

THE RESIDENCES AT RED CEDAR

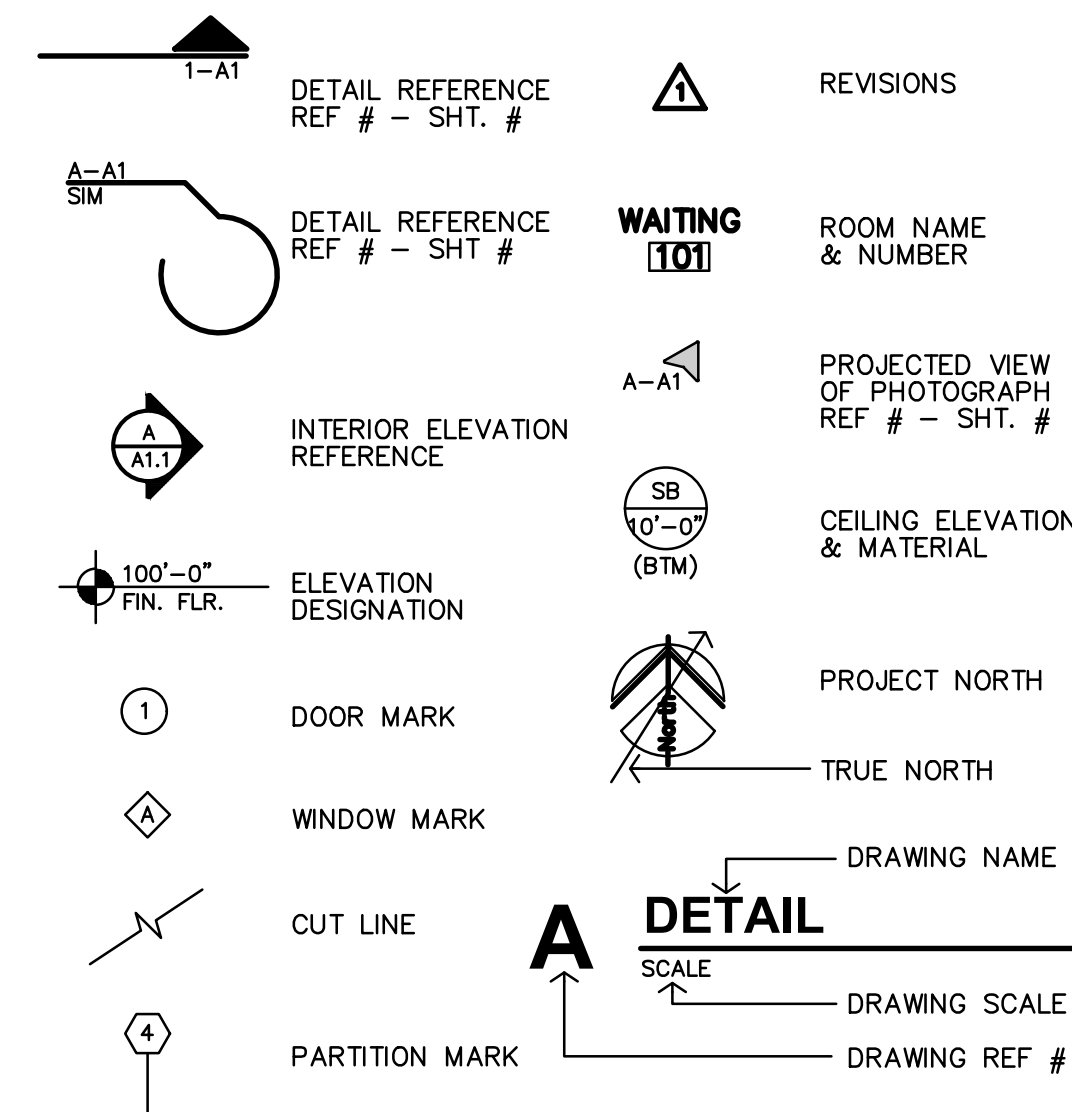
SENIOR - LIVING FACILITY

CORSICANA,

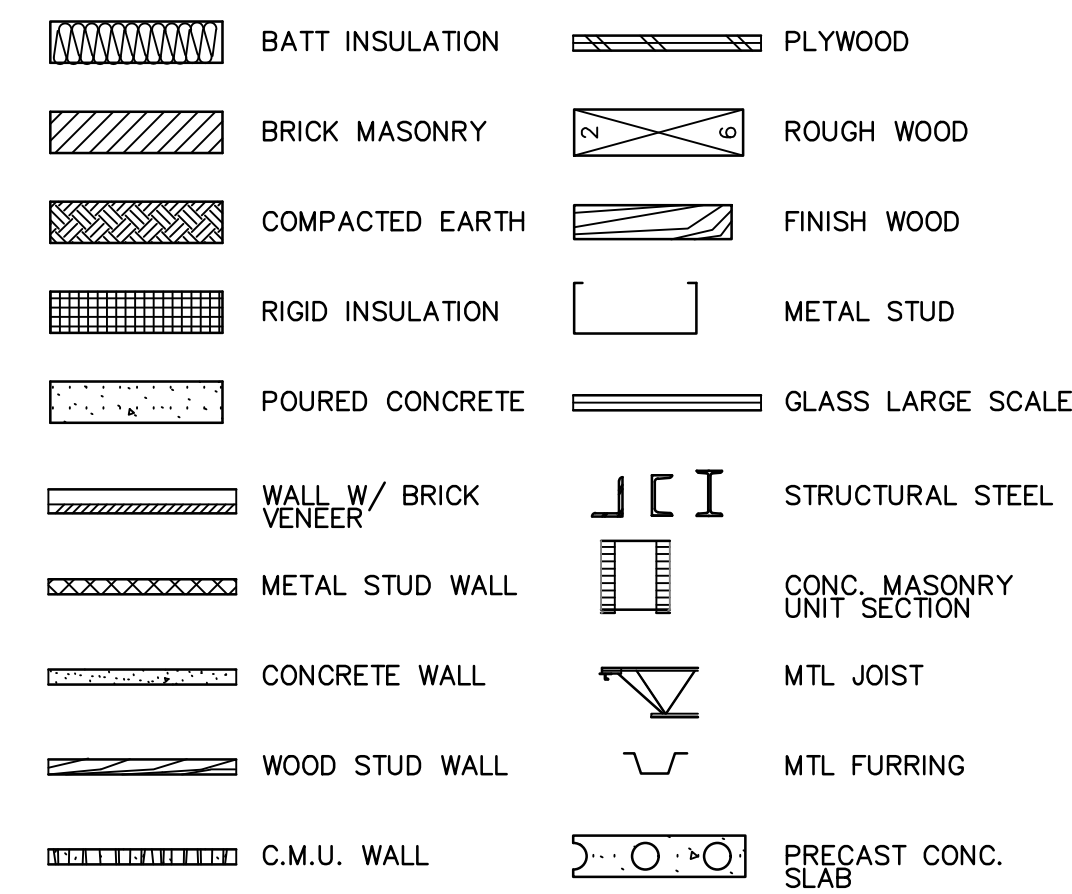
24-3392

TEXAS

REFERENCE LEGEND



MATERIAL LEGEND



ABBREVIATIONS

&	AND	Cntr.	Center	Exp.	Expansion	Hr.	Hour	N.I.C.	North	Reinf.	Reinforced	Temp.	Tempered
∠	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	N.I.C.	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
⊕	Centerline	Conc.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	No. or #	Number	Resil.	Resilient	Thk.	Thick
⊙	Diameter or Round	C.T.	Ceramic Tile	F.D.	Fire Alarm	Insul.	Insulation	Nom.	Nominal	Rm.	Room	I.O.M.	Top Of Masonry
#	Found or Number	CMU	Concrete Masonry Unit	Fdn.	Foundation	Int.	Interior	N.T.S.	Not To Scale	R.O.	Rough Opening	I.D.S.	Top Of Steel
Acous.	Acoustical	Det.	Detail	F.E.	Fire Extinguisher	Jan	Janitor	O/	On or Over	S.	South	I.P.	Top Of Pavement
Adj.	Adjustable	Det.	Detail	F.E.C.	F.E. Cabinet	Jan	Janitor	Obs.	Obscure	S.B.	South Block	T.P.D.	Toilet Paper Dispenser
A.F.F.	Above Finished Floor	Dia.	Diameter	Fl.	Finish	Jt.	Joint	O.C.	On Center	S.C.	Solid Core	T.V.	Television
Aggr.	Aggregate	D.F.	Drinking Fountain	Fl.	Flashing	Kit.	Kitchen	O.D.	Outside Diameter	S.D.	Soap Dispenser	Trd.	Tread
Al.	Aluminum	Dim.	Dimension	Fl.	Flow line	Lab.	Laboratory	Opp.	Opposite	Sect.	Section	U.O.N.	Unless Otherwise Noted
Approx.	Approximate	Dr.	Down	Fl.	Foot or feet	Lam.	Laminate	Opp.	Opposite	Sht.	Sheet	Ur.	Urinal
Arch.	Architect or Architectural	Dr.	Door	Ft.	Foot or feet	Lav.	Lavatory	P	Paint	Sim.	Similar	V.C.T.	Vinyl Composition Tile
Asb.	Asbestos	Dwg.	Downspout	Furr.	Furring	Lck.	Locker	Pi	Plate	S.N.D.	Sanitary Napkin Disp.	V.T.	Vapor Barrier
Asph.	Asphalt	Dwg.	Downspout	Fut.	Future	Lt.	Light	P.Lam.	Plastic Laminate	S.S.	Sanitary Napkin Recep.	Vest.	Vestibule
A.V.	Audio Visual	Dwg.	Downspout	Ga.	Gauge	Mas.	Masonry	P.Las.	Plaster	S.S.	Stainless Steel	Vyl.	Vinyl
Bd.	Board	Dwg.	Downspout	Galv.	Galvanized	Max.	Maximum	Plywd.	Plywood	Std.	Standard	W/	West
Bitum.	Bituminous	Dwg.	Downspout	G.B.	Grab Bar	M.C.	Medicine Cabinet	P.P.	Pair	Str.	Structural	W/c	Without
Bldg.	Building	Dwg.	Downspout	G.	Glass	Mech.	Mechanical	P.P.	Pair	Susp.	Suspended	Wd.	Wood
Bk.	Block	Dwg.	Downspout	Gd.	Grade	Memb.	Membrane	P.T.D.	Paper Towel Dispenser	Sym.	Symmetrical	Wp.	Waterproof
Bk'g.	Blocking	Dwg.	Downspout	Gyp.	Gypsum	Met.	Metal	Ptn.	Partition	Tex.	Texture	Wdw.	Window
Bm.	Beam	Dwg.	Downspout	H.B.	Hose Bibb	Mfr.	Manufacturer	P.T.R.	Paper Towel Receptacle	T.B.	Towel Bar	Wscot.	Wainscot
Bot.	Bottom	Dwg.	Downspout	H.C.	Hollow Core	Mir.	Mirror	Q.T.	Quarry Tile	T.Bd.	Tack Board	Wt.	Weight
Bot.	Bottom	Dwg.	Downspout	H.W.	Hardware	Misc.	Miscellaneous	R.	Riser				
Br.	Brick	Dwg.	Downspout	H.M.	Hollow Metal	M.O.	Masonry Opening	Rad.	Radius				
Brg.	Bearing	Dwg.	Downspout	H.W.	Hardware	Mtd.	Mounted	R.D.	Roof Drain				
Brk.	Brick	Dwg.	Downspout	Horiz.	Horizontal			Ref.	Reference				
Cab.	Cabinet	Dwg.	Downspout										
Cg.	Ceiling	Dwg.	Downspout										
Cf.	Clear	Dwg.	Downspout										

PROJECT LOCATION

S 45th & W Park Row, Corsicana, Texas
Property ID: 32498



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

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 TABS2025013899

SHEET INDEX

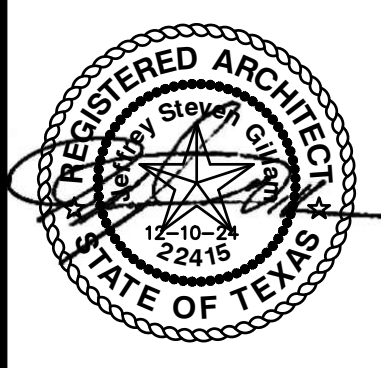
GENERAL	STRUCTURAL
<p>COVER SHEET</p> <p>CFP CODE FOOT PRINT</p> <p>ADA 2010 ADA STANDARD FOR ACCESSIBLE DESIGN</p> <p>TAS1 TEXAS ACCESSIBILITY STANDARDS DIAGRAMS</p> <p>TAS2 TEXAS ACCESSIBILITY STANDARDS DIAGRAMS</p> <p>ANSI-1 UNIFORM FEDERAL ACCESSIBILITY STANDARDS</p> <p>ANSI-2 UNIFORM FEDERAL ACCESSIBILITY STANDARDS</p> <p>ANSI-3 UNIFORM FEDERAL ACCESSIBILITY STANDARDS</p> <p>UFAS1 UNIFORM FEDERAL ACCESSIBILITY STANDARDS</p> <p>UFAS2 UNIFORM FEDERAL ACCESSIBILITY STANDARDS</p> <p>UFAS3 UNIFORM FEDERAL ACCESSIBILITY STANDARDS</p> <p>EN1 RESCHECK REPORTS</p> <p>EN2 COMCHECK REPORTS</p> <p>EN3 COMCHECK REPORTS</p>	<p>5001 GENERAL NOTES</p> <p>5002 GENERAL NOTES</p> <p>5003 GENERAL NOTES</p> <p>5004 SCHEDULES</p> <p>5100 FOUNDATION PLAN</p> <p>5101 LEVEL 1 FRAMING PLAN</p> <p>5102 LEVEL 2 FRAMING PLAN</p> <p>5103 LEVEL 3 FRAMING PLAN</p> <p>5104 ROOF FRAMING PLAN</p> <p>5500 TYPICAL CONCRETE DETAILS</p> <p>5501 FOUNDATION DETAILS</p> <p>5502 TYPICAL POST-TENSIONING DETAILS</p> <p>5503 TYPICAL WOOD FRAMING DETAILS</p> <p>5504 TYPICAL FLOOR FRAMING DETAILS</p> <p>5505 TYPICAL STEEL DETAILS</p> <p>5510 FLOOR FRAMING DETAILS</p> <p>5511 FLOOR FRAMING DETAILS</p> <p>5515 ROOF FRAMING DETAILS</p> <p>5516 ROOF FRAMING DETAILS</p> <p>5520 MASONRY DETAILS</p> <p>5530 SHEAR WALL DETAILS</p>
ARCHITECTURAL	ELECTRICAL
<p>A1.1 SITE PLAN & DETAILS</p> <p>A1.2 SITE DETAILS</p> <p>A1.3 SITE DETAILS</p> <p>A2.1 FIRST & SECOND FLOOR PLANS</p> <p>A2.2 THIRD FLOOR PLAN & ASSEMBLY DETAILS</p> <p>A2.3 ENLARGED UNIT PLANS</p> <p>A2.4 ADAPTABLE (TYPE-B) ENLARGED BATH & KITCHEN DETAILS</p> <p>A2.5 ACCESSIBLE ENLARGED BATH & KITCHEN DETAILS</p> <p>A2.6 BATH & KITCHEN CABINET DETAILS</p> <p>A2.7 ENLARGED COMMUNITY ROOM PLAN</p> <p>A3.1 EXTERIOR ELEVATIONS</p> <p>A3.2 EXTERIOR ELEVATIONS</p> <p>A3.3 BUILDING SECTION</p> <p>A4.1 WALL SECTIONS</p> <p>A4.2 WALL SECTIONS</p> <p>A4.3 WALL SECTIONS & CONSTRUCTION DETAILS</p> <p>A4.4 CONSTRUCTION DETAILS</p> <p>A4.5 WALL SECTIONS</p> <p>A4.6 FIRE PENETRATION DETAILS</p> <p>A5.1 ROOF PLAN</p> <p>A5.2 TPO ROOF DETAILS</p> <p>A6.1 STAIR PLANS, SECTIONS & DETAILS</p> <p>A6.2 STAIR & ELEVATOR SECTIONS & DETAILS</p> <p>A6.3 MANUFACTURED STONE DETAILS</p> <p>A6.4 HARDIE LAP SIDING DETAILS</p> <p>A6.5 HARDIE PANEL SIDING DETAILS</p> <p>A7.1 FIRST FLOOR REFLECTED CLG PLANS</p> <p>A7.2 SECOND & THIRD FLOORS REFLECTED CLG PLAN</p> <p>A8.1 INTERIOR ELEVATIONS & DETAILS</p> <p>A9.1 FIRST & SECOND FINISHED FLOORING PLANS</p> <p>A9.2 INTERIOR ELEVATIONS & DETAILS</p> <p>A10.1 DOOR, WINDOW & FINISH SCHEDULES</p> <p>A10.2 DOOR & WINDOW DETAILS</p>	<p>E0.1 LEGENDS & SYMBOLS</p> <p>E1.1 1ST & 2ND FLOOR LIGHTING PLANS</p> <p>E1.2 THIRD FLOOR LIGHTING PLAN</p> <p>E1.3 1ST & 2ND FLOOR POWER PLANS</p> <p>E1.4 THIRD FLOOR POWER PLAN</p> <p>E1.5 1ST & 2ND FLOOR SPECIAL SYSTEMS PLANS</p> <p>E1.6 THIRD FLOOR SPECIAL SYSTEMS PLAN</p> <p>E4.1 POWER - ENLARGED UNIT PLANS</p> <p>E6.1 LIGHT FIXTURE SCHEDULES & DIAGRAMS</p> <p>E6.2 PANEL SCHEDULES AND DIAGRAMS</p> <p>E6.3 PANEL SCHEDULES</p>
CIVIL	MECHANICAL
<p>C-1 CIVIL COVER SHEET</p> <p>C-2 EXISTING SURVEY</p> <p>C-3 SITE PLAN</p> <p>C-4 UTILITY PLAN</p> <p>C-5 GRADING PLAN</p> <p>C-6 EROSION CONTROL PLAN</p> <p>C-7 EROSION CONTROL DETAILS</p> <p>C-8 DETAILS</p> <p>C-9 DETAILS</p> <p>C-10 DETAILS</p> <p>C-11 DETAILS</p> <p>C-12 LANDSCAPE PLAN</p>	<p>ME1.1 M/E SITE PLAN</p> <p>ME2.1 M/E ROOF PLAN</p> <p>MO.1 LEGENDS & SYMBOLS</p> <p>M1.1 1ST & 2ND FLOOR HVAC PLANS</p> <p>M1.2 3RD FLOOR HVAC PLAN</p> <p>M6.1 EQUIPMENT SCHEDULES & DIAGRAMS</p> <p>PO.1 LEGENDS & SYMBOLS</p> <p>P1.1 UNDERFLOOR & FIRST FLR WASTE AND VENT PLANS</p> <p>P1.2 2ND & 3RD FLOOR WASTE AND VENT PLANS</p> <p>P1.3 1ST & 2ND FLOOR DOMESTIC WATER PLANS</p> <p>P1.4 3RD FLOOR DOMESTIC WATER PLAN</p> <p>P4.1 DOMESTIC WATER- ENLARGED UNIT PLANS</p> <p>P6.1 PLUMBING FIXTURE SCHEDULE & DIAGRAMS</p> <p>P9.1 PLUMBING RISER DIAGRAMS</p>

CONSULTANTS

<p>Civil Engineer</p> <p>civil engineering surveying landscape architecture planning</p> <p>tblps registration number: f - 2759 tblps registration/license number: 10088000</p> <p>MMA Engineering</p> <p>519 East Border Arlington, TX 76010 PH 817.469.1671; FAX 817.274.8757 www.mmataxas.com</p>	<p>Structural Engineer ;</p> <p>2001 W Broadway, Columbia, MO 65203 (573) 234-2658 jbarnes@mcclurevision.com</p>
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<p>Mechanical & Electrical Engineer ;</p>	<p>LST Consulting Engineers, PA</p> <p>4809 Vue Du Lac Place, Suite 301 MANHATTAN, KS. 66503 ph. (785) 587-8042 fax (785) 587-8039 mail@LSTengineers.com</p>
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PERMIT SET (3-24-2025)



REVISION:
 DATE: 3-25-2025
 JOB: 24-3392
 SHEET NO.:

