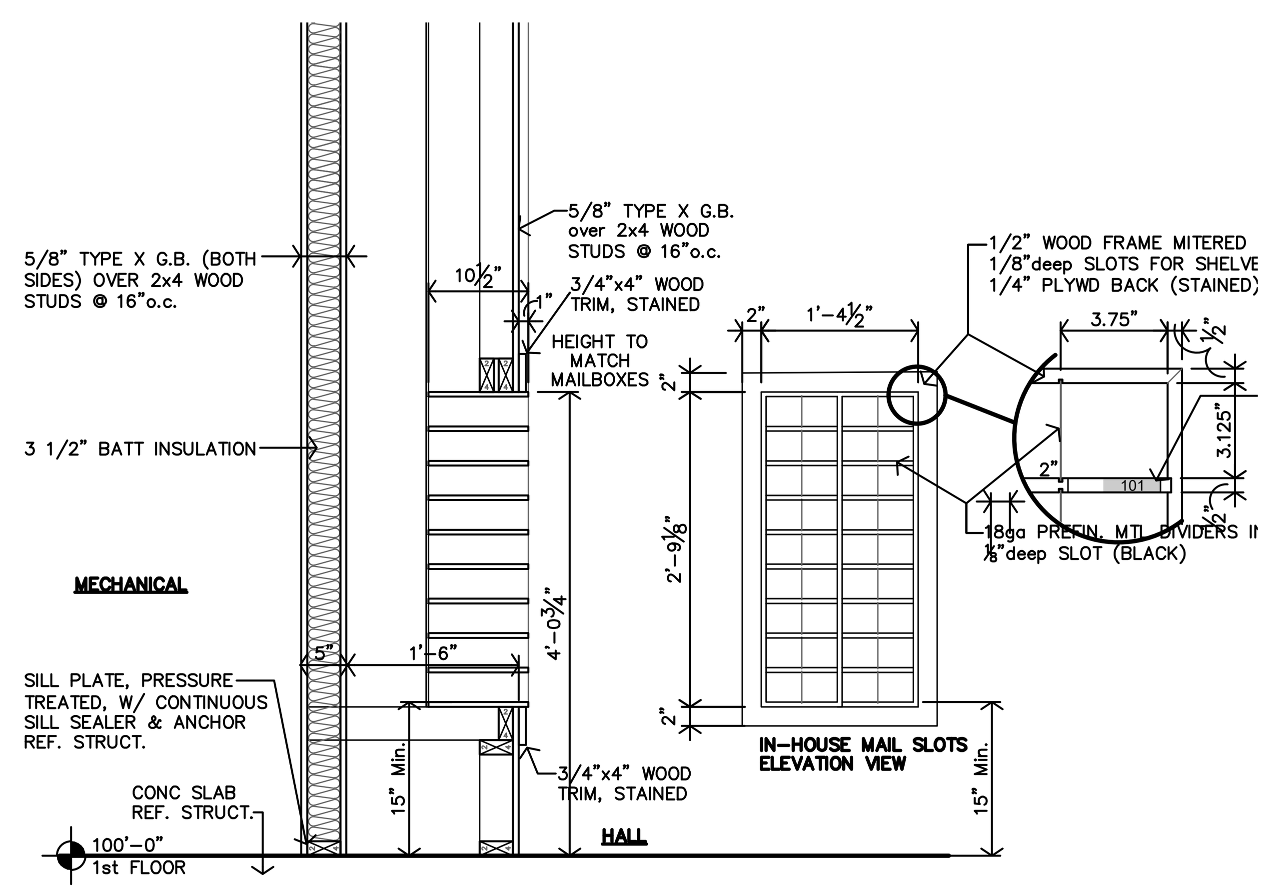
K DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



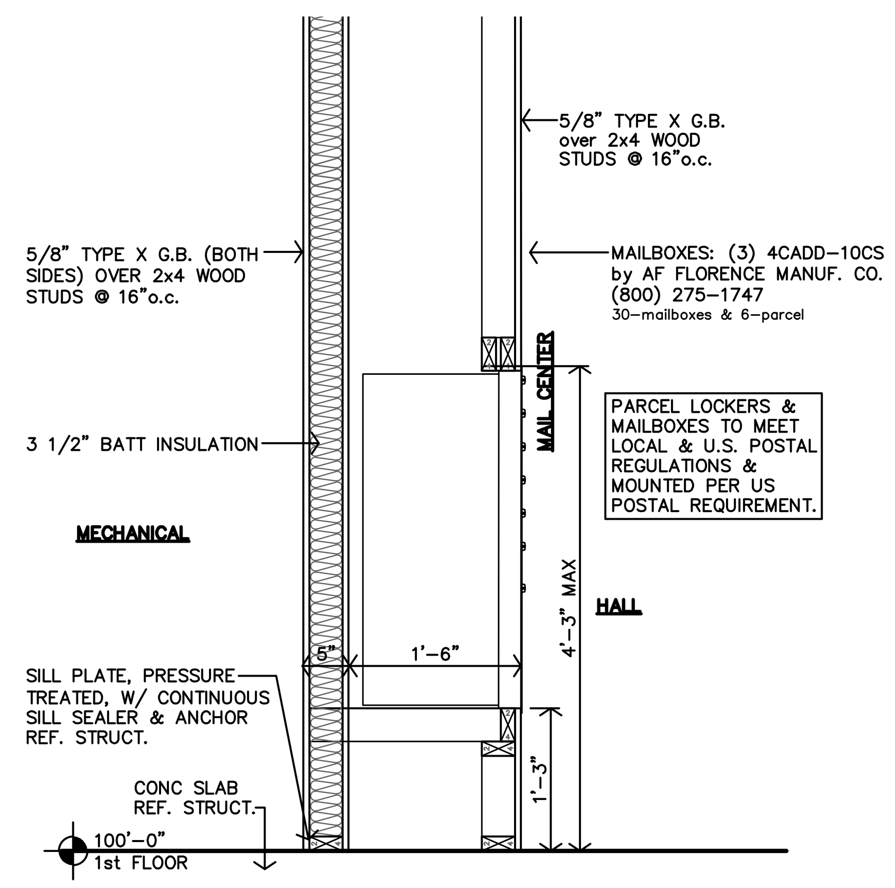
J TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