PROJECT INFORMATION

TYPE OF CONSTRUCTION: NEW SENIOR LIVING UNITS
 FACILITY NAME: RESIDENCES AT RED CEDAR
 FACILITY ADDRESS: *TO BE ASSIGNED

OWNER NAME: OPG RED CEDAR PARTNERS, LLC
 OWNER ADDRESS: 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
 FIRE HYDRANT
 FIRE ALARM REMOTE ANNUNCIATOR PANEL
 FIRE ALARM CONTROL PANEL

EXAMPLE:

A-1
ASSEMBLY HALL
5,550 15
370 2

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

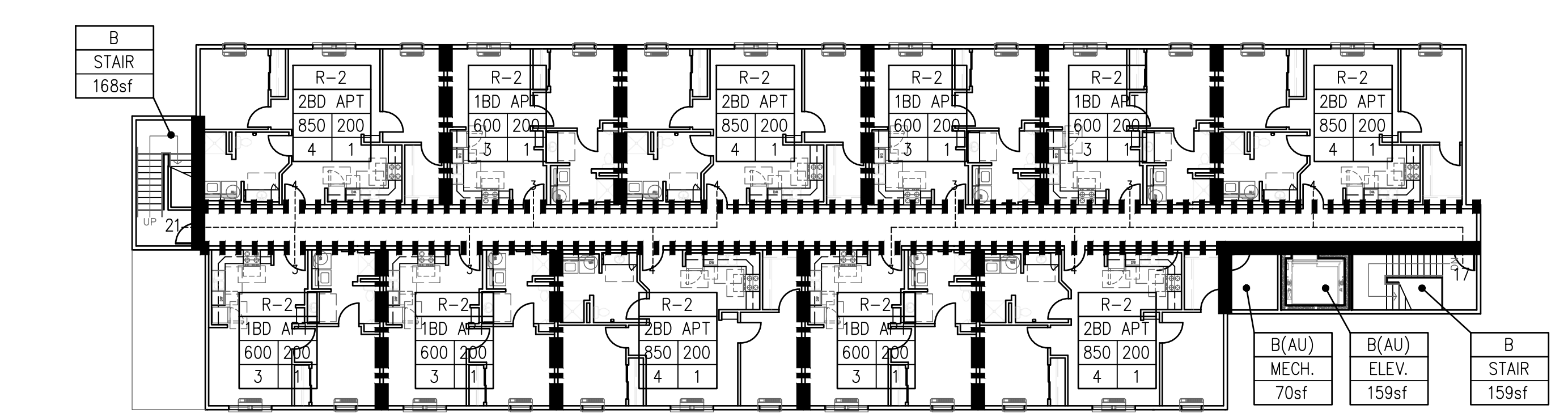
ASSEMBLY
 SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

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

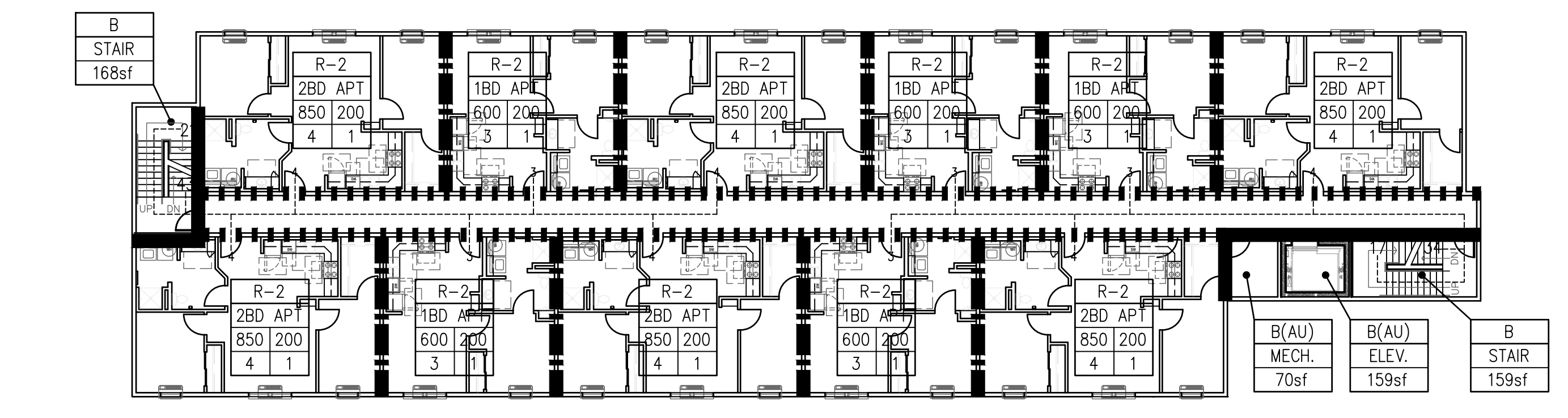
EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

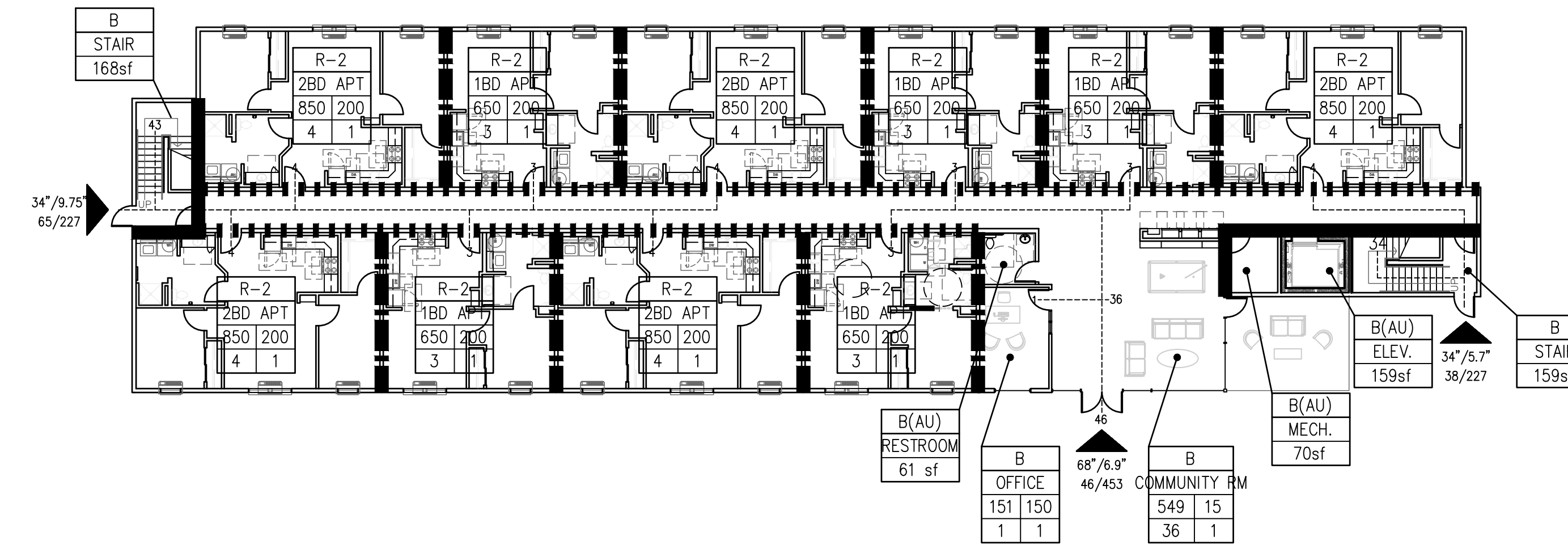
OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	LOBBY	15 sf/OCCUPANT	49
B	OFFICE	150 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



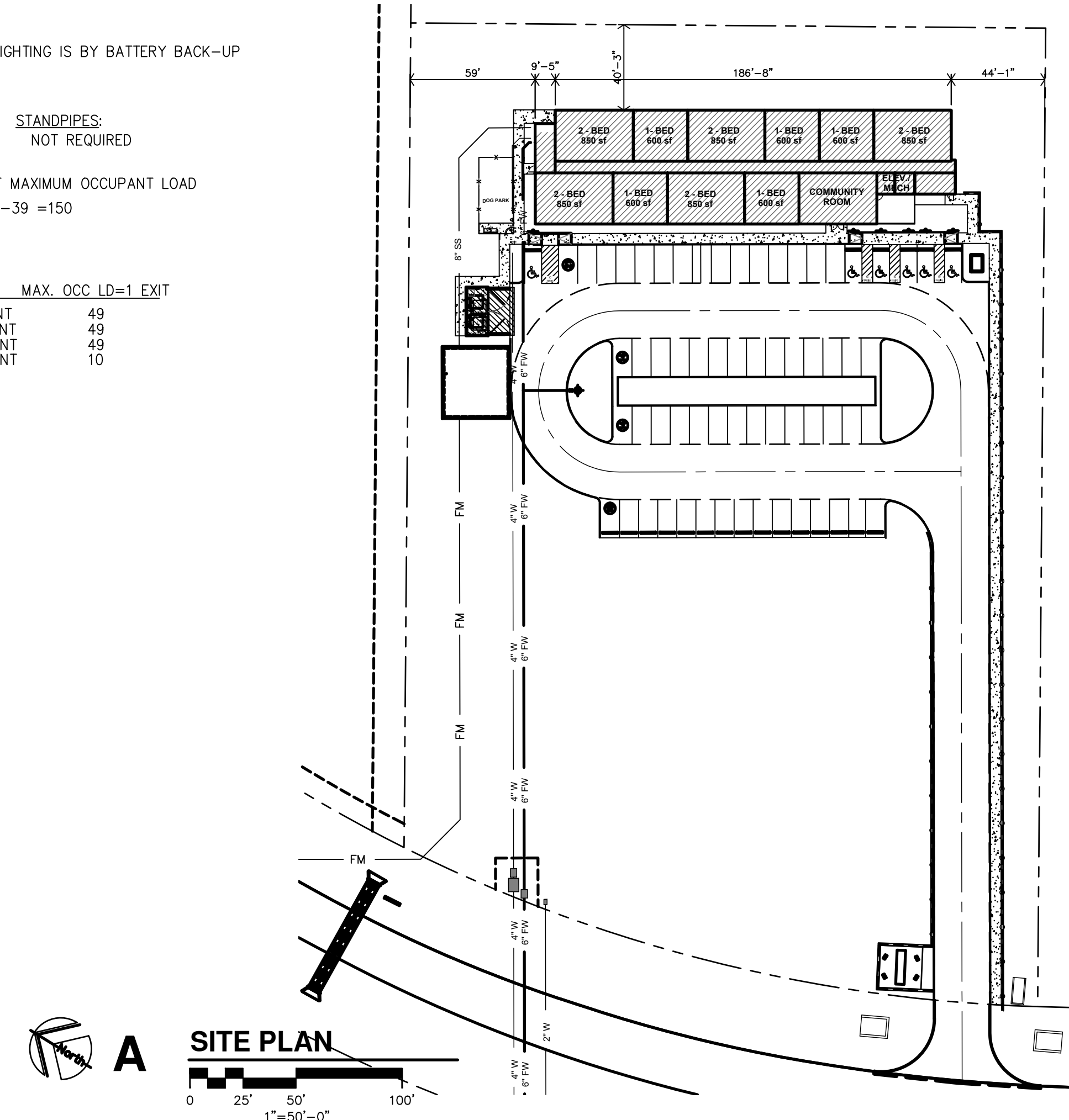
D THIRD FLOOR PLAN



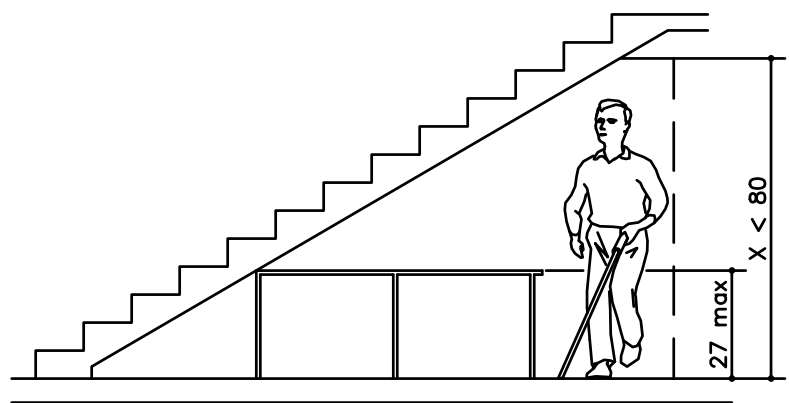
C SECOND FLOOR PLAN



B FIRST FLOOR PLAN



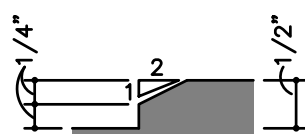
A SITE PLAN



Vertical Clearance

S STANDARD VERTICAL CLEARANCE

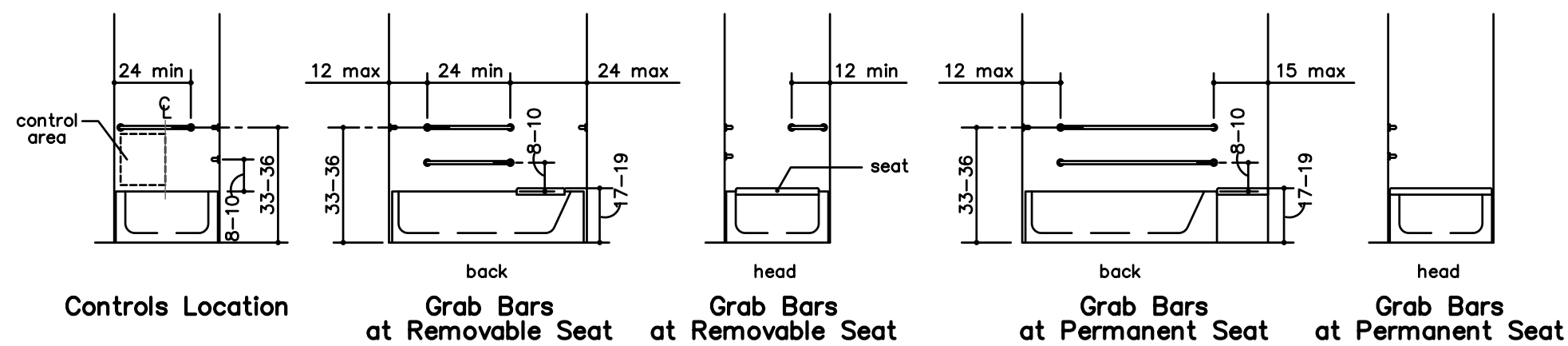
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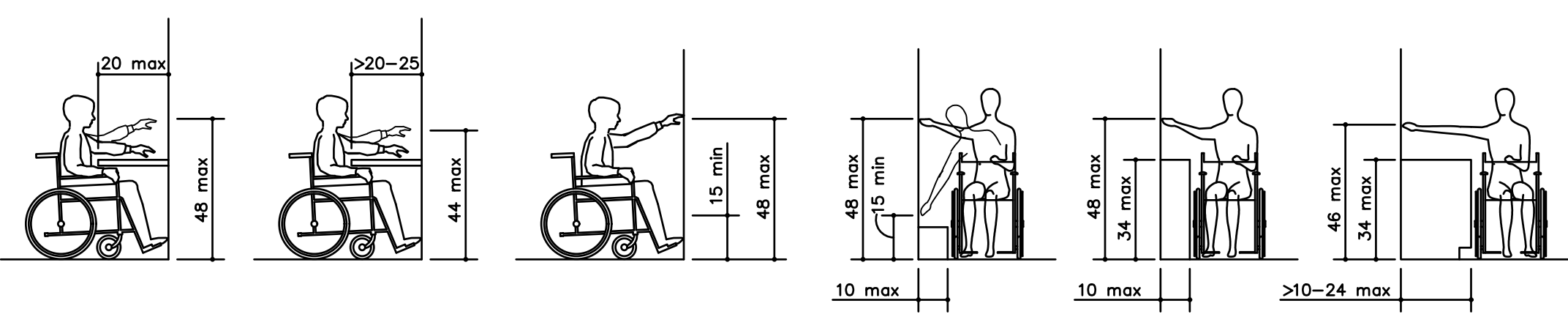
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

NO SCALE



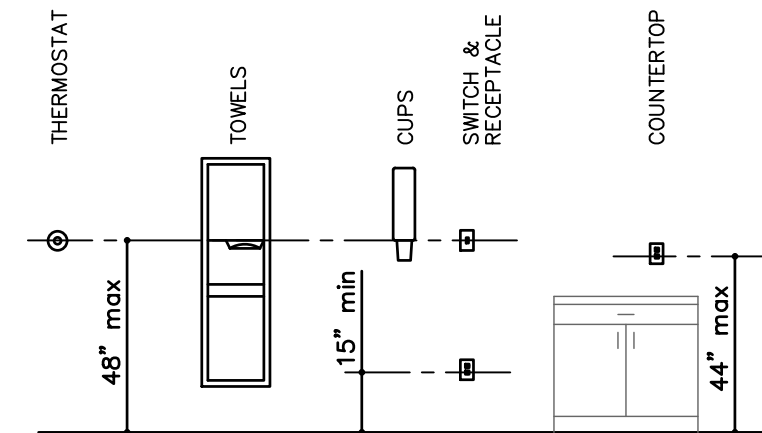
Controls Location
Grab Bars at Removable Seat
Grab Bars at Permanent Seat



Obstructed High Forward Reach
Unobstructed Forward Reach
Unobstructed Side Reach
Obstructed High Side Reach

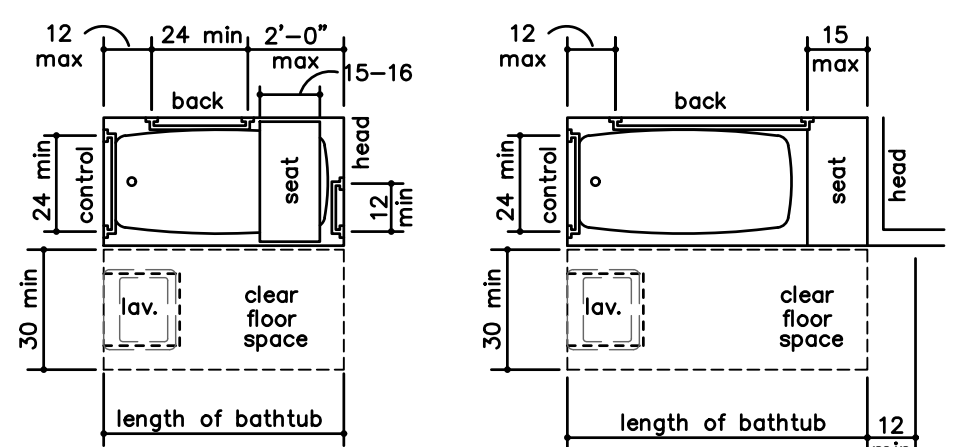
R STANDARD REACH ADA DIAGRAMS

NO SCALE

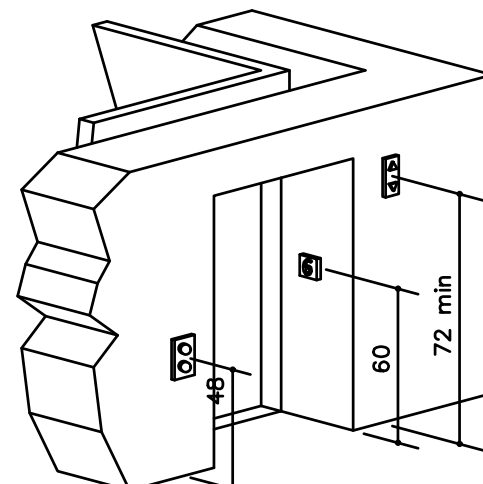


STANDARD CONTROL REACH LIMITATIONS DETAILS

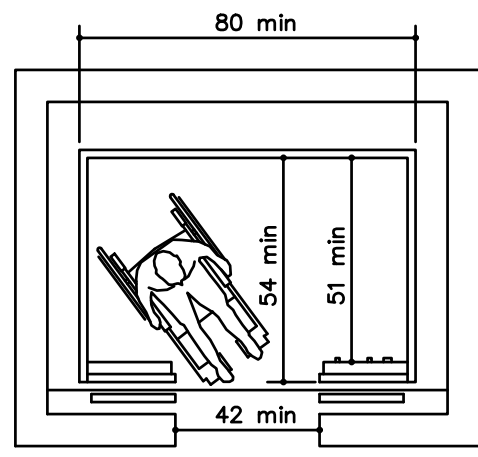
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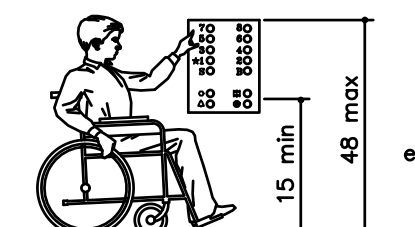
Clear Floor Space at Bathtub With Removable Seat
Clear Floor Space at Bathtub With Permanent Seat