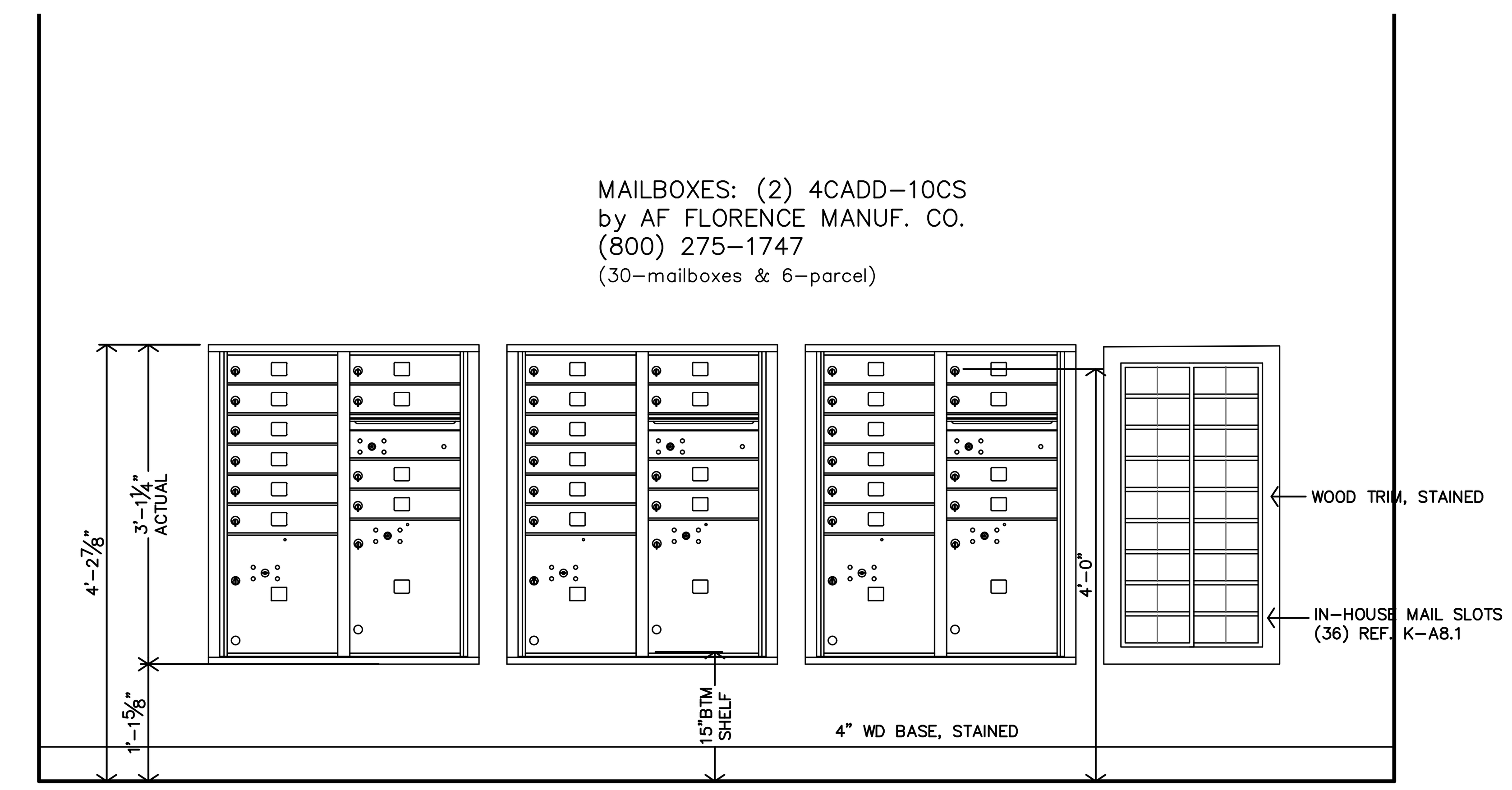
H TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



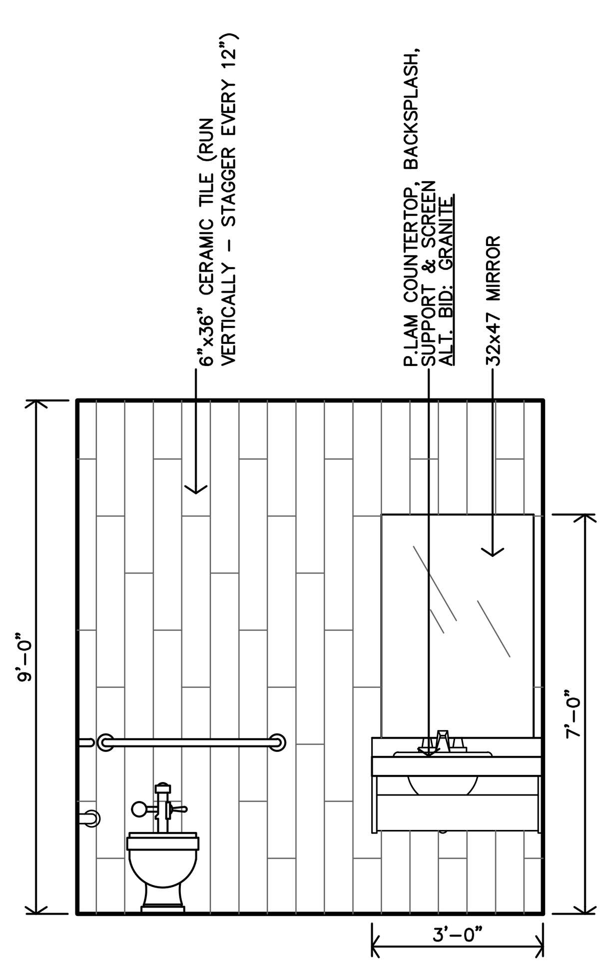
K IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"



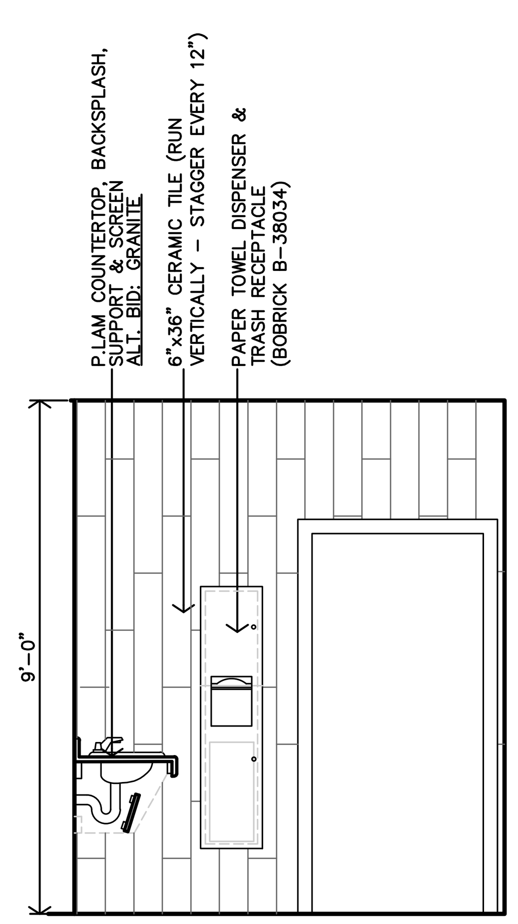
J WALL SECTION @ MAIL CENTER
3/4"=1'-0"