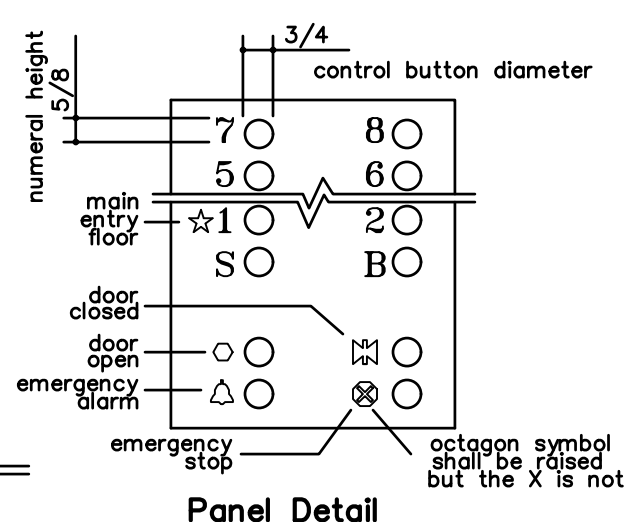
Hoistway and Elevator Entrances



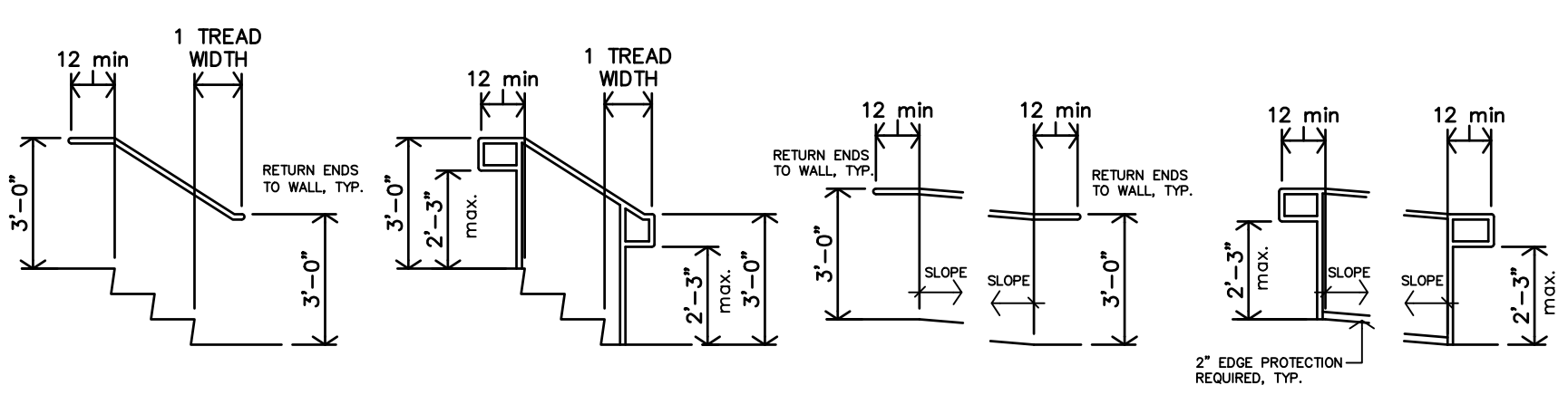
Minimum Dimensions for Elevator Car



Car Control Height



Panel Detail



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

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

O STANDARD BATHROOM/TUB ADA DIAGRAMS

NO SCALE

N STANDARD ELEVATOR ADA DIAGRAMS

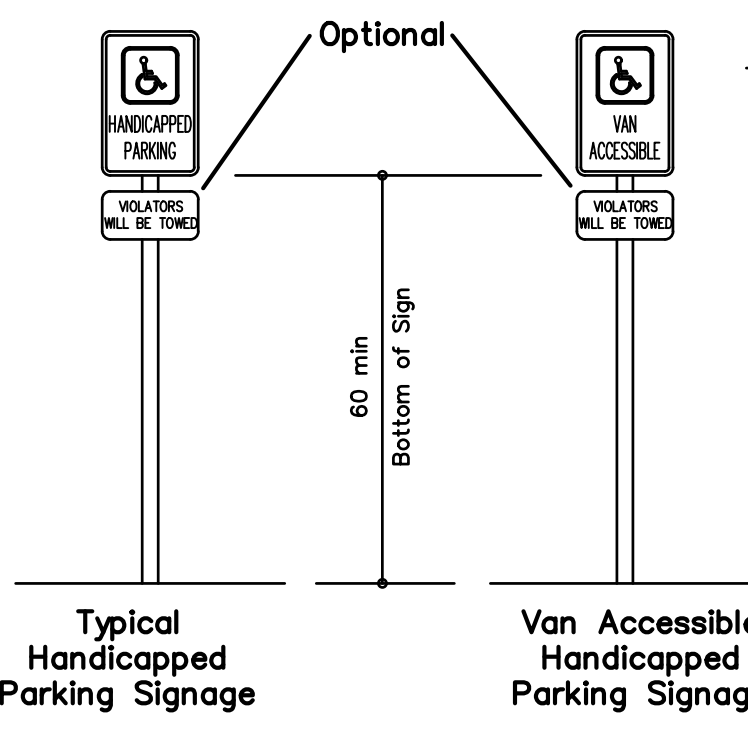
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

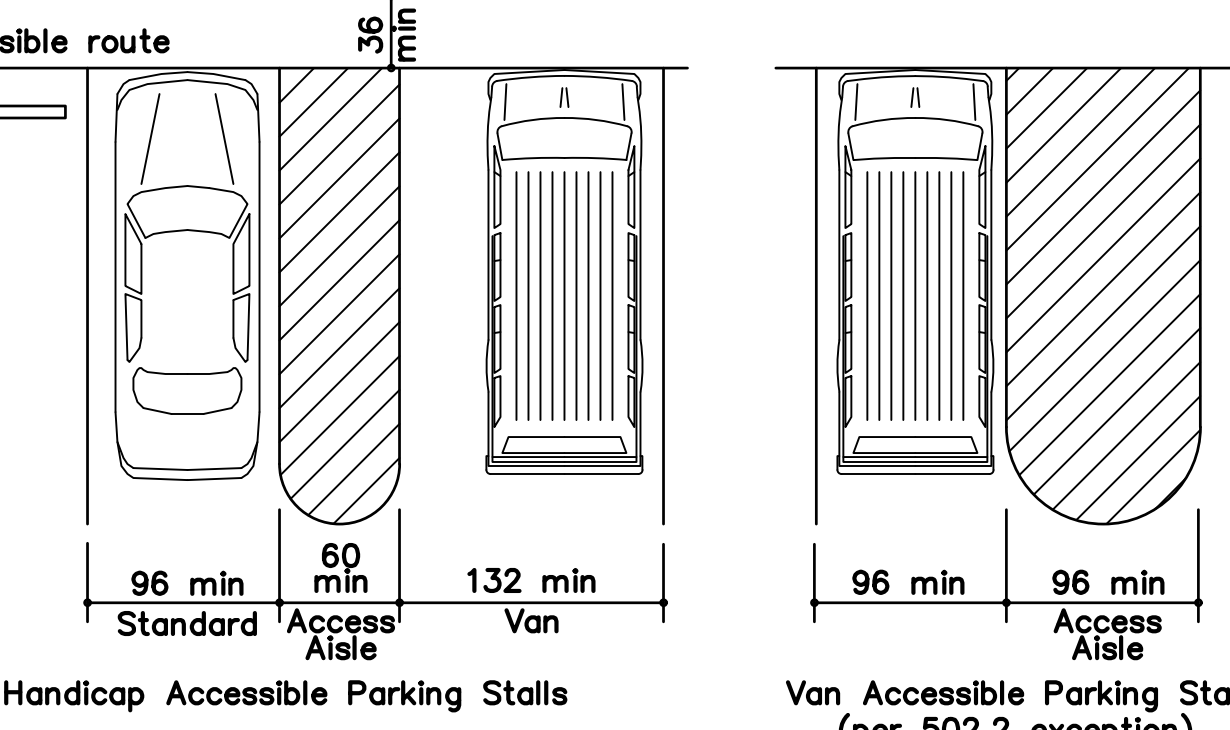
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H STANDARD LAVATORY DETAILS

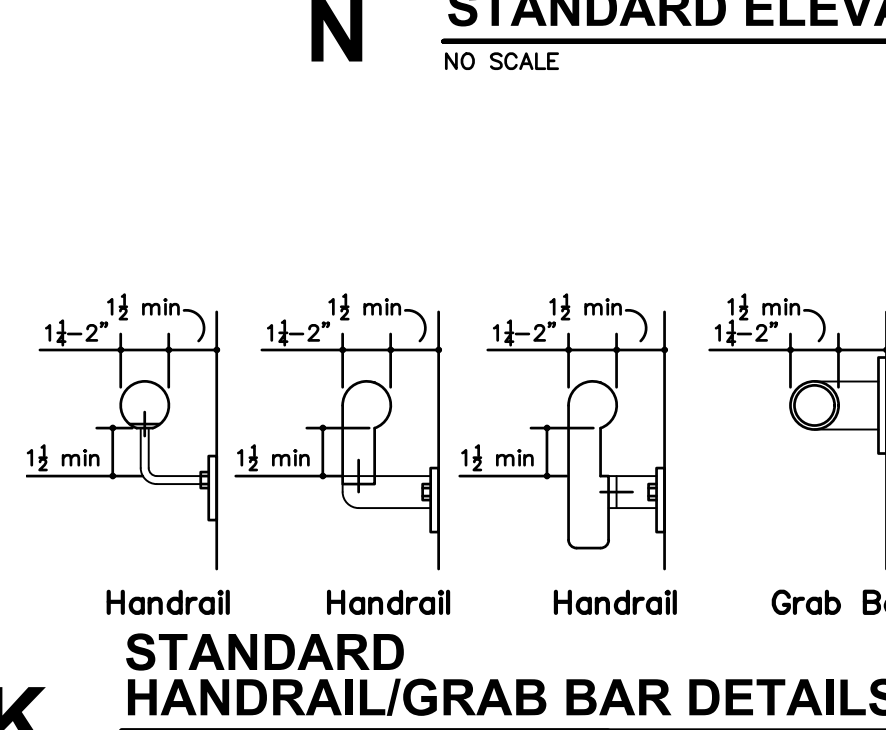
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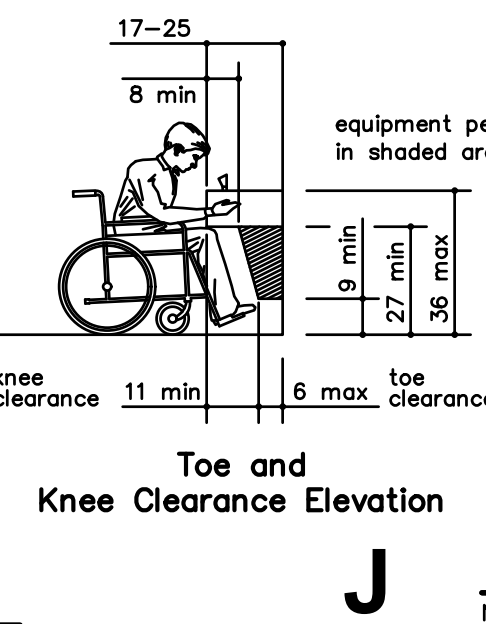
Typical Handicapped Parking Signage
Van Accessible Handicapped Parking Signage



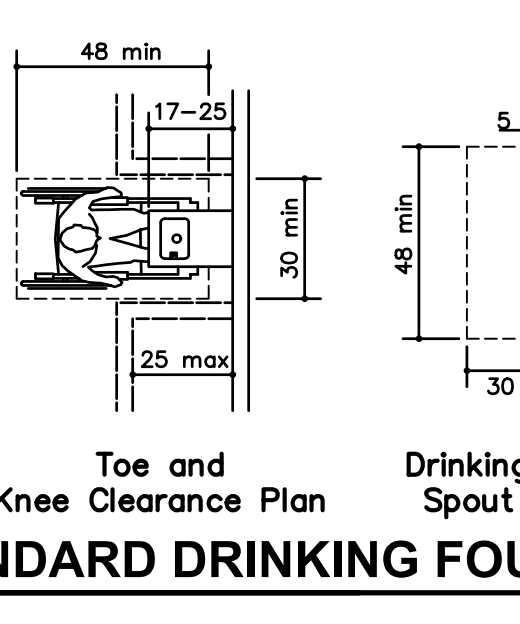
Handicap Accessible Parking Stalls
Van Accessible Parking Stall (per 502.2 exception)



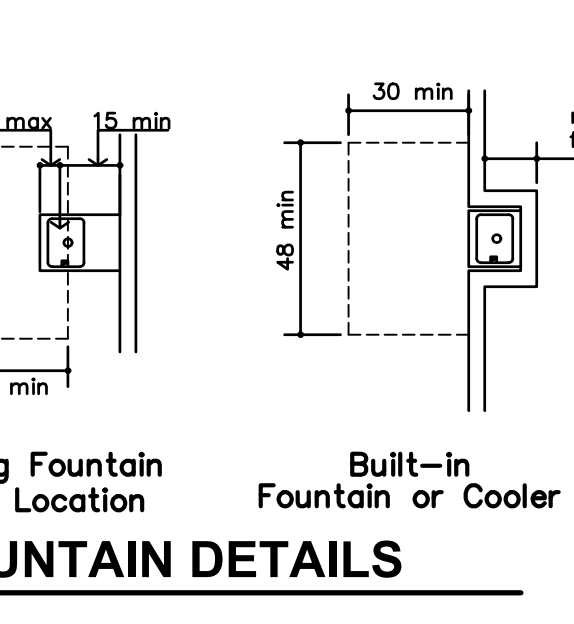
Standard Handrail/Grab Bar Details



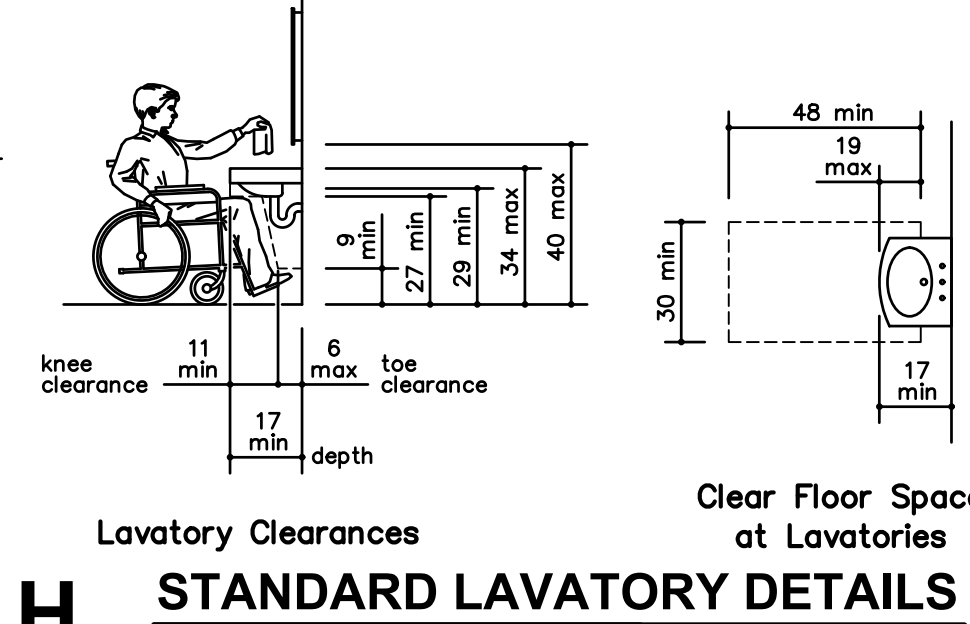
Toe and Knee Clearance Elevation



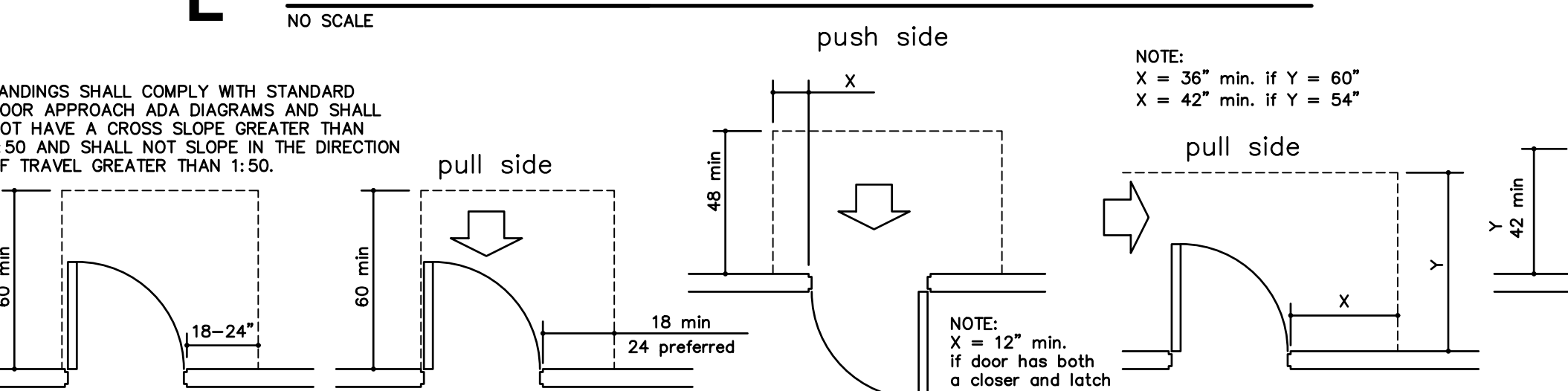
Toe and Knee Clearance Plan



Drinking Fountain Spout Location
Built-in Fountain or Cooler



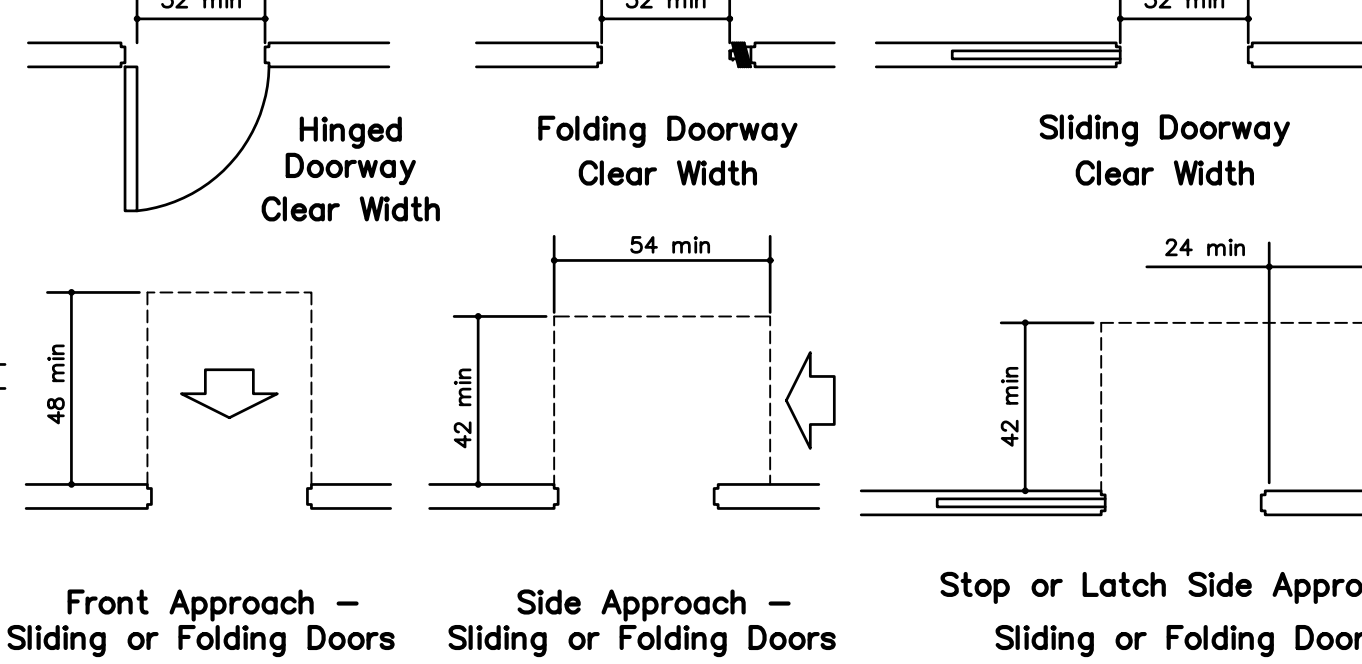
Lavatory Clearances at Lavatories



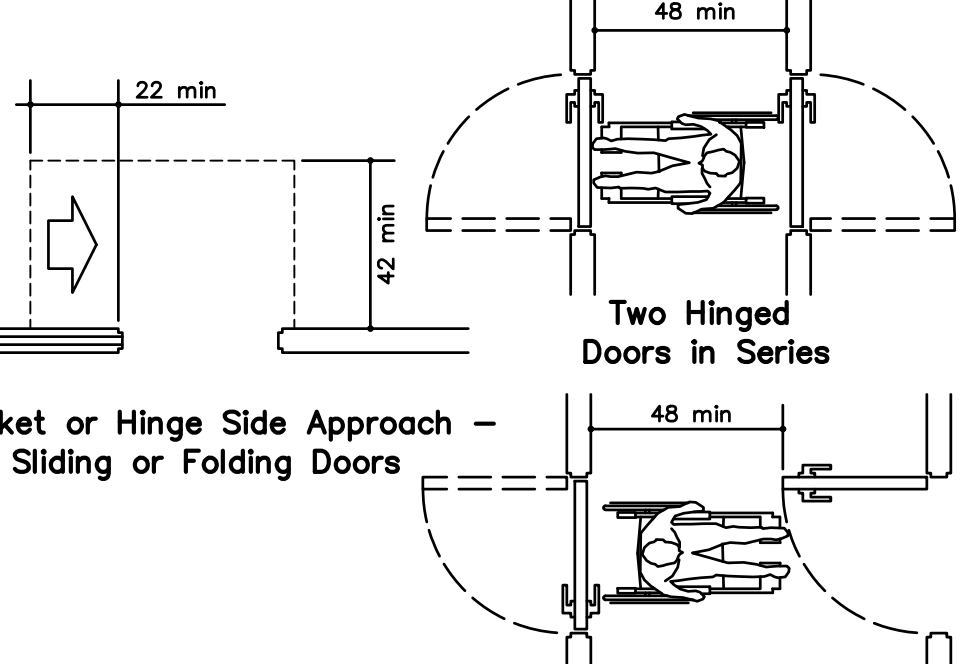
Exterior Landing
Front Approach - Swinging Door
Front Approach - Swinging Door
Hinge Side Approach - Swinging Door
Side Approach - Swinging Door
Latch Side Approach Swinging Door
Latch Side Approach Swinging Door

G STANDARD DOOR APPROACH ADA DIAGRAMS

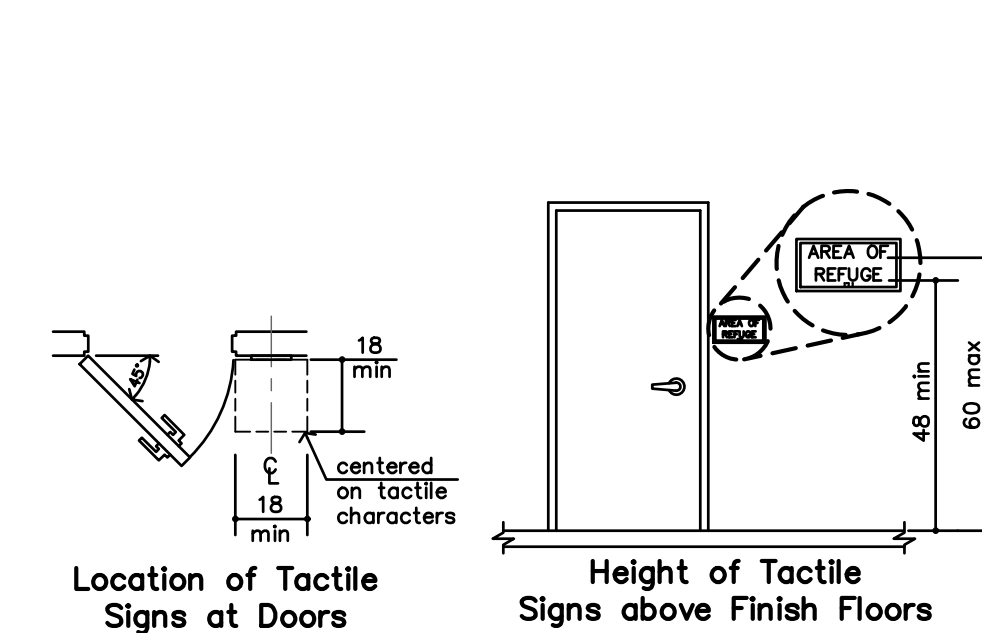
NO SCALE



Front Approach - Sliding or Folding Doors
Side Approach - Sliding or Folding Doors
Stop or Latch Side Approach - Sliding or Folding Doors

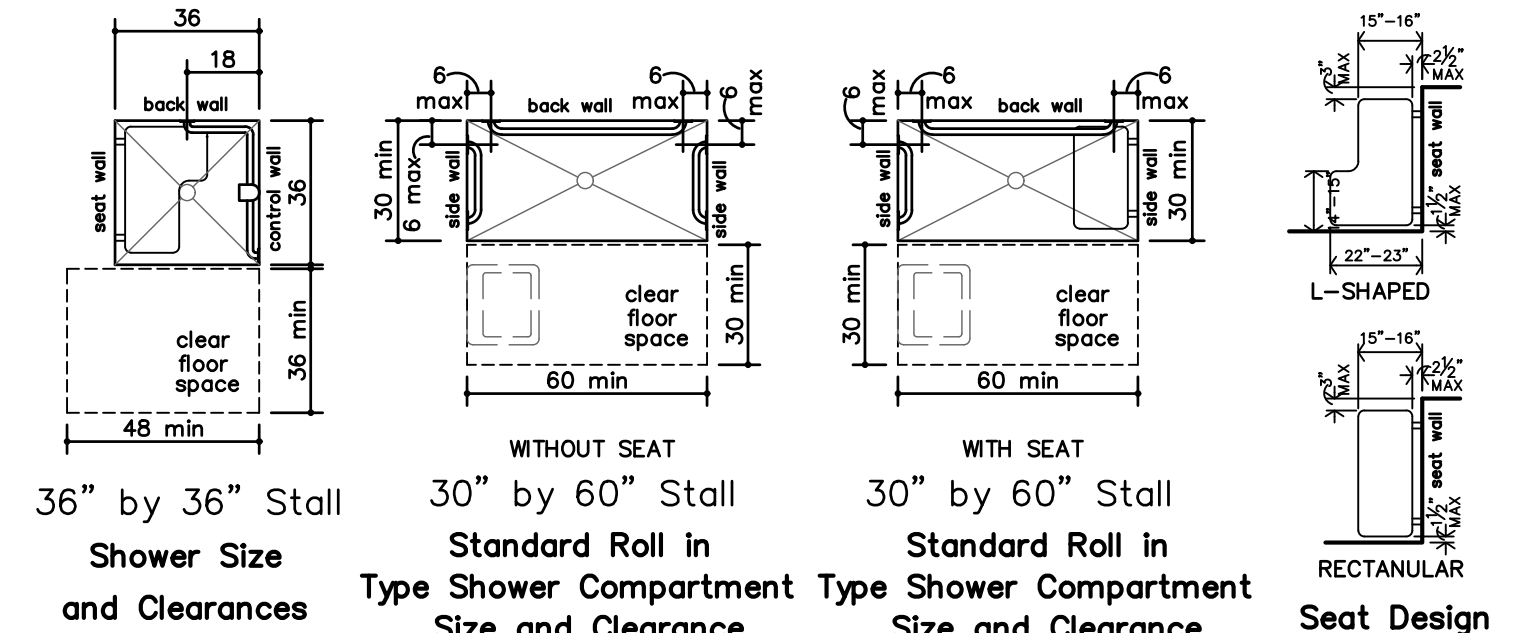


Pocket or Hinge Side Approach - Sliding or Folding Doors
Two Hinged Doors in Series



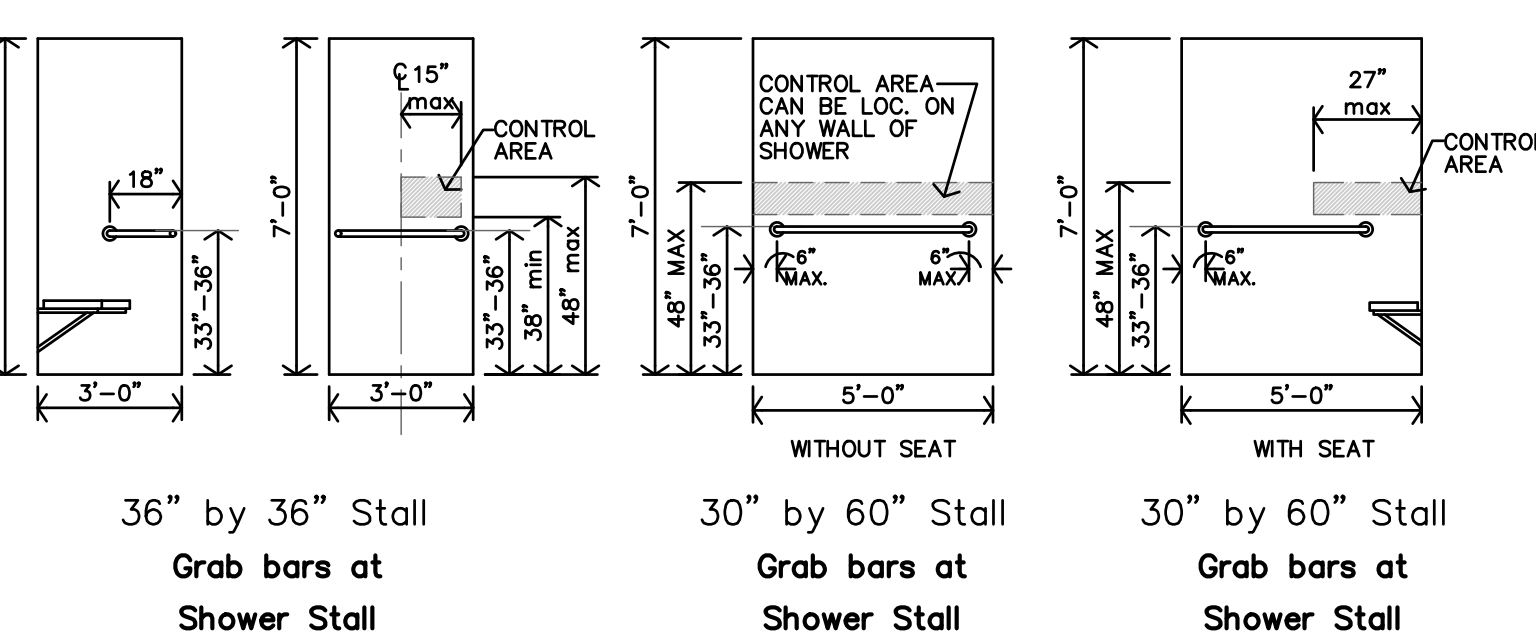
F TACTILE SIGN DIAGRAM

NO SCALE

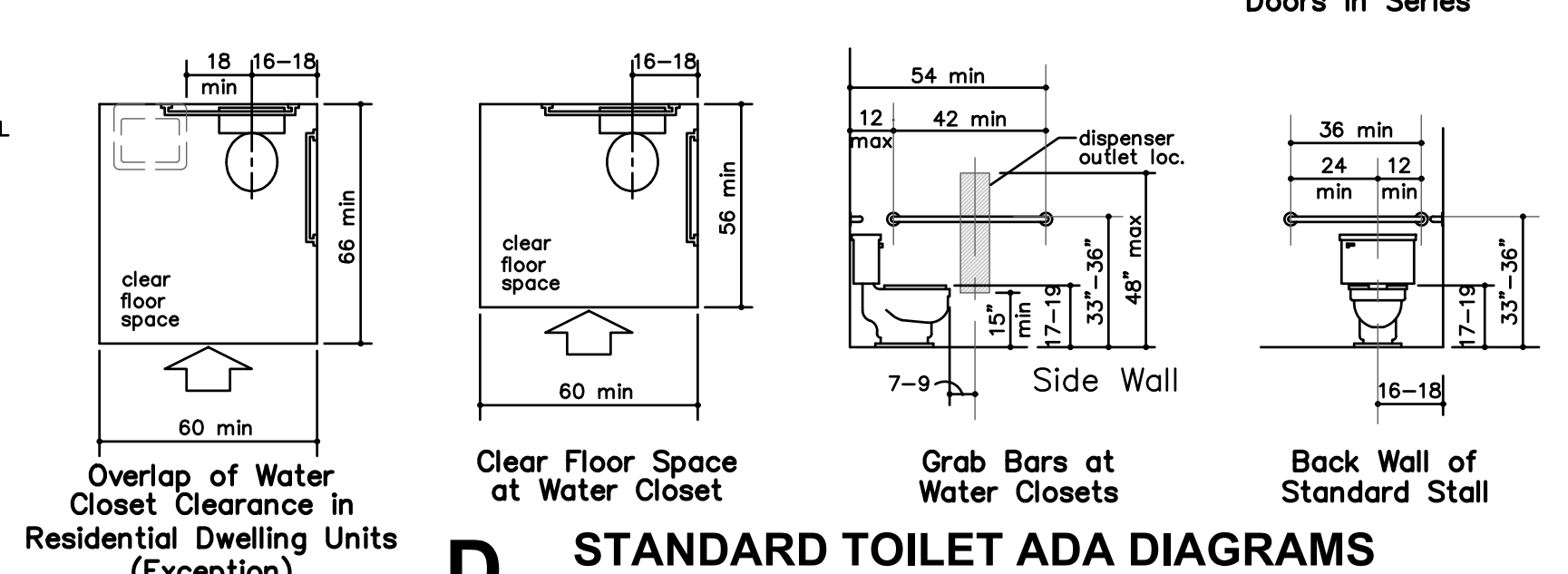


E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

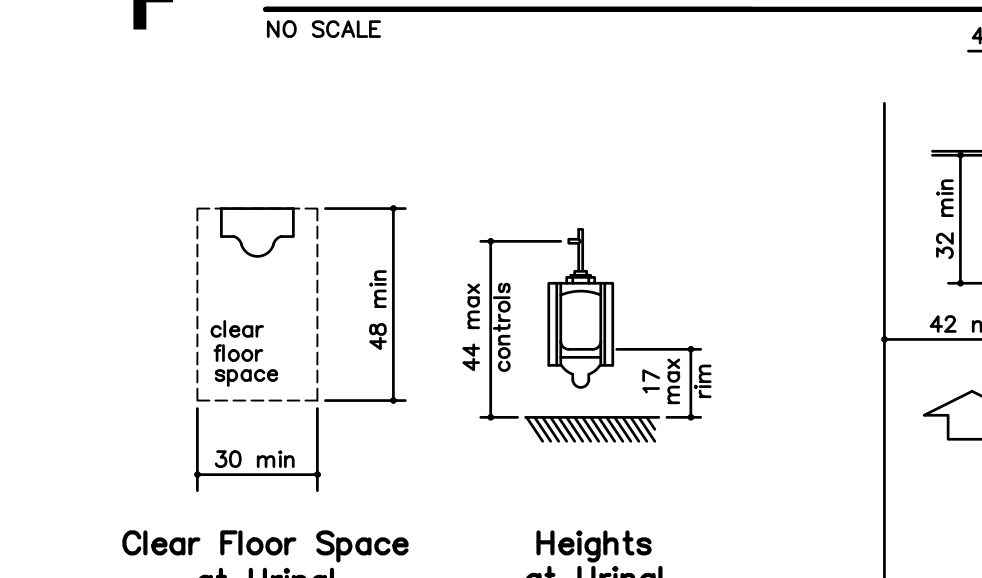


36" by 36" Stall Grab bars at Shower Stall
30" by 60" Stall Grab bars at Shower Stall
30" by 60" Stall Grab bars at Shower Stall



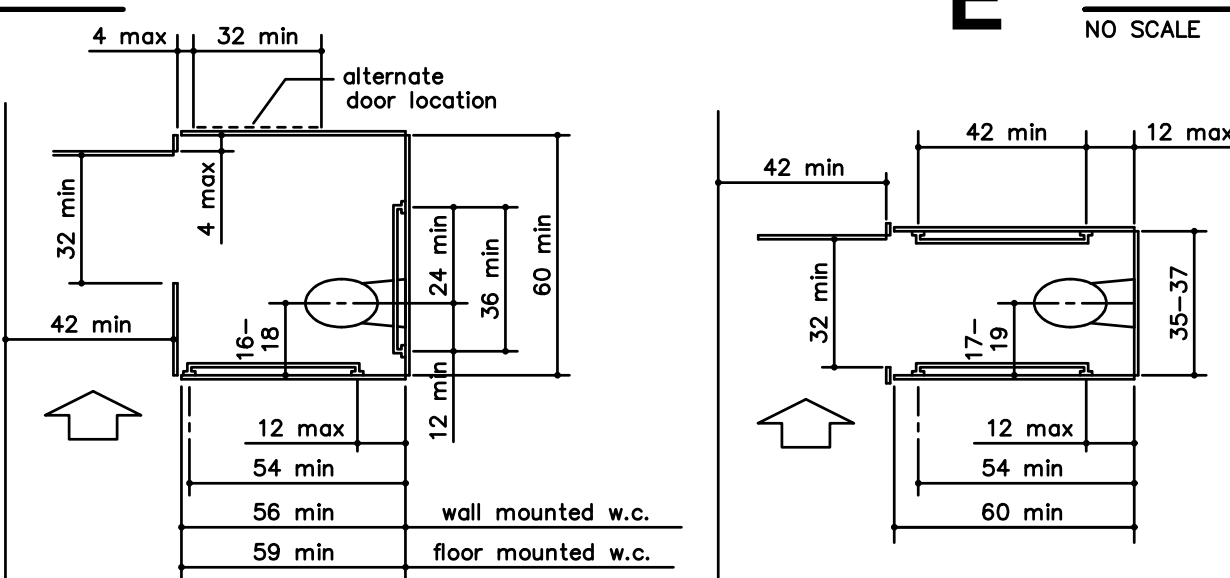
D STANDARD TOILET ADA DIAGRAMS

NO SCALE



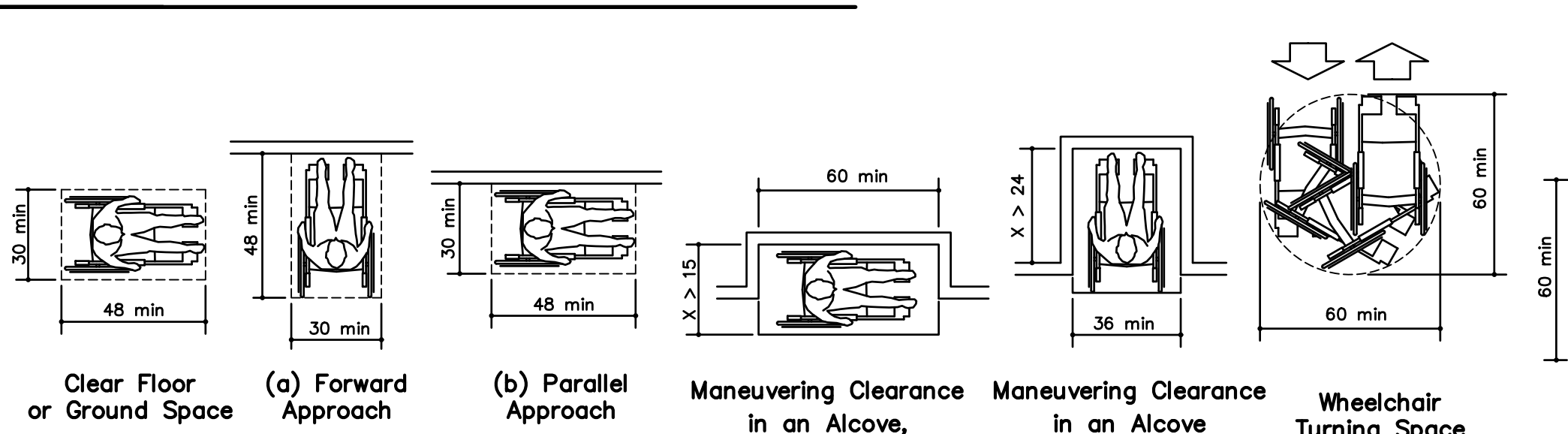
C STANDARD URINAL ADA DIAGRAMS

NO SCALE



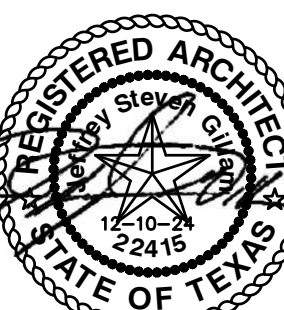
B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