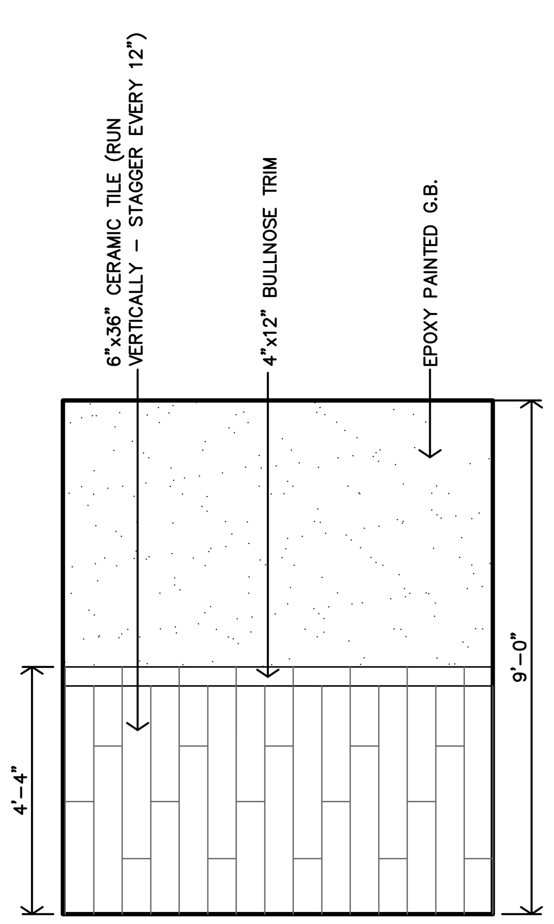
H MAIL ELEVATIONS
3/4"=1'-0"



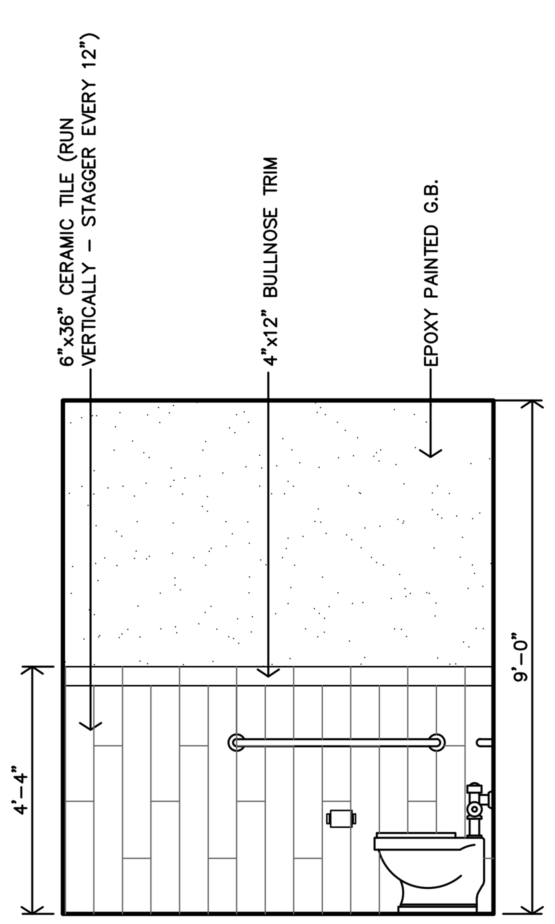
G TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



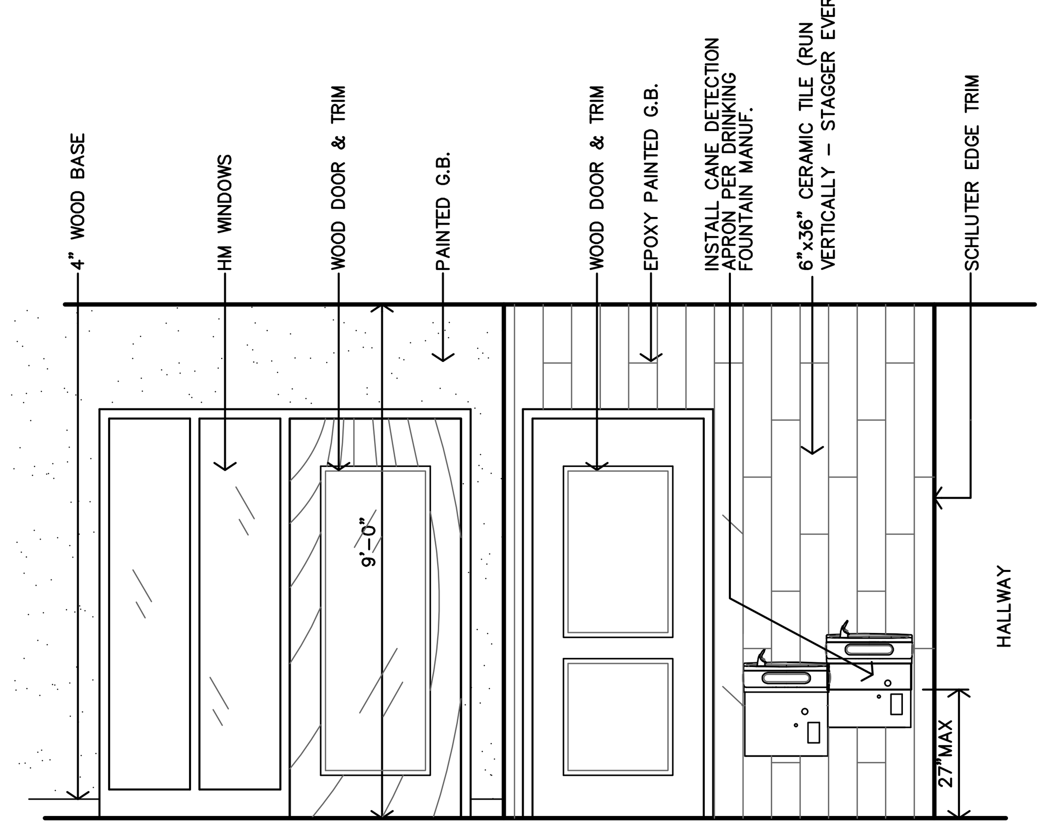
F TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