A STANDARD ADA DIAGRAMS

NO SCALE



REVISION:

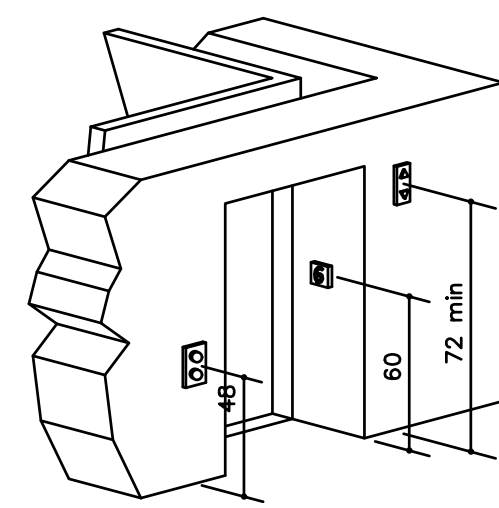
DATE: 3-25-2025

JOB: 24-3392

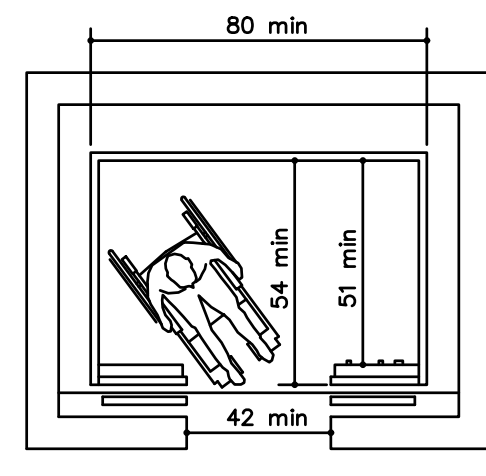
SHEET NO.:

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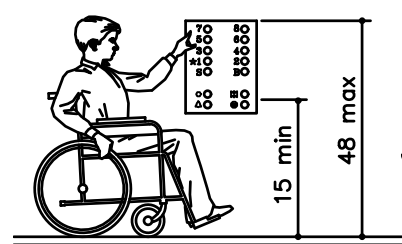
ADA



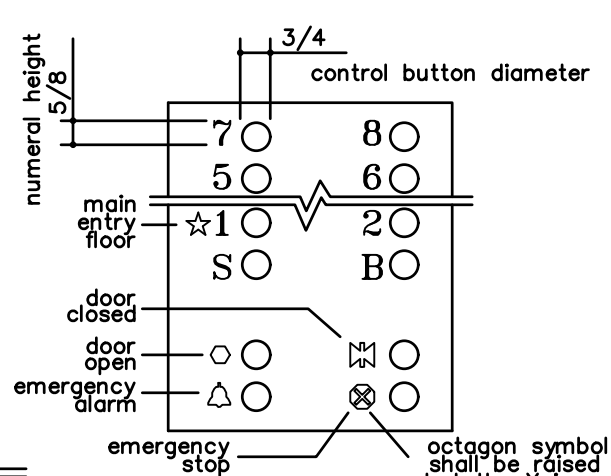
Hoistway and Elevator Entrances



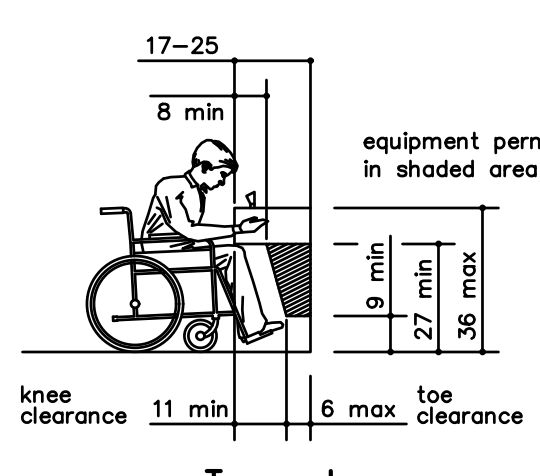
Minimum Dimensions for Elevator Car



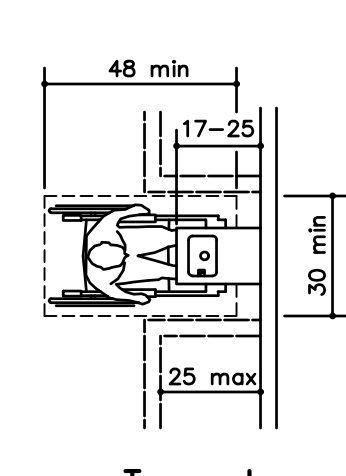
Car Control Height



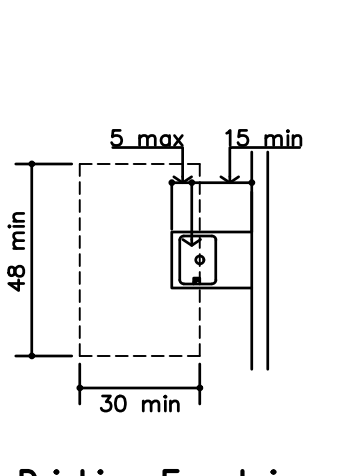
Panel Detail



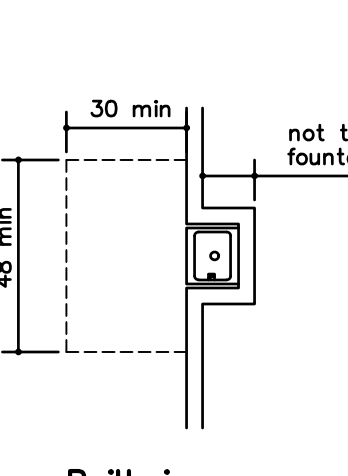
Toe and Knee Clearance Elevation



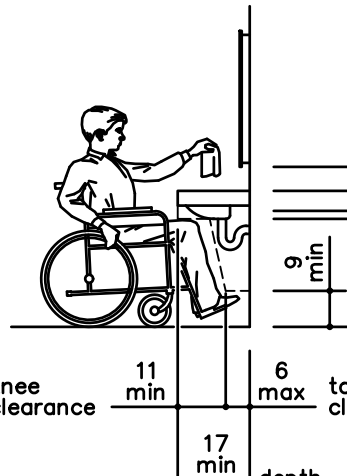
Toe and Knee Clearance Plan



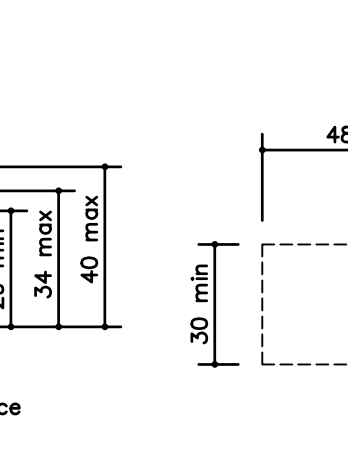
Drinking Fountain Spout Location



Built-in Fountain or Cooler



Lavatory Clearances

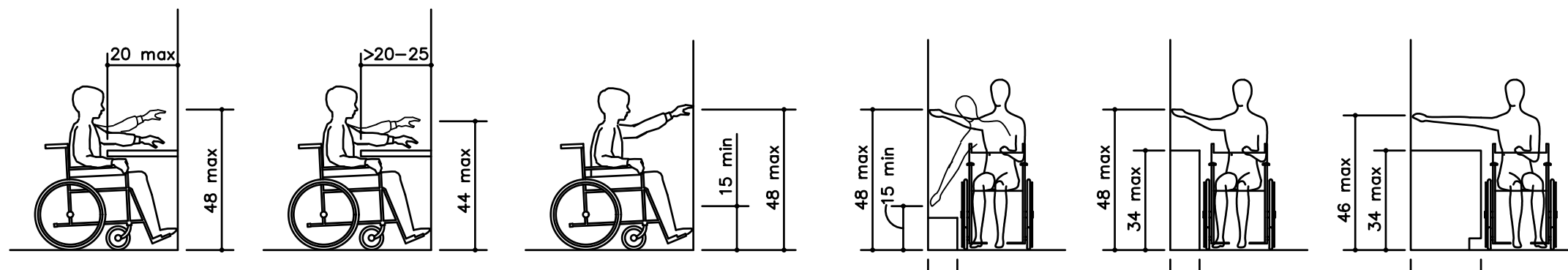


Clear Floor Space at Lavatories

M STANDARD ELEVATOR DIAGRAMS
NO SCALE

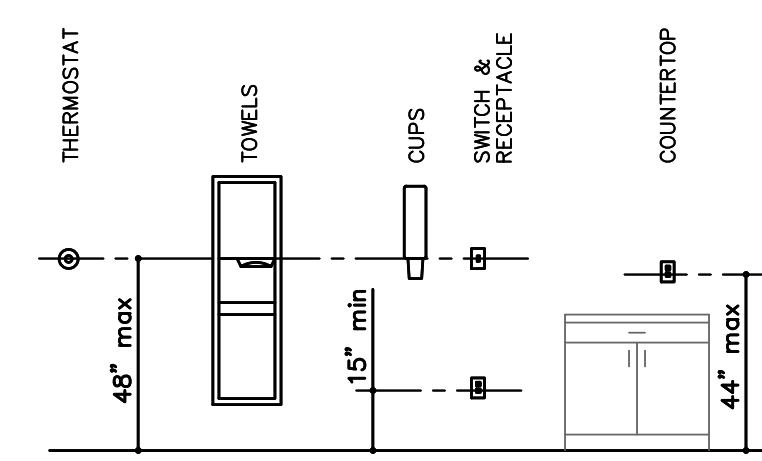
L STANDARD DRINKING FOUNTAIN DETAILS
NO SCALE

K STANDARD LAVATORY DETAILS
NO SCALE

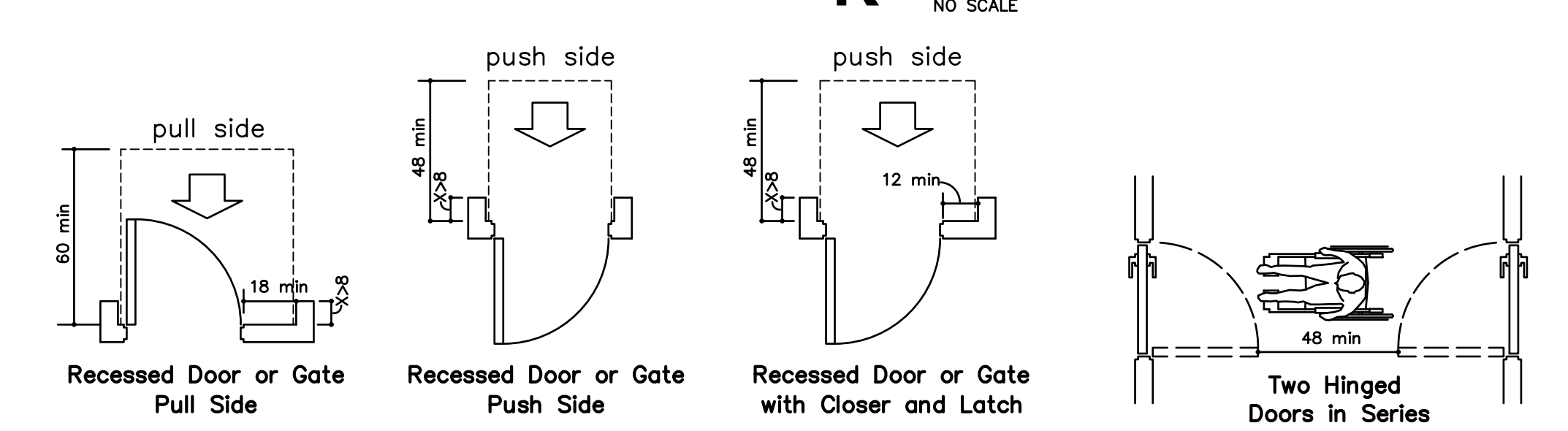


Obstructed High Forward Reach, Unobstructed Forward Reach, Unobstructed Side Reach, Obstructed High Side Reach

J STANDARD REACH TSA DIAGRAMS
NO SCALE

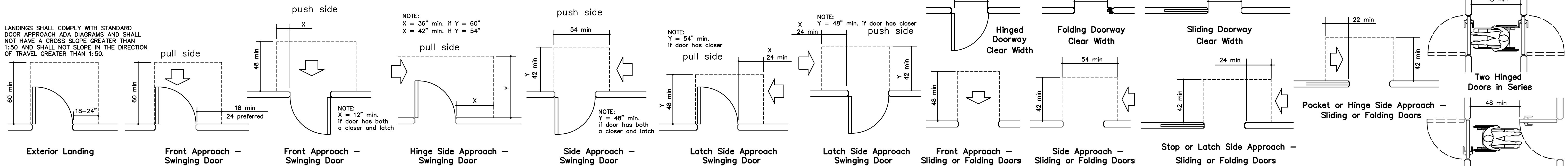


H STANDARD CONTROL REACH LIMITATIONS DETAILS
NO SCALE



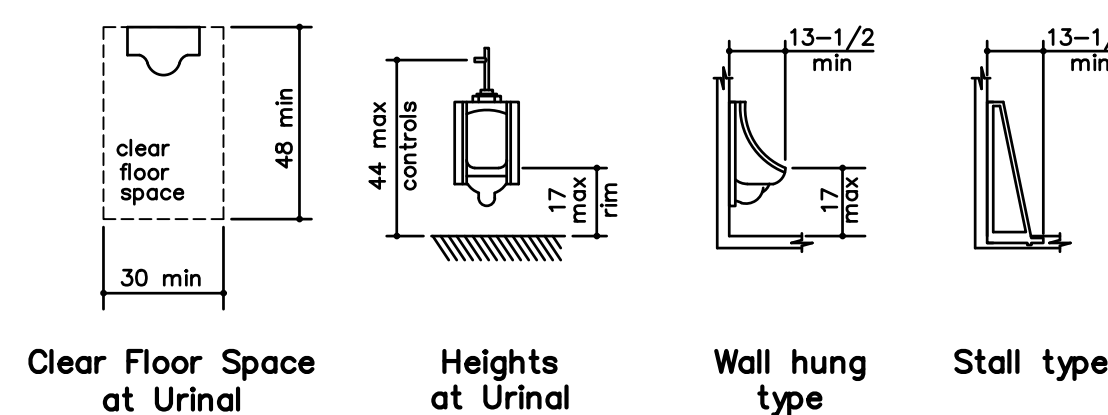
Recessed Door or Gate Pull Side, Recessed Door or Gate Push Side, Recessed Door or Gate with Closer and Latch, Two Hinged Doors in Series

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



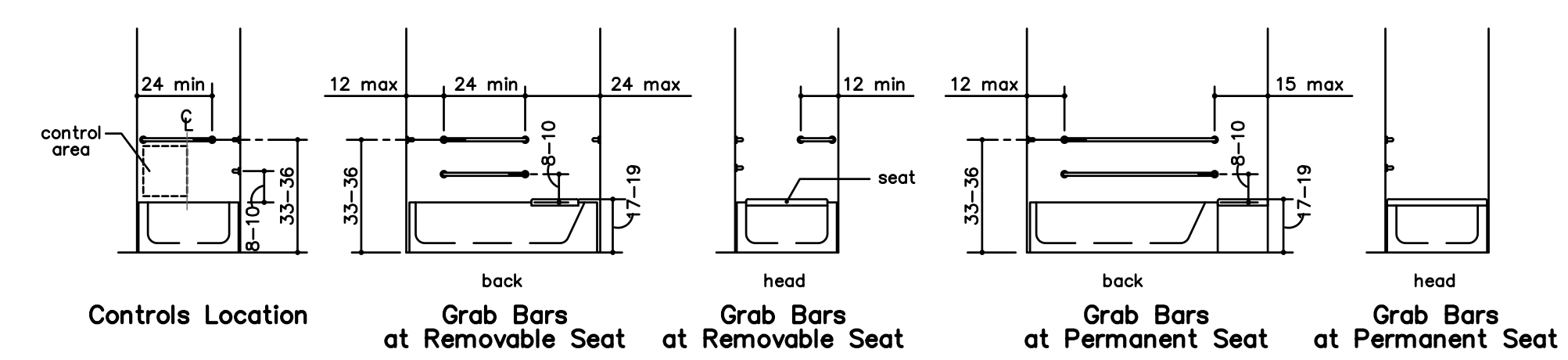
Exterior Landing, Front Approach - Swinging Door, Front Approach - Swinging Door, Hinge Side Approach - Swinging Door, Side Approach - Swinging Door, Latch Side Approach Swinging Door, Latch Side Approach Swinging Door, Front Approach - Sliding or Folding Doors, Side Approach - Sliding or Folding Doors, Stop or Latch Side Approach - Sliding or Folding Doors, Two Hinged Doors in Series, Two Hinged Doors in Series, Pocket or Hinge Side Approach - Sliding or Folding Doors

G STANDARD DOOR APPROACH DIAGRAMS
NO SCALE



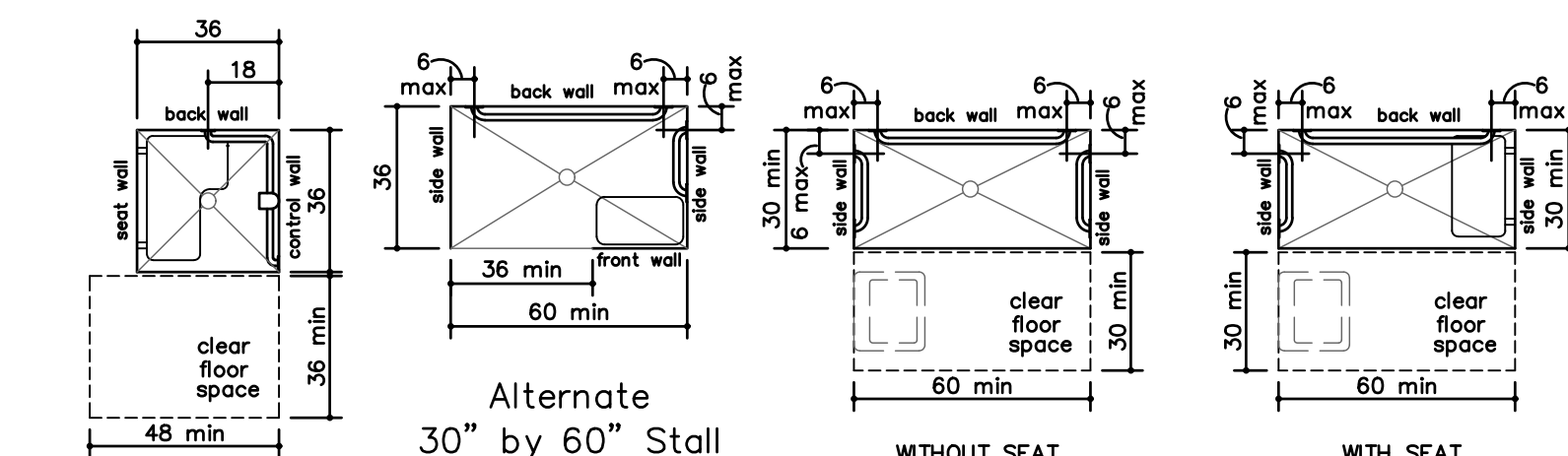
Clear Floor Space at Urinal, Heights at Urinal, Wall hung type, Stall type