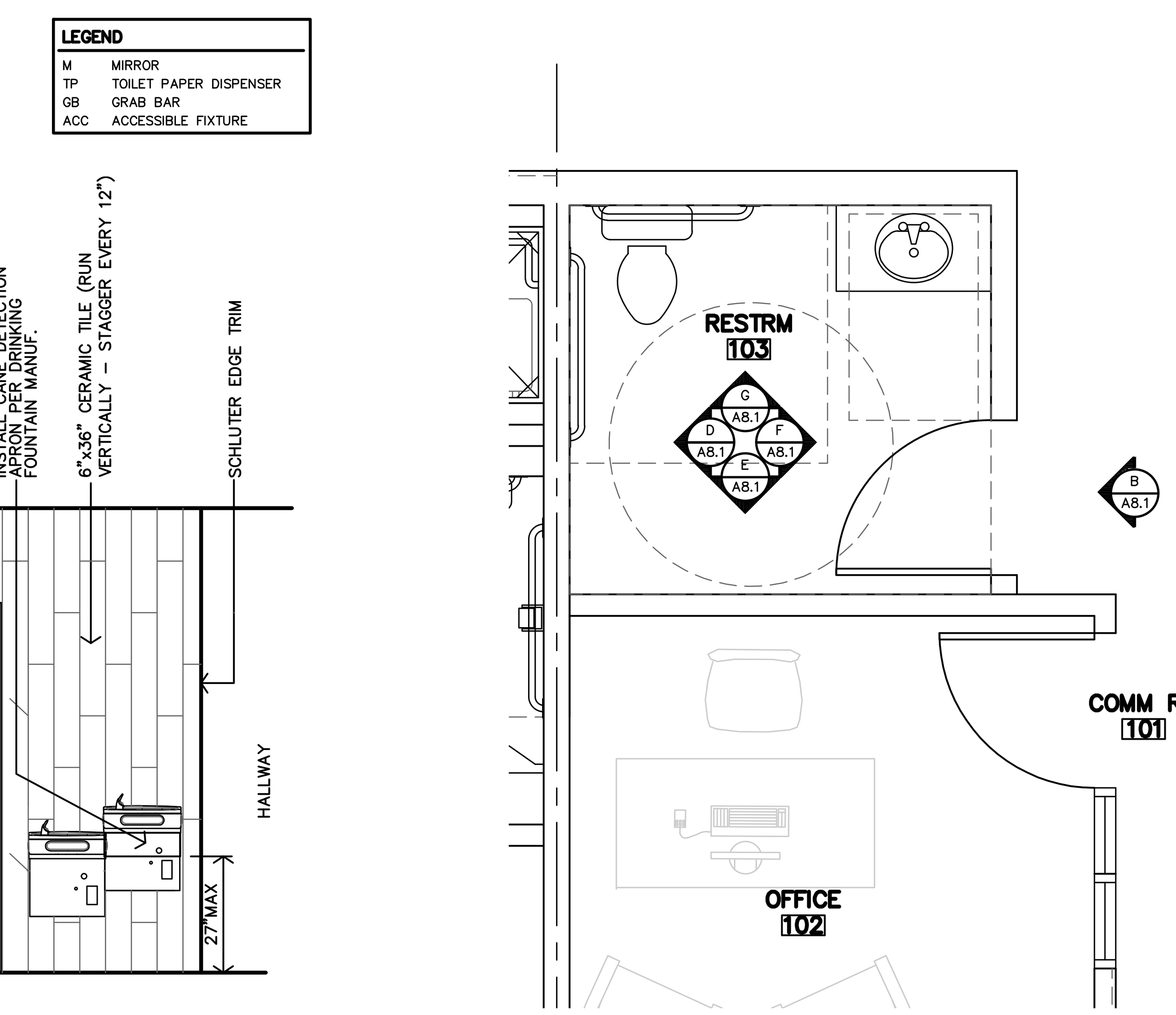
E TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



D TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



B COM RM 101, HALLWAY 109 INTERIOR ELEVATION
3/8"=1'-0"



A RESTRM 103 ENLARGED PLANS
3/8"=1'-0"

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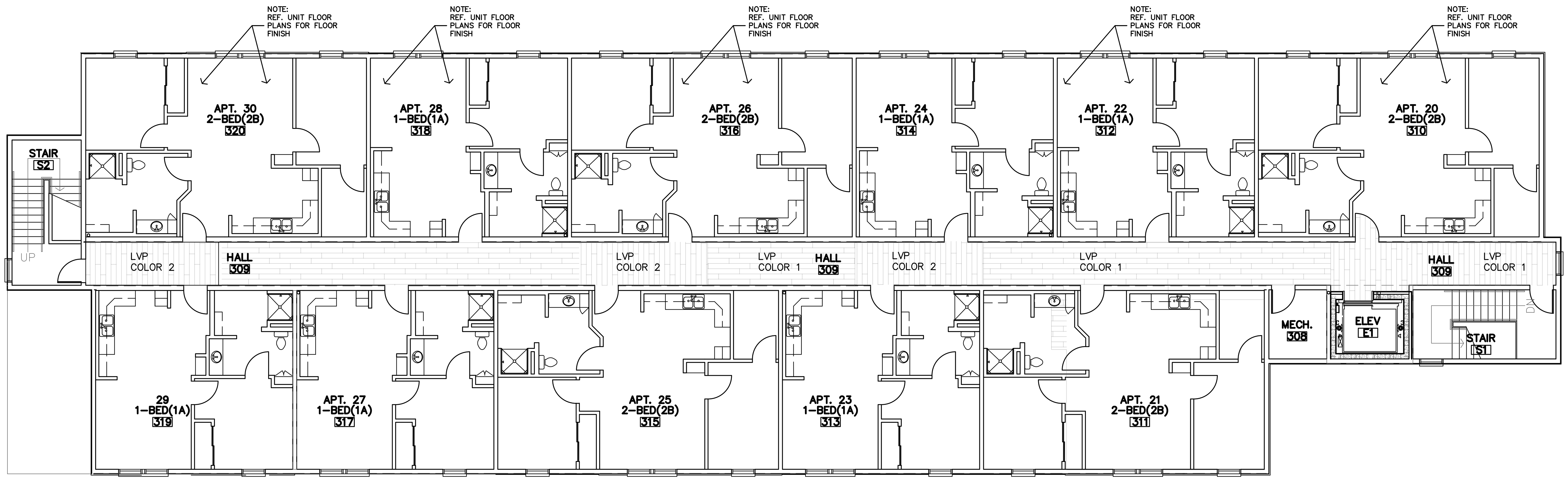
THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSICANA, TEXAS

REVISION:

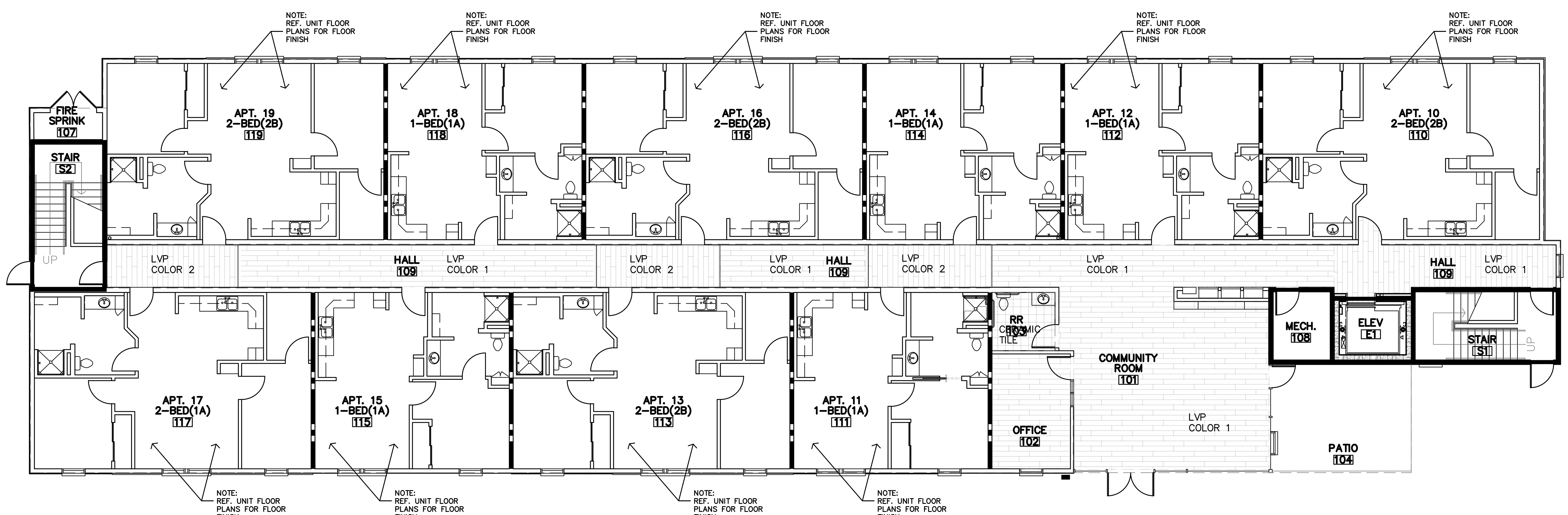
DATE: 12-10-2024
JOB: 24-3392
SHEET NO.:

A8.1



B **REFLECTED CEILING SECOND & THIRD FLOOR PLAN**

1/8"=1'-0"



A **FINISHES FIRST FLOOR PLAN**

1/8"=1'-0"

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THE RESIDENCE AT RED CEDAR

NEW SENIOR-LIVING FACILITY

CORSICANA, TEXAS

REGISTERED ARCHITECT
Jeffrey Steven Gillam
22415
STATE OF TEXAS

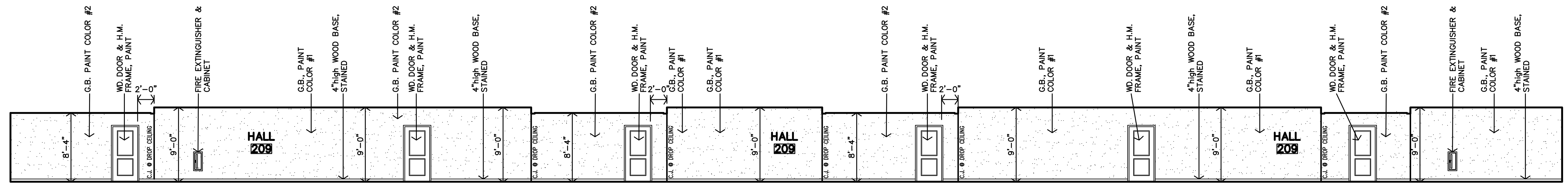
REVISION:

DATE: 12-9-2024

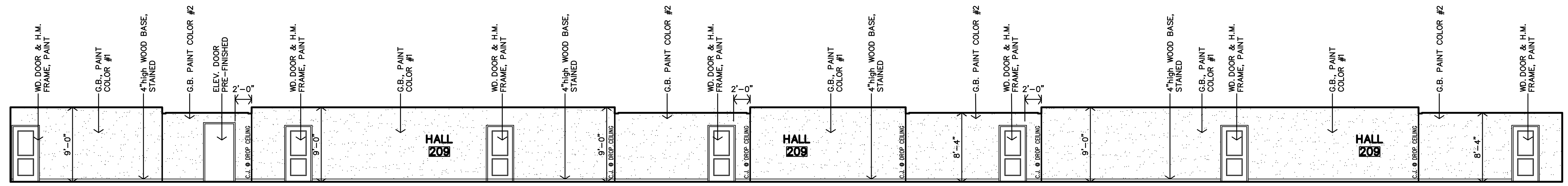
JOB: 24-3392

SHEET NO.:

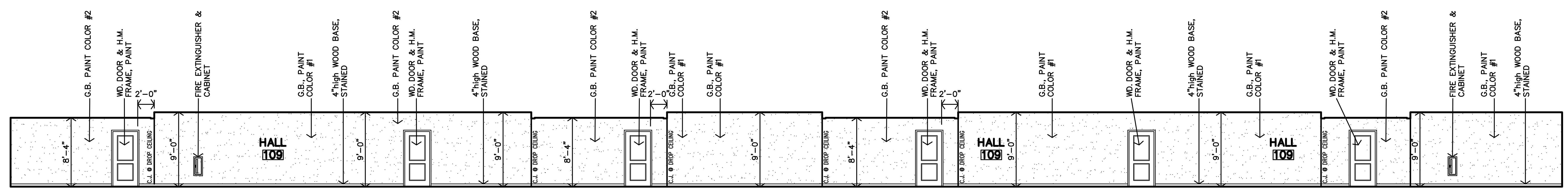
A9.1



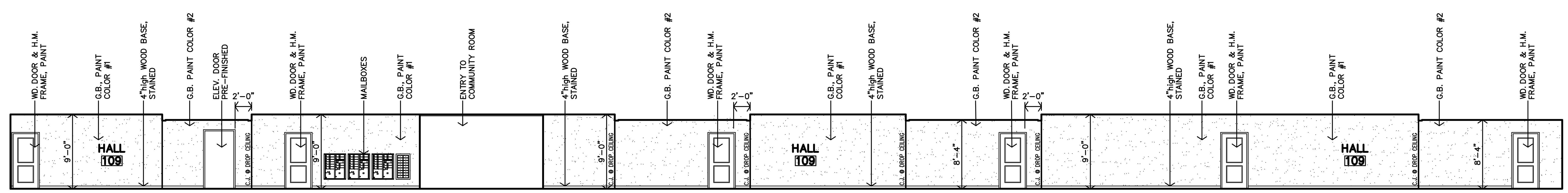
D HALLS 209 & 309 SOUTH INTERIOR ELEVATION
1/8"=1'-0"



C HALLS 209 & 309 NORTH INTERIOR ELEVATION
1/8"=1'-0"



B HALL #109, SOUTH INTERIOR ELEVATION
1/8"=1'-0"



A HALL #109, WEST INTERIOR ELEVATION
1/8"=1'-0"

NOTE:
1. G.B. CONTROL JOINT @ 30'-0"
2. C.J. = CONTROL JOINT

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PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL ALUMINUM	DOOR MATERIAL HOLLOW METAL	DOOR MATERIAL S.C. WOOD	DOOR TYPE	DOOR FINISH PREFINISHED	DOOR FINISH PAINT-STAIN	FRAME MATERIAL ALUMINUM	FRAME MATERIAL HOLLOW METAL	FRAME TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	RATING	DETAILS	REMARKS/NOTES
FIRST FLOOR																	
101	3'–0"	7'–0"	1 3/4"	●			E	●		●		2	●			A/B/C/D/E–A10.2	2,4,5
102	3'–0"	7'–0"	1 3/4"		●		E		●		●	1		●		F/G/H–A10.2	2,4,
103	3'–0"	7'–0"	1 3/4"			●	D		●		●	1		●	60min	Q/R–A10.2	3
104	3'–0"	7'–0"	1 3/4"	●			E	●		●		3	●			A/B/C/D/E–A10.2	2,4,
105	3'–0"	6'–8"	1 3/4"			●	D		●		●	1		●	60min	Q/R–A10.2	3
106	3'–0"	7'–0"	1 3/4"		●		E		●		●	1		●		F/G/H–A10.2	2,4,
107	3'–0"	6'–8"	1 3/4"			●	F		●		●	4		●	20min	J/K–A10.2	3
108	3'–0"	6'–8"	1 3/4"			●	H		●		●	1		●	20min	J/K–A10.2	3
110	3'–0"	6'–8"	1 3/4"			●	J		●		●	1		●	20min	Q/R–A10.2	3
114	PR3'–0"	7'–0"	1 3/4"		●		H		●		●	1		●		F/G/H–A10.2	
SECOND FLOOR																	
203	3'–0"	7'–0"	1 3/4"			●	D		●		●	1		●	60min	Q/R–A10.2	3
205	3'–0"	6'–8"	1 3/4"			●	D		●		●	1		●	60min	Q/R–A10.2	3
210	3'–0"	6'–8"	1 3/4"			●	J		●		●	1		●	20min	Q/R–A10.2	3
THIRD FLOOR																	
303	3'–0"	7'–0"	1 3/4"			●	D		●		●	1		●	60min	Q/R–A10.2	3
305	3'–0"	6'–8"	1 3/4"			●	D		●		●	1		●	60min	Q/R–A10.2	3
310	3'–0"	6'–8"	1 3/4"			●	J		●		●	1		●	20min	Q/R–A10.2	3
ELEVATOR																	
E1	3'–6"	7'–0"													60min		REF. SHT. A6.4
E2	3'–6"	7'–0"													60min		REF. SHT. A6.4
E3	3'–6"	7'–0"													60min		REF. SHT. A6.4

GENERAL NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.

SPECIFIC NOTES:
1. PROVIDE MAGNETIC HOLD–OPEN DEVICES FOR EACH DOOR.
2. DOOR(S) TO BE PROVIDED WITH PANIC HARDWARE AND DEVICES
3. PROVIDE SMOKE GASKET
4. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS
5. PROVIDE AUTOMATIC DOOR OPENER BUTTON (AND ASSOCIATED HARDWARE) ON ADJACENT WALL.

UNIT DOOR SCHEDULE - 30 UNITS - REF. SHEET A2.3

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL S.C. WOOD, PANEL	DOOR MATERIAL H.C. WOOD, PANEL	DOOR MATERIAL H.C. WOOD, LOUVER	DOOR TYPE	BI–FOLD	BI–PASS	POCKET	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	FRAME MATERIAL WOOD	FRAME MATERIAL METAL	FRAME TYPE	FRAME FINISH PAINT	RATING	DETAILS	REMARKS	LOCATION
1	3'–0"	6'–8"	1 3/4"	●			A				●			●	1	●	20min	Q/R–A10.2	2, 3, 4	ENTRY
2	3'–0"	6'–8"	1 3/4"		●		B					●	●		1	●		S/T–A10.2	1	BEDROOM
3	3'–0"	6'–8"	1 3/4"		●		B			●		●	●		1	●		S/T–A10.2 SIM	5	BATH
4	3'–0"	6'–8"	1 3/4"		●		B					●	●		1	●		S/T–A10.2	1	BATH
5	3'–0"	6'–8"	1 3/4"		●		B					●	●		1	●		S/T–A10.2	5	CLOSET
6	(2)2'–6"	6'–8"	1 3/4"		●		C		●			●	●		1	●		U/V–A10.2	6	CLOSET
7	(2)3'–0"	6'–8"	1 3/4"		●		C		●			●	●		1	●		U/V–A10.2	6	CLOSET

GENERAL NOTES:
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE.PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
C. UNDERCUT DOORS PER MECH DWGS.
D. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL.
http://codes.lp.findlaw.com/txstatutes/PR/8/92/D/92.153

SPECIFIC NOTES:
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE, DEADBOLT SHALL HAVE NO KEY OUTSIDE, W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
3. ENTRY DOOR – 180° PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
6. BI–PASS/BI–FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE. PROVIDE FINGER PULLS ON BOTH DOORS.

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P LATEX ENAMEL	VP VINYL PLANK FLR'G TILE	CT CERAMIC TILE	FP FIBERGLAS REINF. PANEL
C CARPET	VT VINYL TILE	ST STAIN & SEAL	TX TEXTURE
C1 COMMERCIAL CARPET	SC SEALED CONCRETE		GT GLUE–UP TILE

NO.	DESCRIPTION	FLOOR CARPET	FLOOR CERAMIC TILE	FLOOR VINYL PLANK FLR'G TILE	FLOOR VINYL TILE	FLOOR RUBBER NOSING	FLOOR HDWD TREADS & RISERS	FLOOR SEALED CONCRETE	BASE SELF COVE RUBBER BASE	BASE WOOD	BASE CERAMIC TILE	BASE NONE	N.WALL 5/8" FIRE RATED G.B.	N.WALL CERAMIC WALL TILE	N.WALL CMU	E.WALL 5/8" FIRE RATED G.B.	E.WALL CERAMIC WALL TILE	E.WALL CMU	S.WALL 5/8" FIRE RATED G.B.	S.WALL CERAMIC WALL TILE	S.WALL CMU	W.WALL 5/8" FIRE RATED G.B.	W.WALL CERAMIC WALL TILE	W.WALL CMU	CEILING 2x2 SUSPENDED	CEILING 5/8" FIRE RATED G.B.	REMARKS
FIRST FLOOR																											
101	COMMUNITY ROOM			VP						P			P			P			P			P				P	1, 4, 5
102	OFFICE			VP						P			P			P			P			P				P	4
103	RESTROOM		CT								CT		P	CT		P	CT			CT		P	CT			P	
104	OUTDOOR PATIO							SC																			
106	– NOT USED –												REFERENCE EXTERIOR ELEVATIONS AND WALL SECTIONS														
107	FIRE SPRINKLER							SC	RB				P			P			P			P				P	
108	MECH							SC	RB				P			P			P			P				P	3
109	HALL			VP						P			P			P			P			P				P	1, 6
SECOND FLOOR																											
208	MECH							SC	RB				P			P			P			P				P	
209	HALL			VP						P			P			P			P			P			●	P	1, 6
THIRD FLOOR																											
308	MECH							SC	RB				P			P			P			P				P	
309	HALL			VP						P			P			P			P			P			●	P	1, 6
STAIR & ELEVATOR																											
E1	ELEVATOR			VP					REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER																		
S1	STAIR	C		VP		●				P			P			P			P			P				P	2, 7
S2	STAIR	C		VP		●				P			P			P			P			P				P	2, 7

FINISH SCHEDULE NOTES

GENERAL NOTES:
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. 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.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
D. 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. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. 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. SPRAY FINISH ONLY, NO BRUSH FINISH. CONTRACTOR SHALL
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
L. LEVEL 4 FINISH AND ORANGE PEEL TEXTURES ON ALL WALLS AND CEILINGS.