F STANDARD URINAL DIAGRAMS
NO SCALE



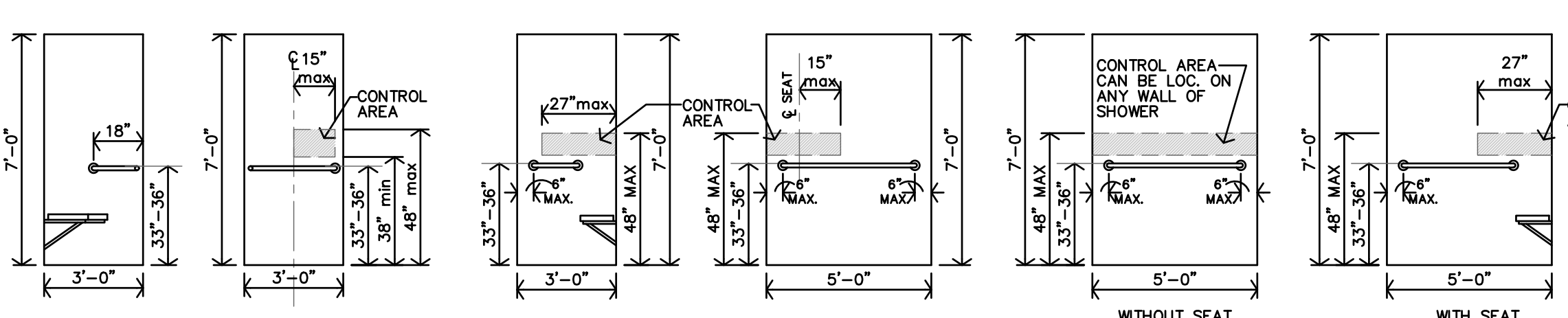
Controls Location, Grab Bars at Removable Seat, Grab Bars at Removable Seat, Grab Bars at Permanent Seat, Grab Bars at Permanent Seat, Clear Floor Space at Bathtub With Removable Seat, Clear Floor Space at Bathtub With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS
NO SCALE



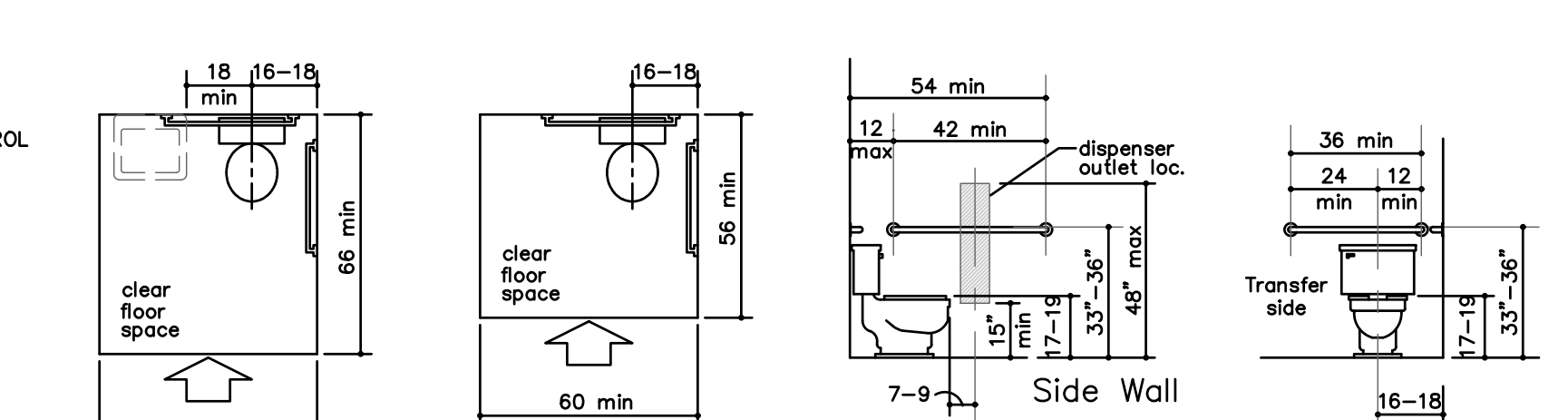
Alternate Roll in 30" by 60" Stall, Standard Roll in 30" by 60" Stall, Standard Roll in 30" by 60" Stall, Seat Design

B STANDARD TOILET STALL DIAGRAMS
NO SCALE



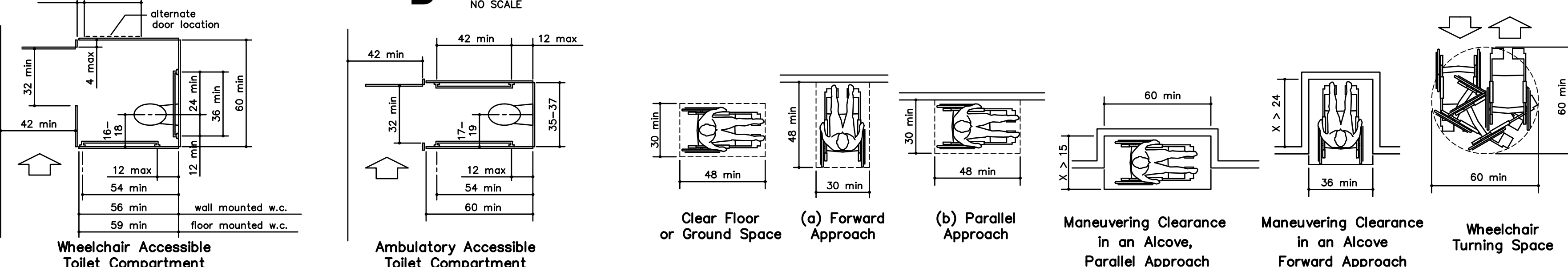
Grab bars at Shower Stall, Alternate Grab bars at Shower Stall, Grab bars at Shower Stall, Grab bars at Shower Stall

D STANDARD SHOWER DIAGRAMS
NO SCALE



Overlap of Water Closet Clearance in Residential Dwelling Units (Exception), Clear Floor Space at Water Closet, Grab Bars at Water Closets, Back Wall of Standard Stall

C STANDARD TOILET DIAGRAMS
NO SCALE



Wheelchair Accessible Toilet Compartment, Ambulatory Accessible Toilet Compartment, Clear Floor or Ground Space, (a) Forward Approach, (b) Parallel Approach, Maneuvering Clearance in an Alcove, Parallel Approach, Maneuvering Clearance in an Alcove, Forward Approach, Wheelchair Turning Space, T-Shaped Space for 180° Turns, 180° Turn Exception, 180° Turn

A STANDARD DIAGRAMS
NO SCALE

FOR REFERENCE ONLY



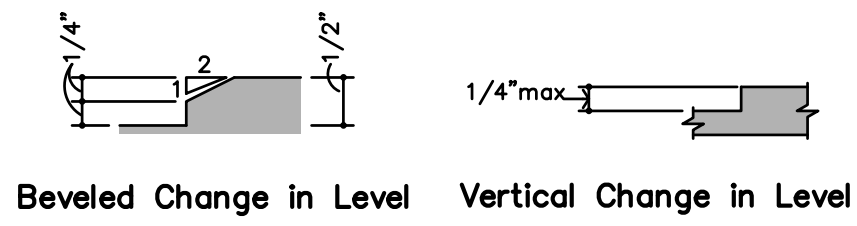
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DATE: 3-25-2025
JOB: 24-3392
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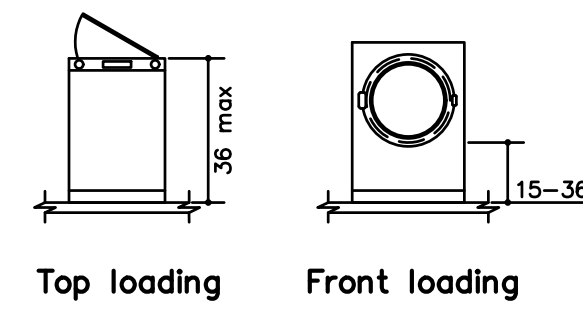
THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSIANA, TEXAS

Jones Gilliam Renz
1881 Main Street, Suite 301
Kansas City, MO 64108
730 N. Ninth
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jgr@jgrarchitects.com

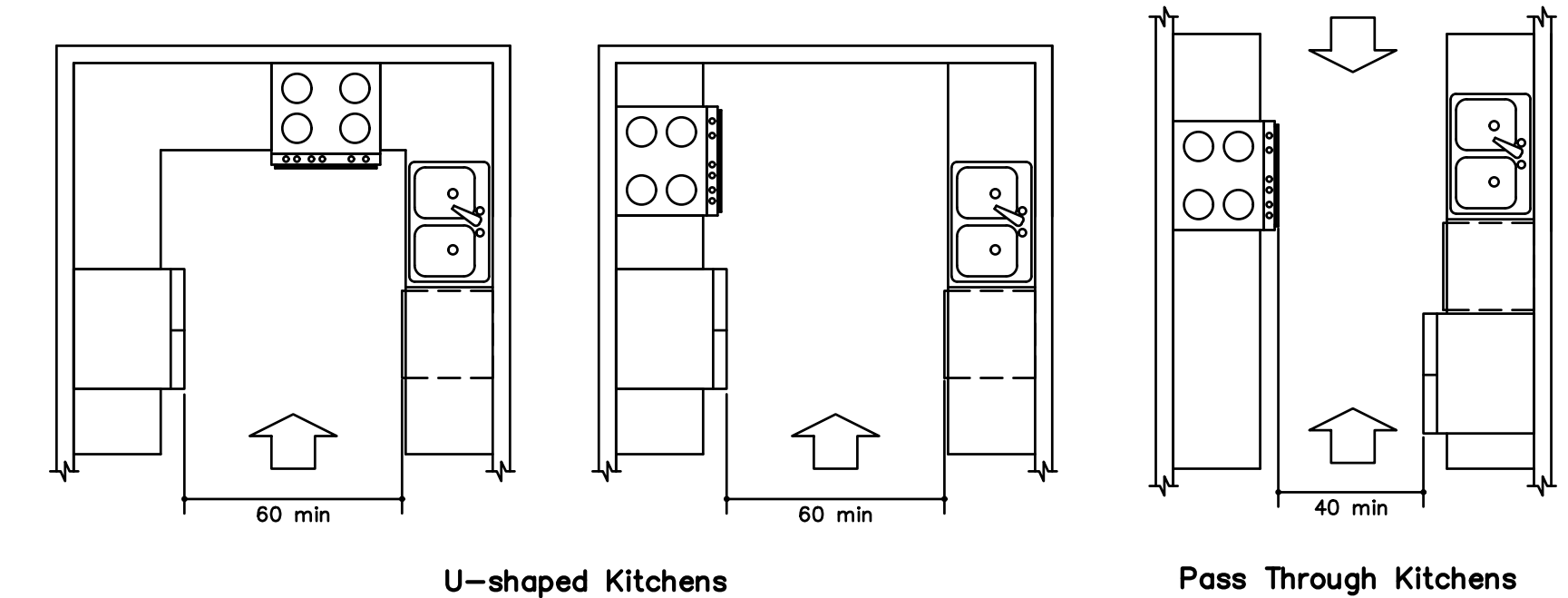
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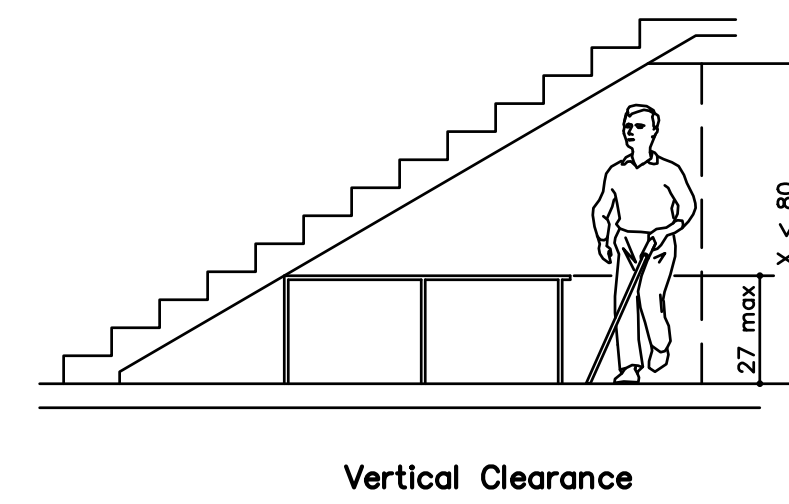
K THRESHOLD DIAGRAMS
NO SCALE