SPECIFIC NOTES:
1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS.
2. CARPET AT ALL LANDINGS. INSTALL RUBBER STAIR NOSING AT EACH RISER. EXTEND CARPET UP THE RISER BEHIND THE NOSING.
3. INSTALL FRP PANEL TO 4'–0" ABOVE MOP SINK AND EXTEND 1'–0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
4. MULTIPLE WALL PAINT COLORS.
5. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.
6. FLOORING: MULTIPLE COLORS TO BE INSTALLED. REFERENCE FINISH FLOOR PLANS ON SHEET A9.1
7. STAIRS: LANDINGS AT EACH FLOOR: 1ST, 2ND AND 3RD FLOOR TO BE LVP FLOORING. REFERENCE SHEET A9.1. INTERMEDIATE LANDINGS ARE TO BE CARPET, SIMILAR TO STAIR RISERS/TREADS.

GLAZING SCHEDULE

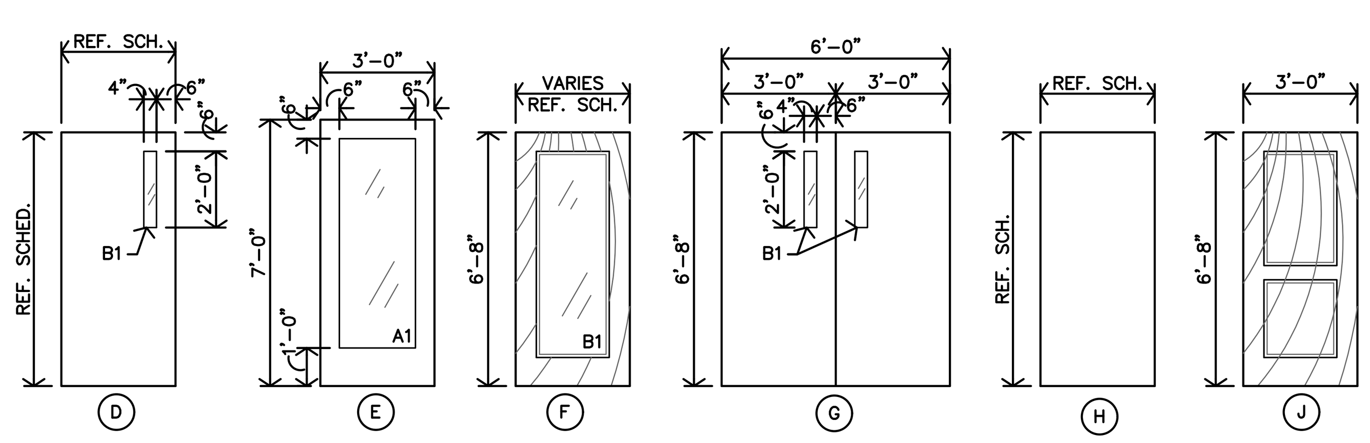
MARK	INTERIOR	EXTERIOR	1/4"	1" INSULATED	TINTED	TEMPERED
A1		●		●	●	●
A2		●		●	●	
B1	●		●			●
B2	●		●			

WINDOW SCHEDULE

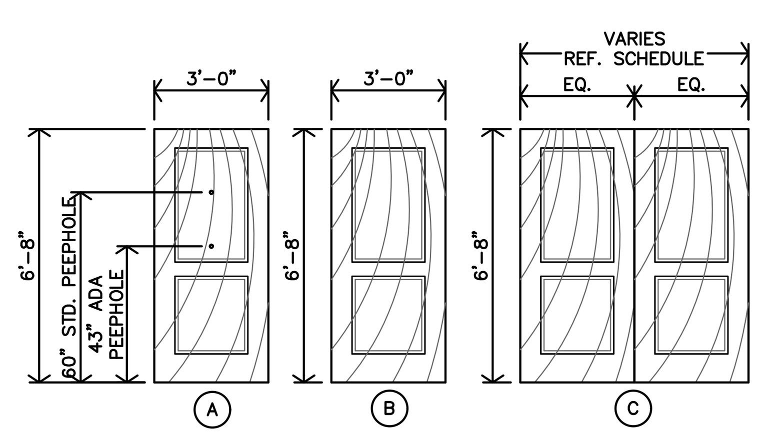
MARK	WIDTH	HEIGHT	STYLE	QUANTITY	INTERIOR	EXTERIOR	DETAILS	REMARKS
A1	6'–4"	5'–0"	VINYL – SINGLE/DBL HUNG	33		●	L/M/N/W–A10.2	1
A2	6'–4"	5'–0"	VINYL – PICTURE/FIXED	33		●	L/M/N/W–A10.2	1
B	3'–0"	5'–0"	VINYL – SINGLE/DBL HUNG	55		●	L/M/N/W–A10.2	

NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. 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 & 2009 IBC SEC. 1015.8.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2018 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA (ALSO REF. 1030.4)
8. WINDOWS LOCATED WITHIN ACCESSIBLE UNITS (#111 & #303) SHALL BE EQUIPPED WITH LOCKING MECHANISMS AND OPERATIONAL DEVICES THAT ARE LOCATED ON THE BOTTOM HALF OF THE WINDOW (WITHIN 48" A.F.F.)