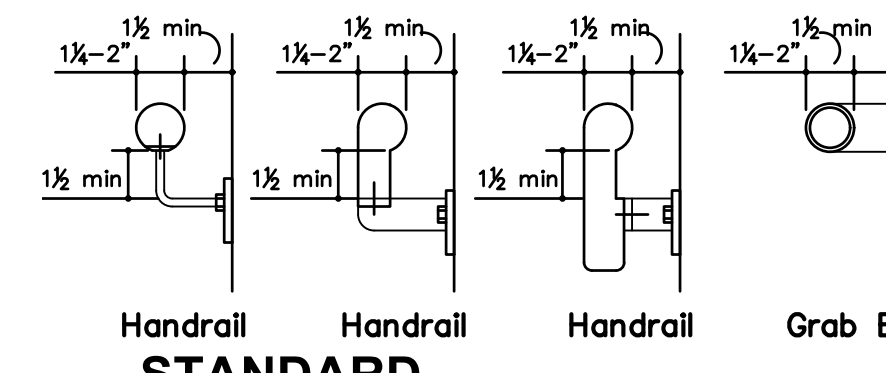
J LAUNDRY
NO SCALE



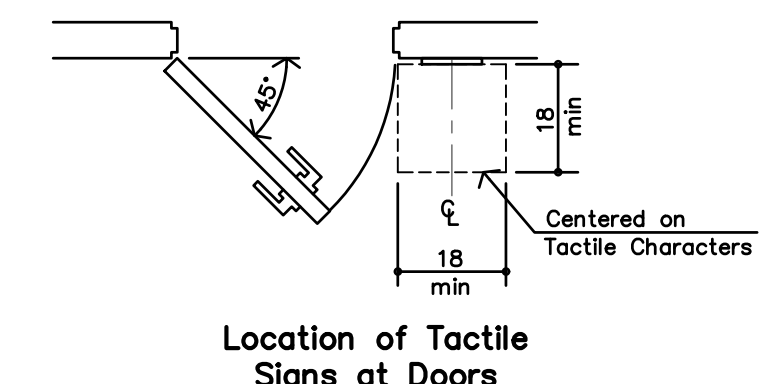
H KITCHENS
NO SCALE



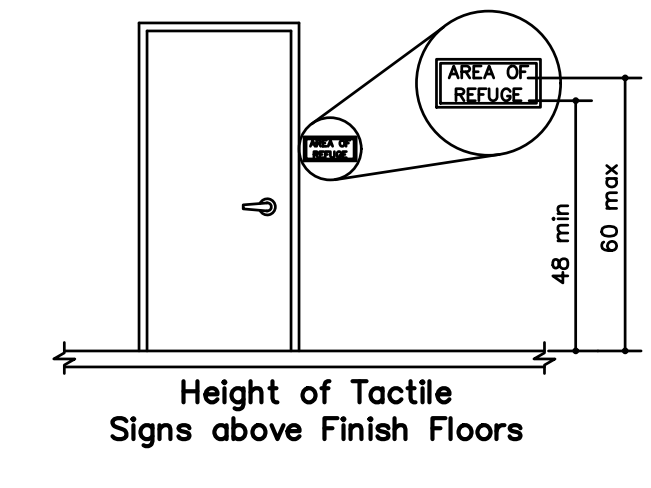
G STANDARD VERTICAL CLEARANCE
NO SCALE



F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

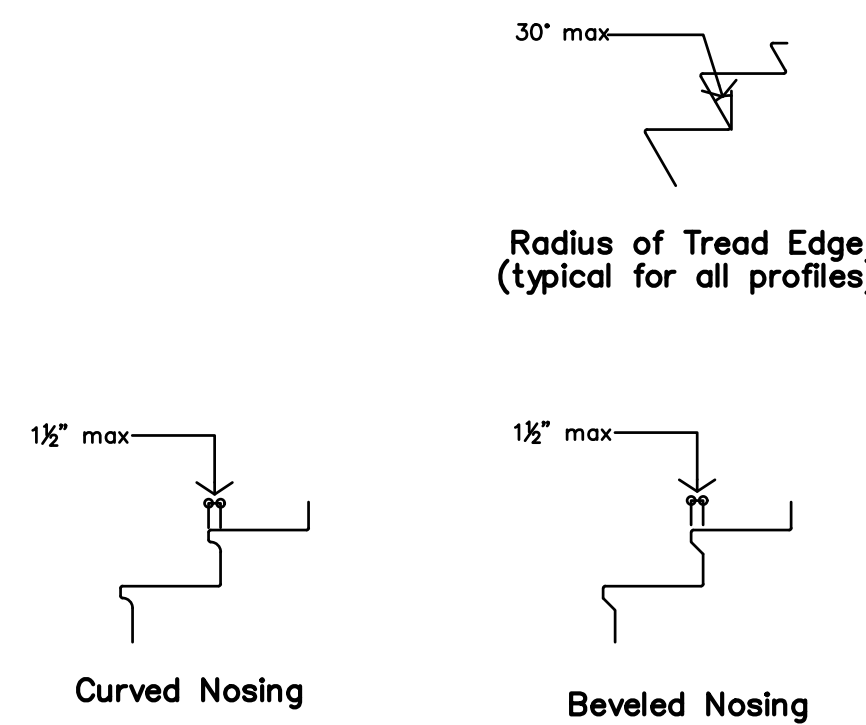


Location of Tactile Signs at Doors

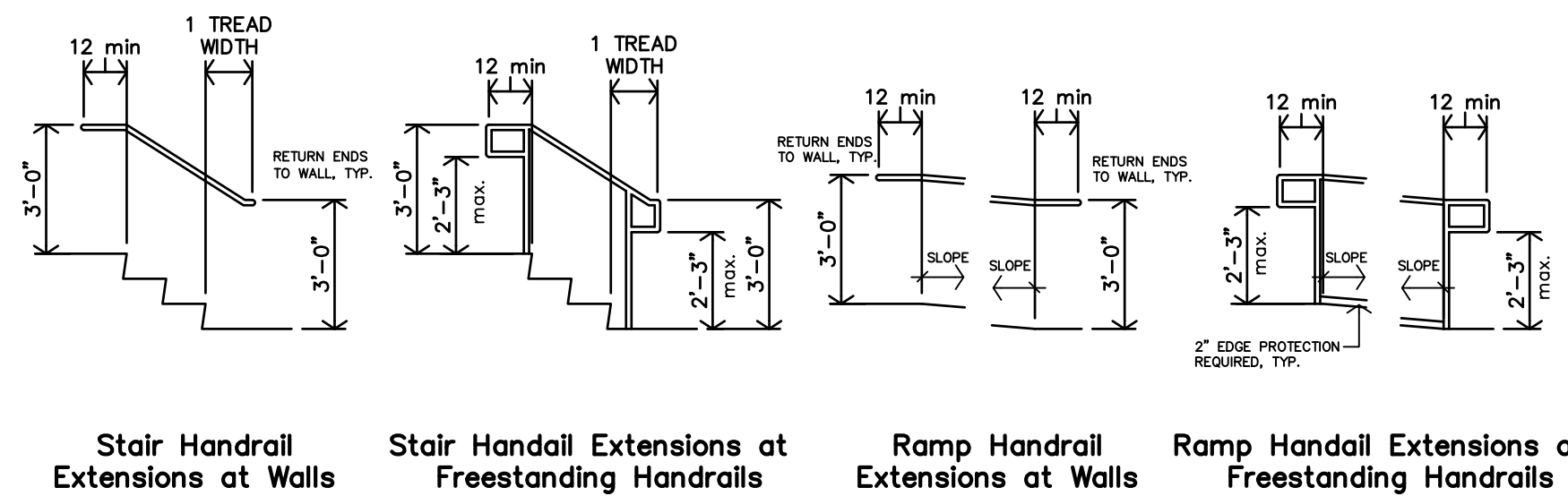


Height of Tactile Signs above Finish Floors

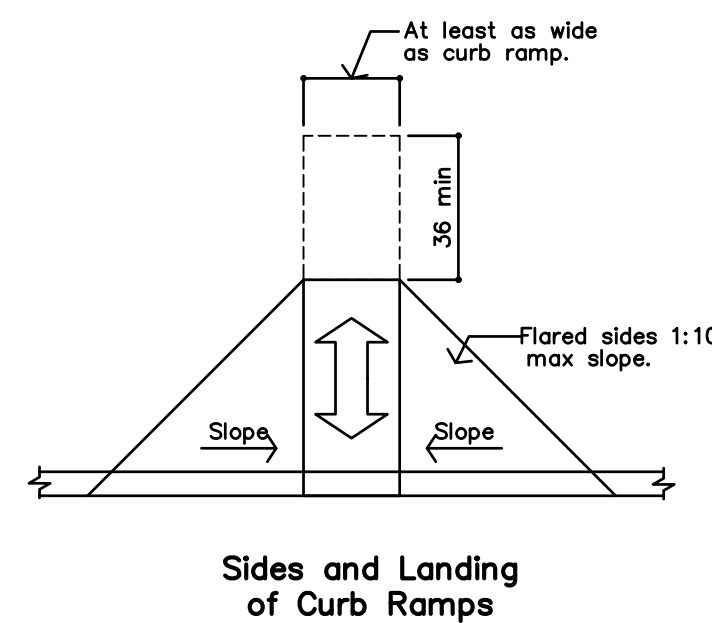
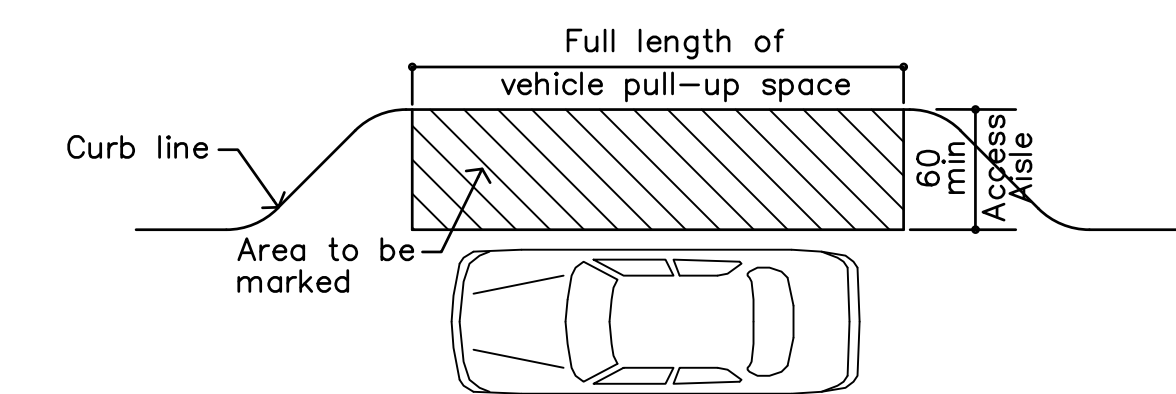
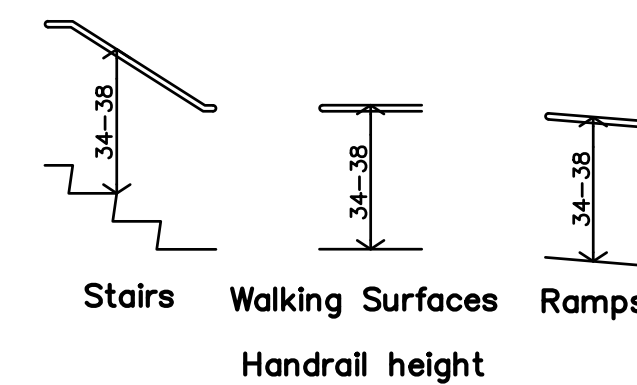
E TACTILE SIGN DIAGRAM
NO SCALE



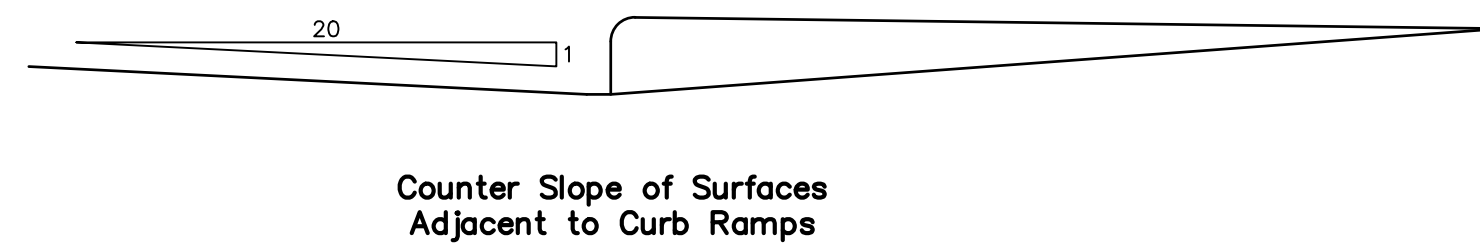
D STANDARD STAIR NOSING DETAILS
NO SCALE



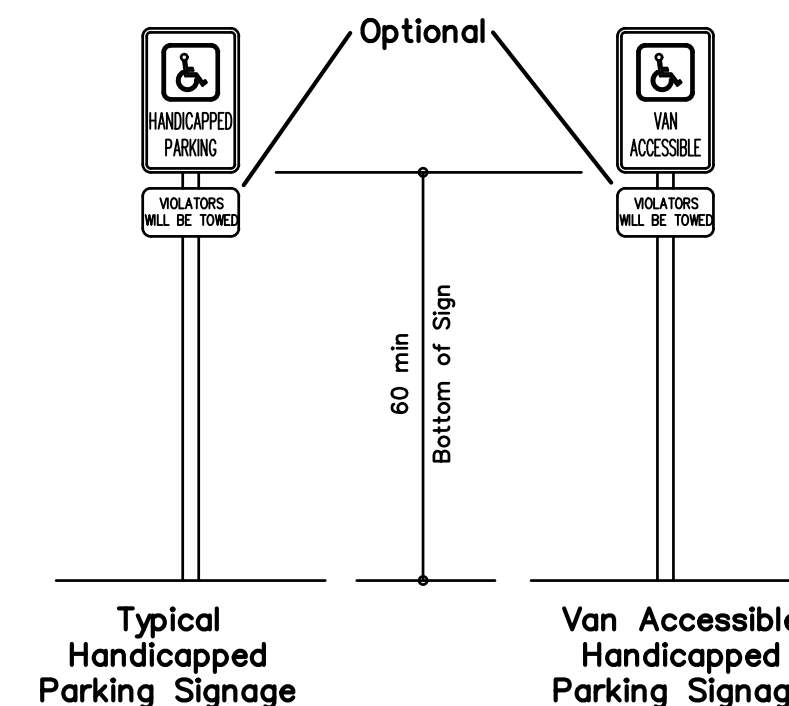
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



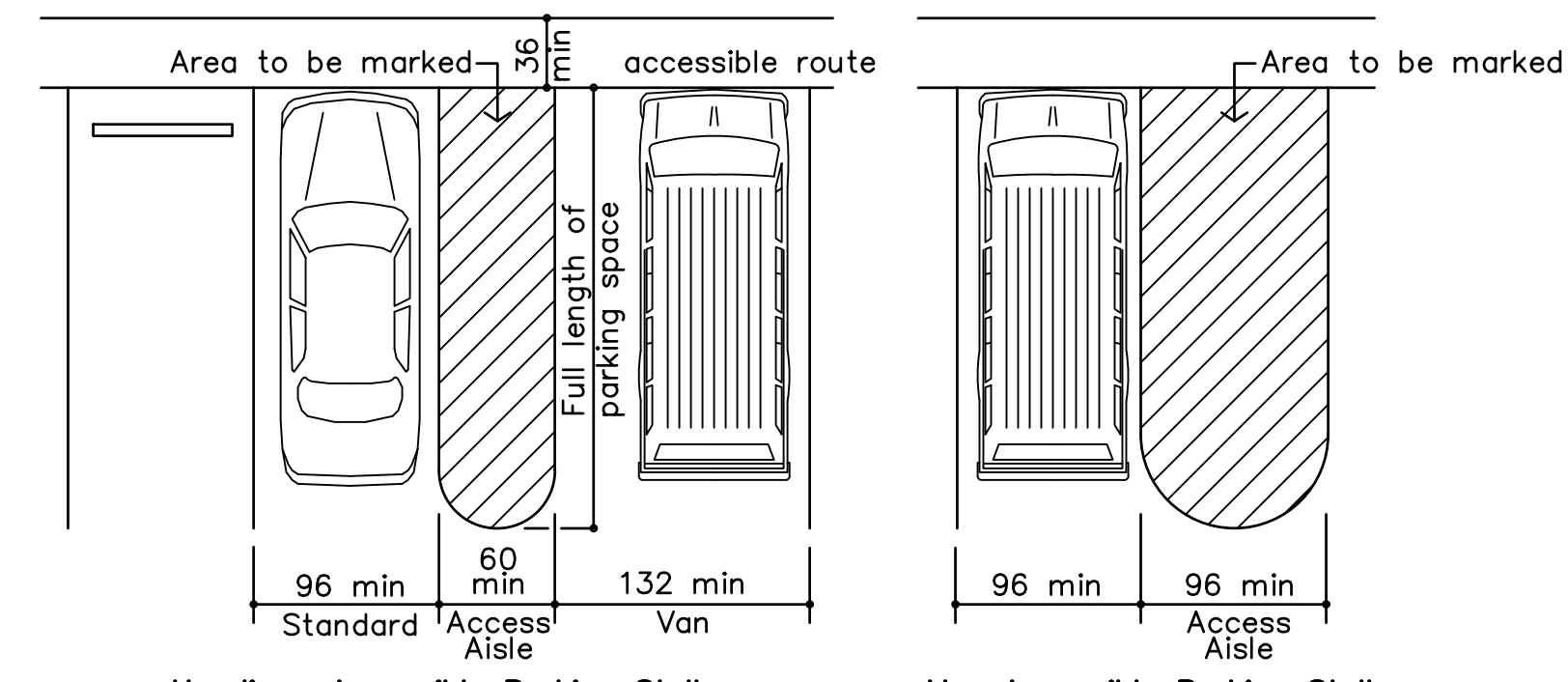
B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



Counter Slope of Surfaces Adjacent to Curb Ramps



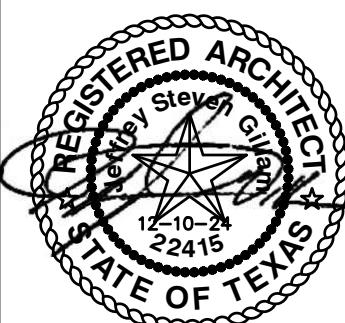
Typical Handicapped Parking Signage
Van Accessible Handicapped Parking Signage



A STANDARD PARKING DIAGRAMS
NO SCALE

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

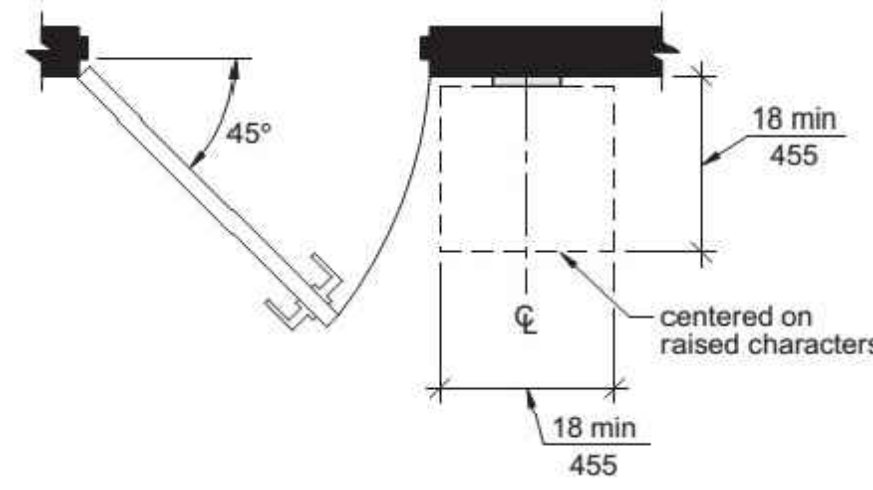


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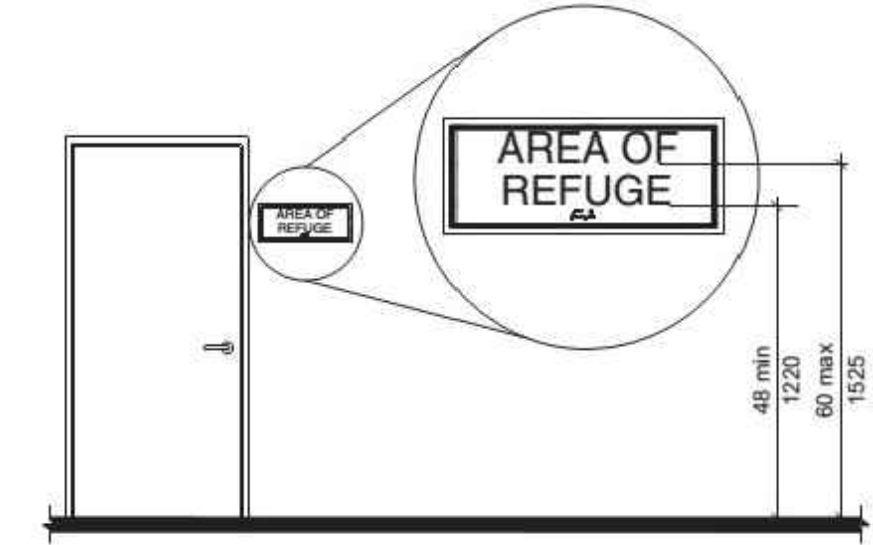
TAS2

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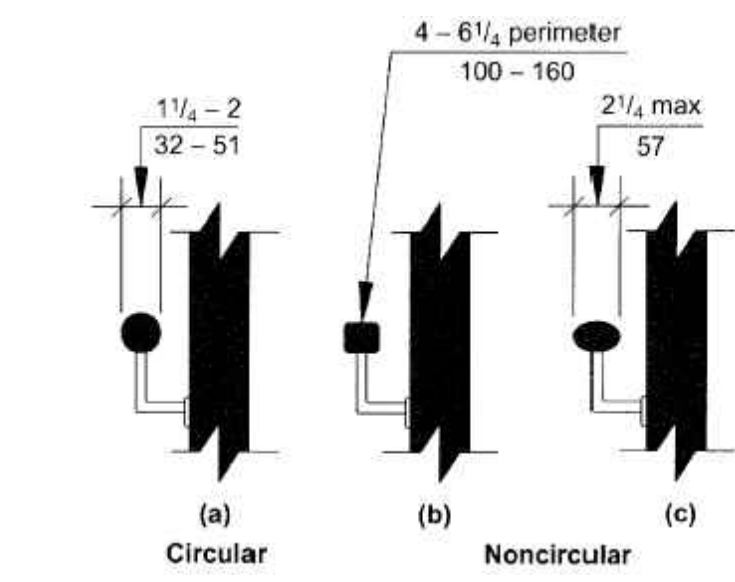
JGR Jones Gillam Renz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com
730 N. Ninth
Salina, KS 67401
785.827.0386



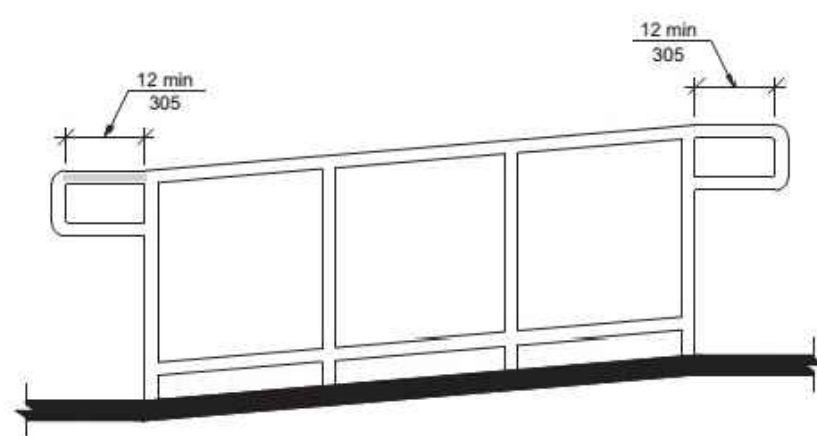
V SIGNAGE (Section 703)
NO SCALE



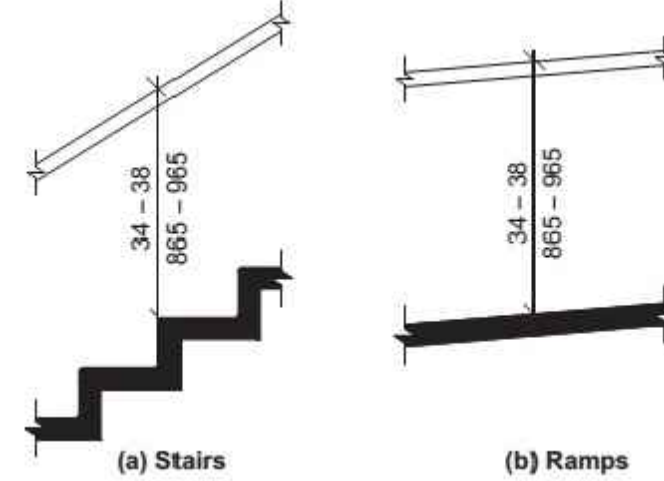
Note: For braille character mounting height see Section 703.4.5



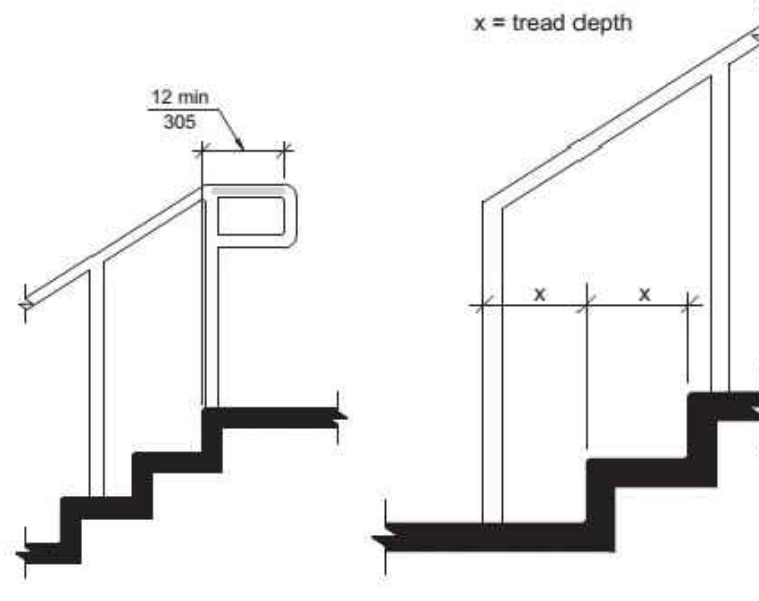
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



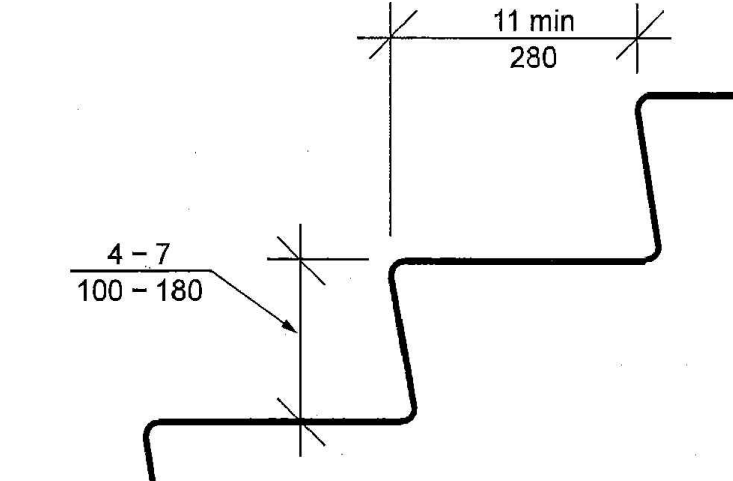
T RAMP TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
NO SCALE