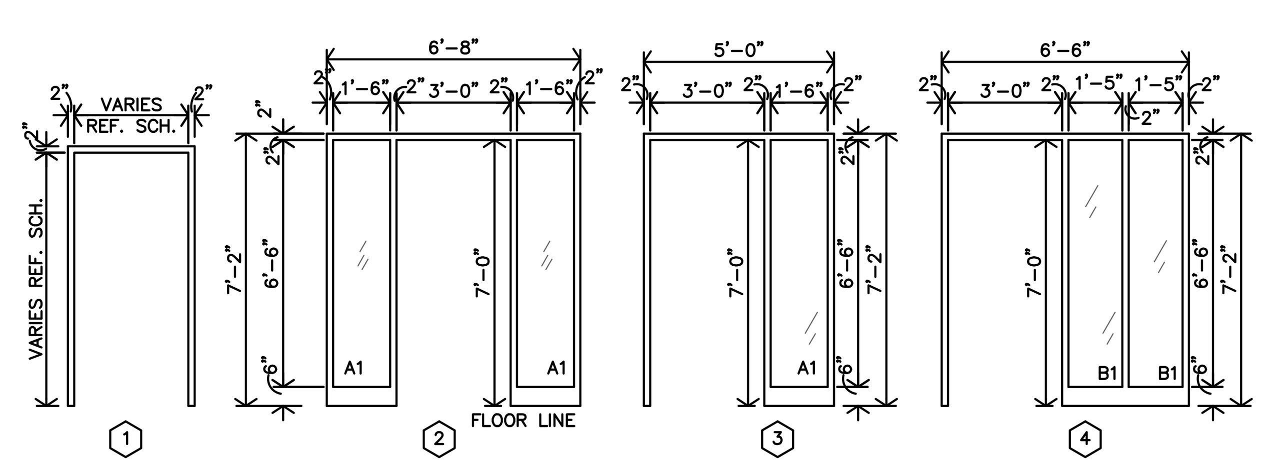
SPECIFIC NOTES:
1. A1 IS CONSIDERED A BASE BID ITEM, WITH OPERABLE WINDOWS. A2 IS CONSIDERED AN ALTERNATE BID ITEM, WITH FIXED WINDOWS.



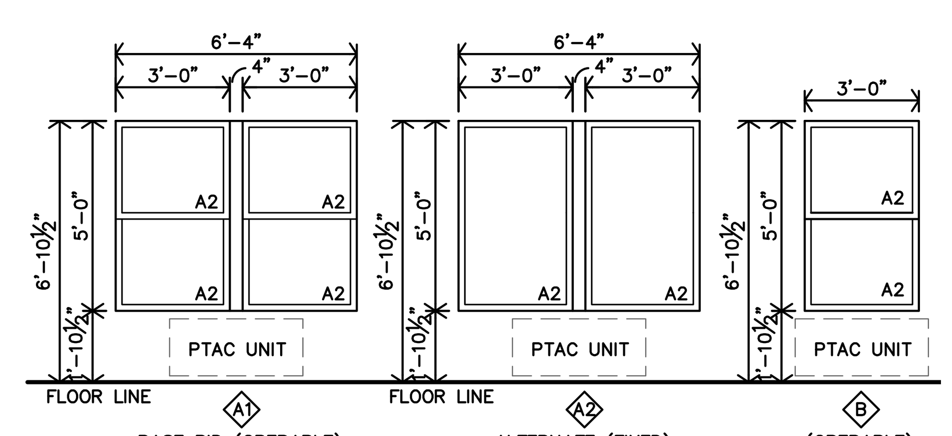
D PUBLIC DOOR TYPES
1/4"=1'–0"



C UNIT DOOR TYPES
1/4"=1'–0"



B DOOR FRAME TYPES
1/4"=1'–0"



A WINDOW TYPES
1/4"=1'–0"

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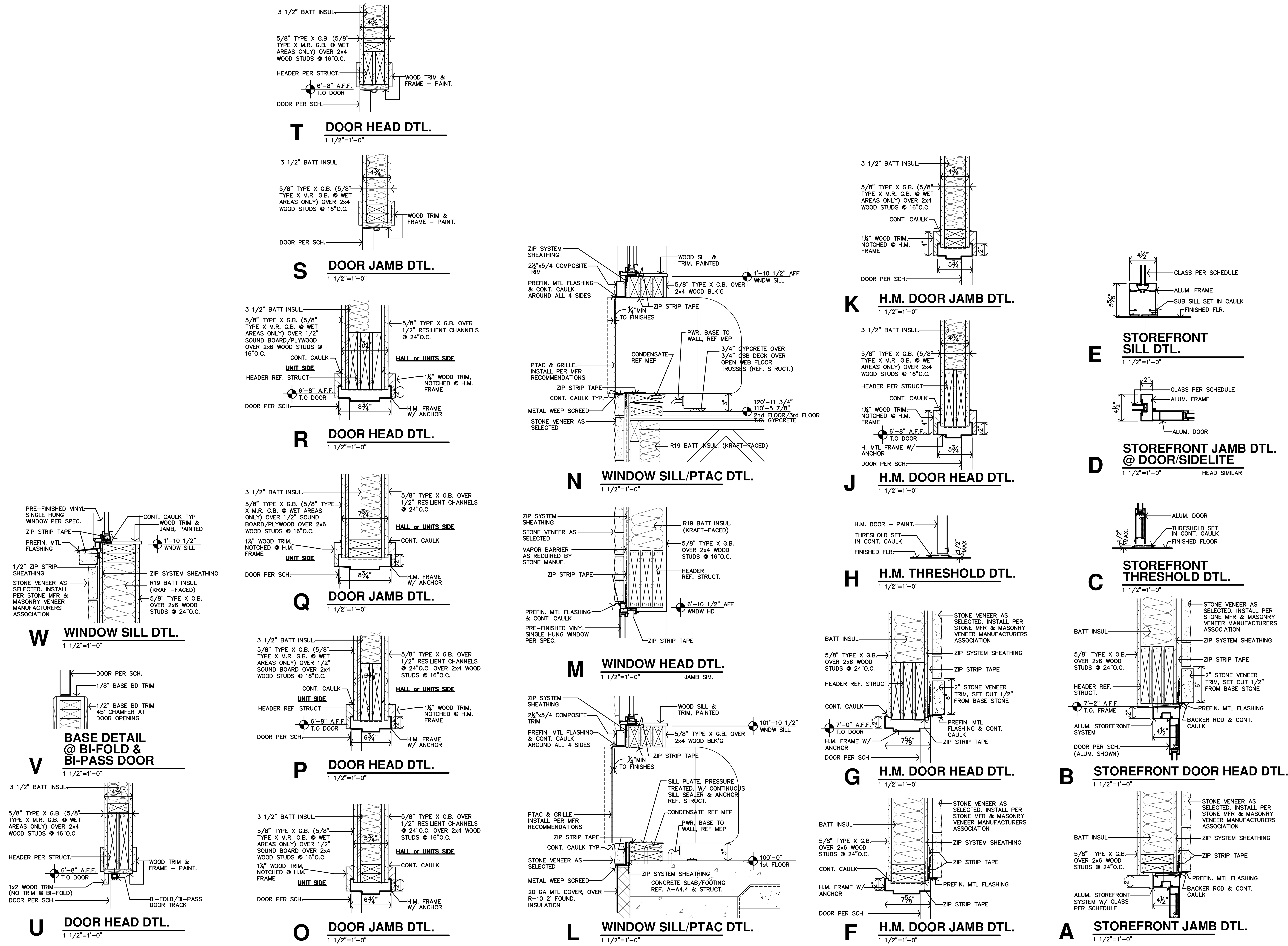

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