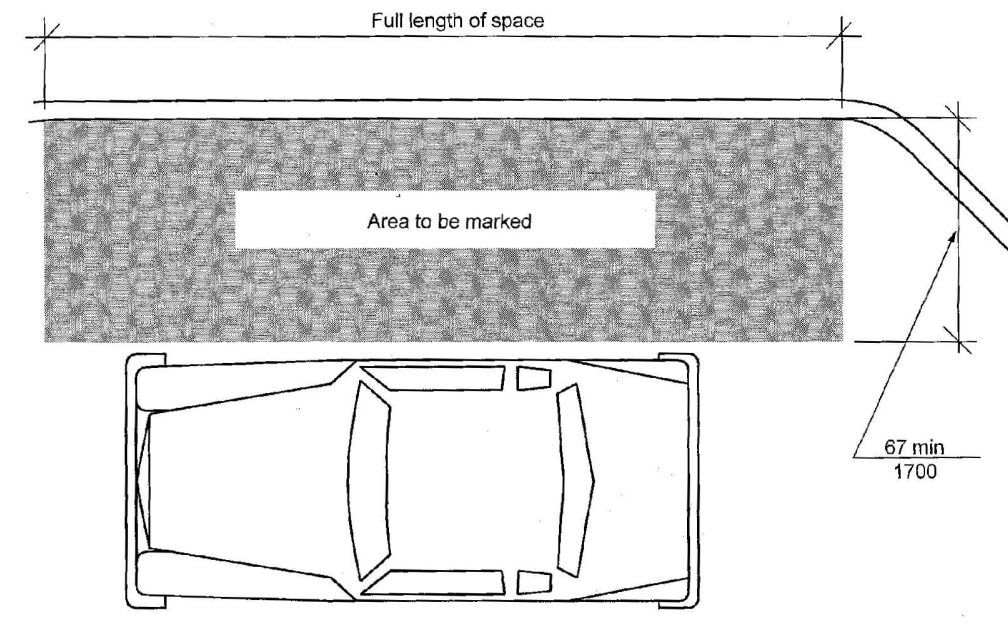
S HANDRAIL HEIGHT (Section 505)
NO SCALE



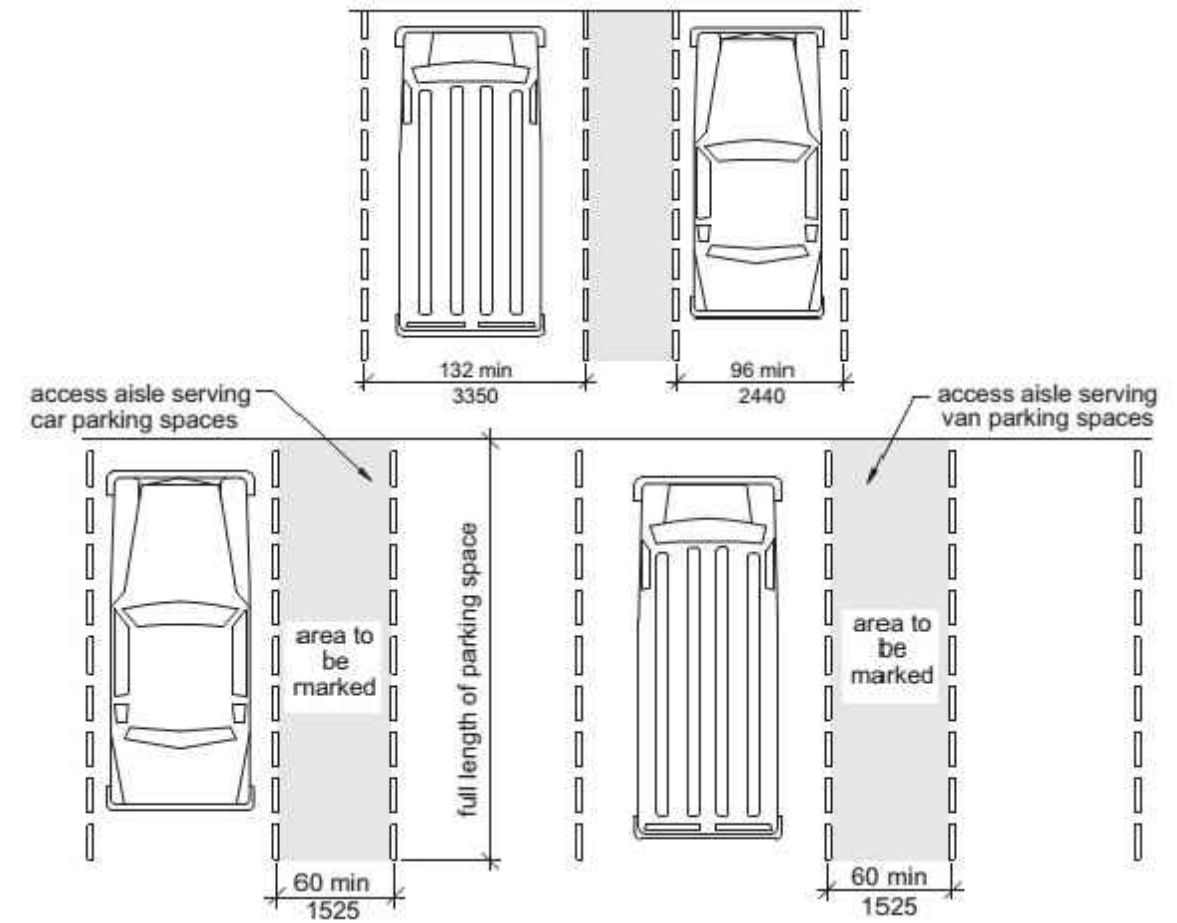
R STAIR TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
NO SCALE



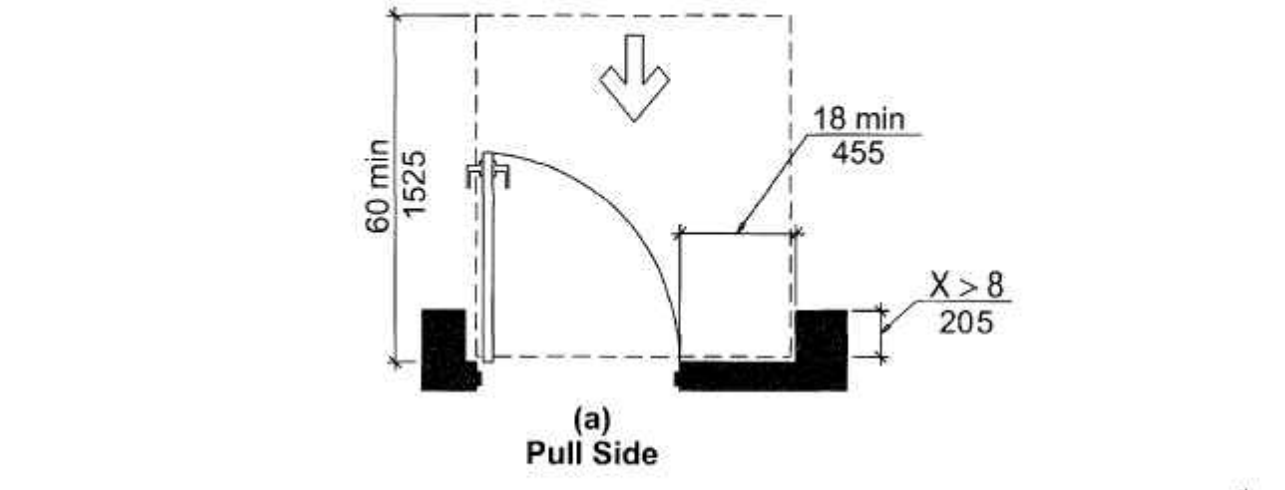
Q STAIR TREAD & RISER (Section 504)
NO SCALE



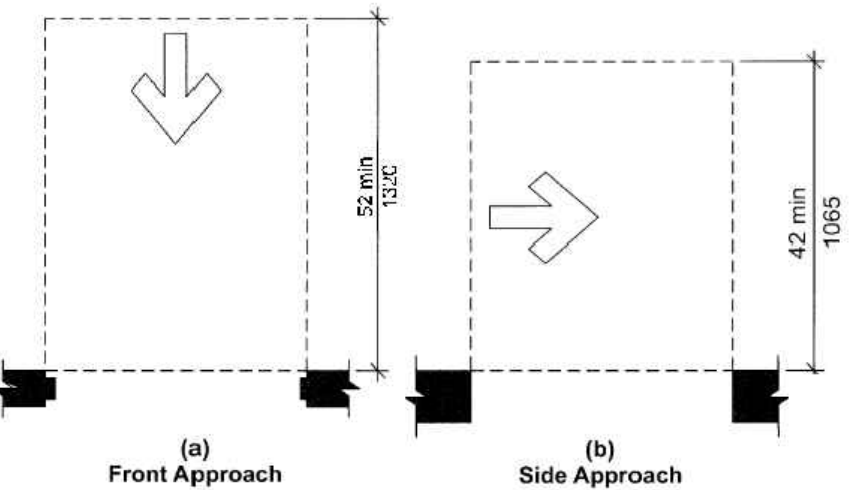
P PASSENGER LOADING ZONE ACCESSIBLE - NEW BUILDINGS (Section 503)
NO SCALE



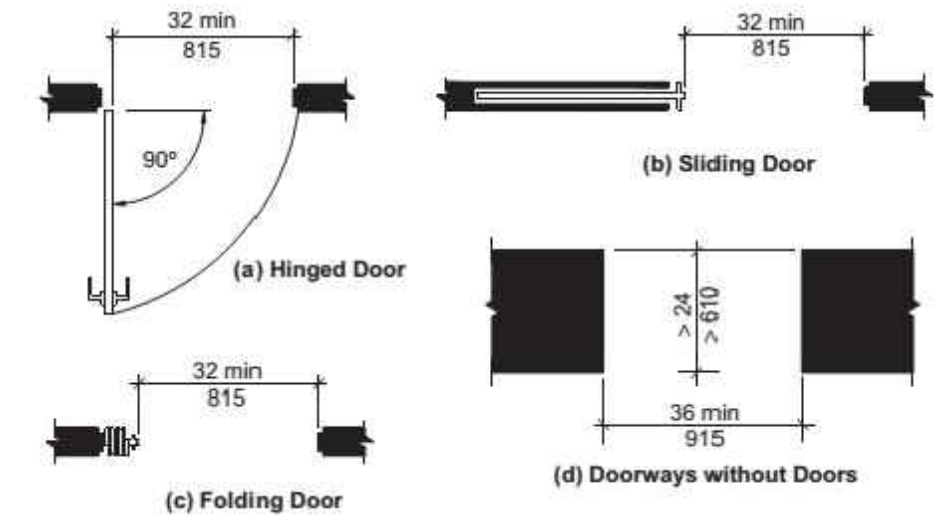
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



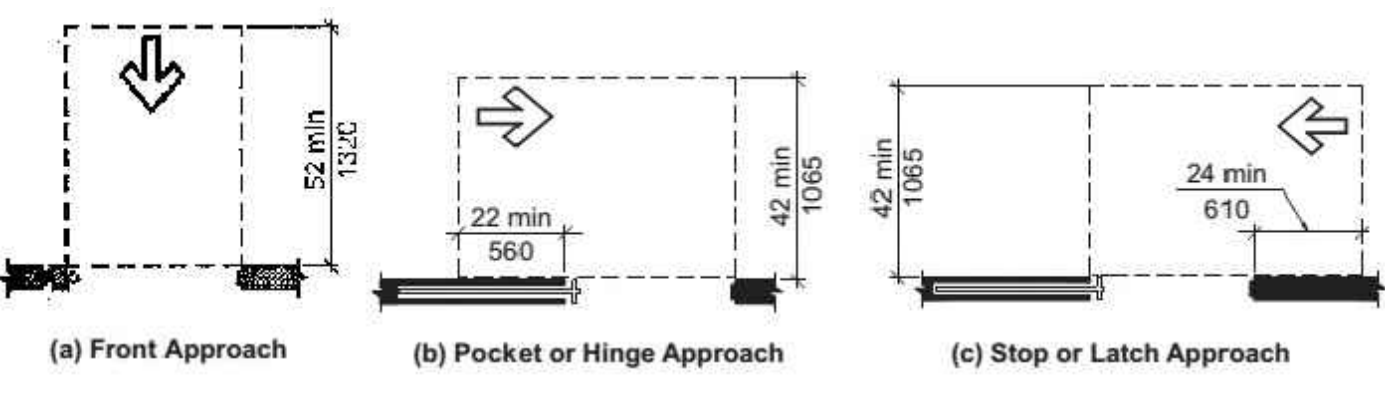
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



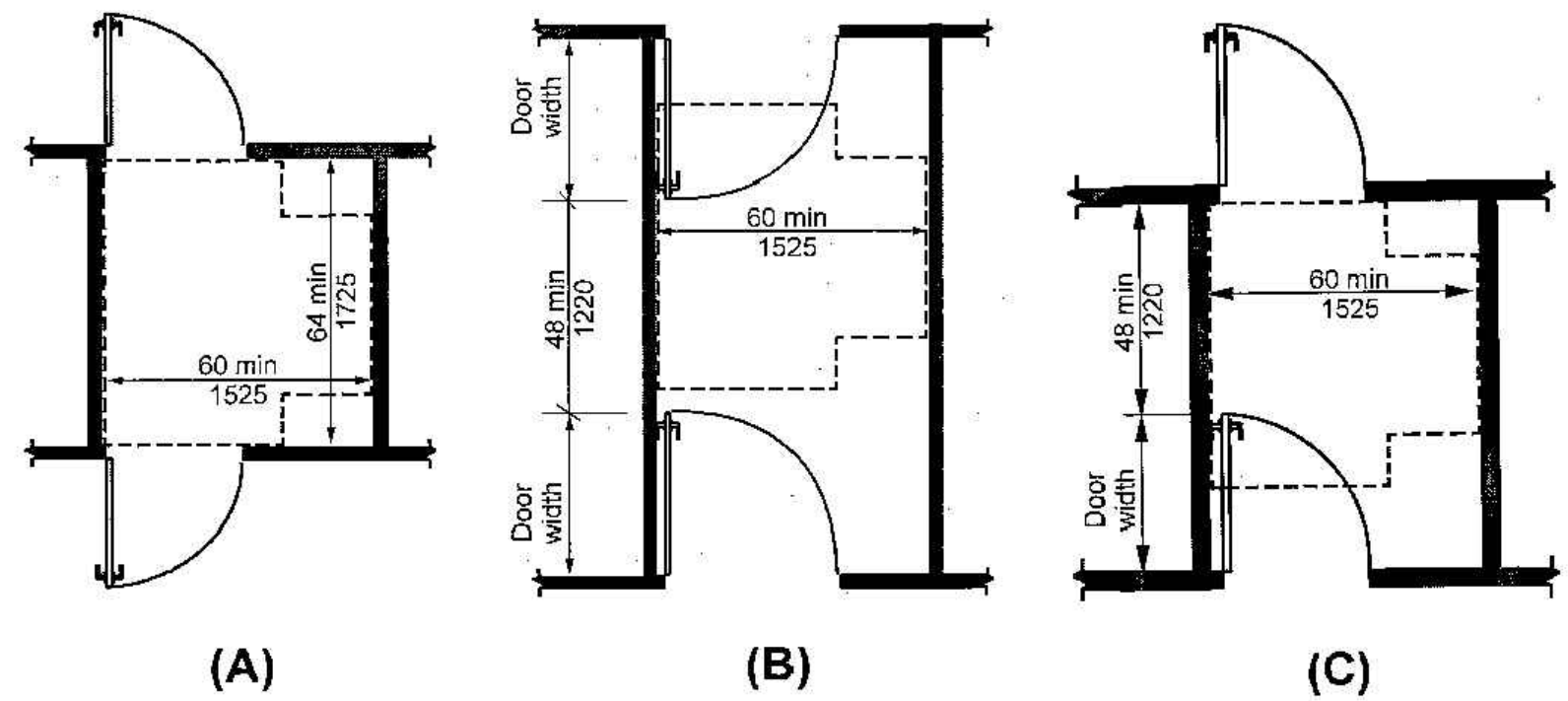
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



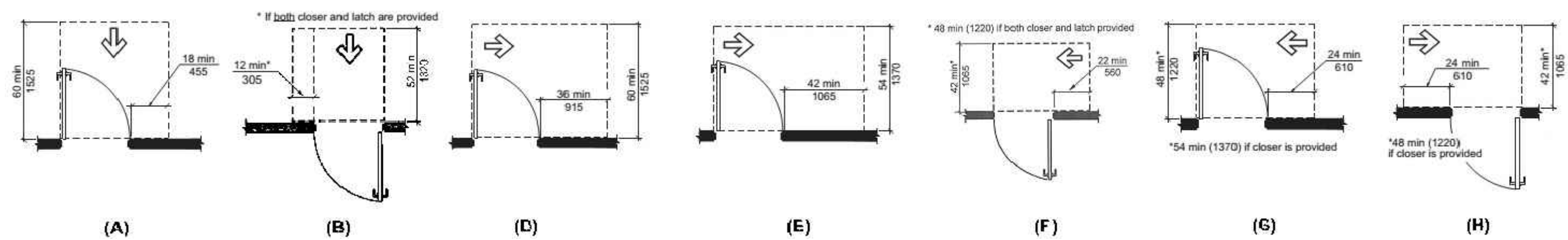
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



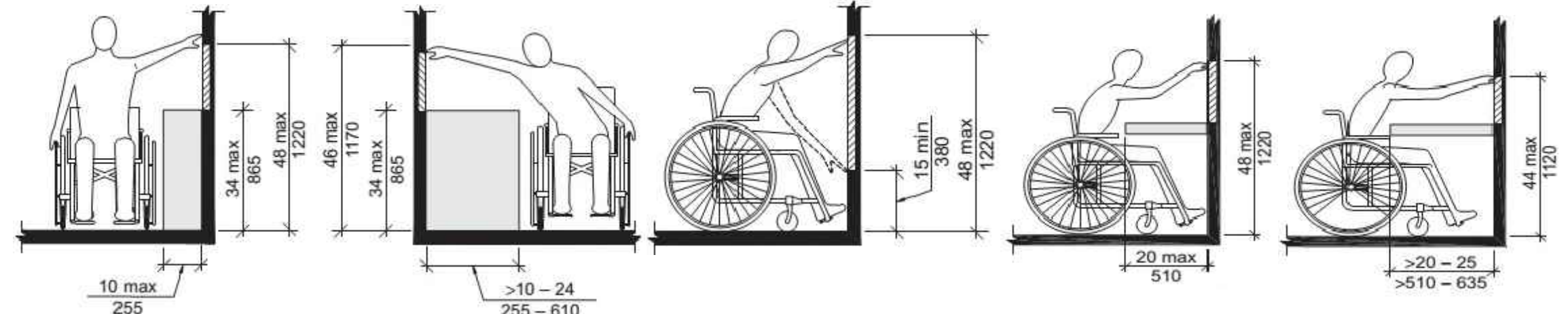
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



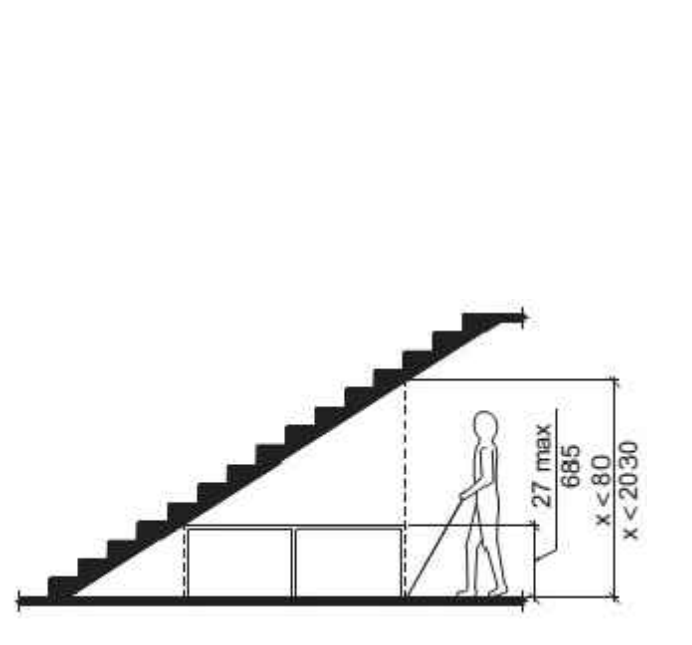
J TWO DOORS IN SERIES (Section 404)
NO SCALE



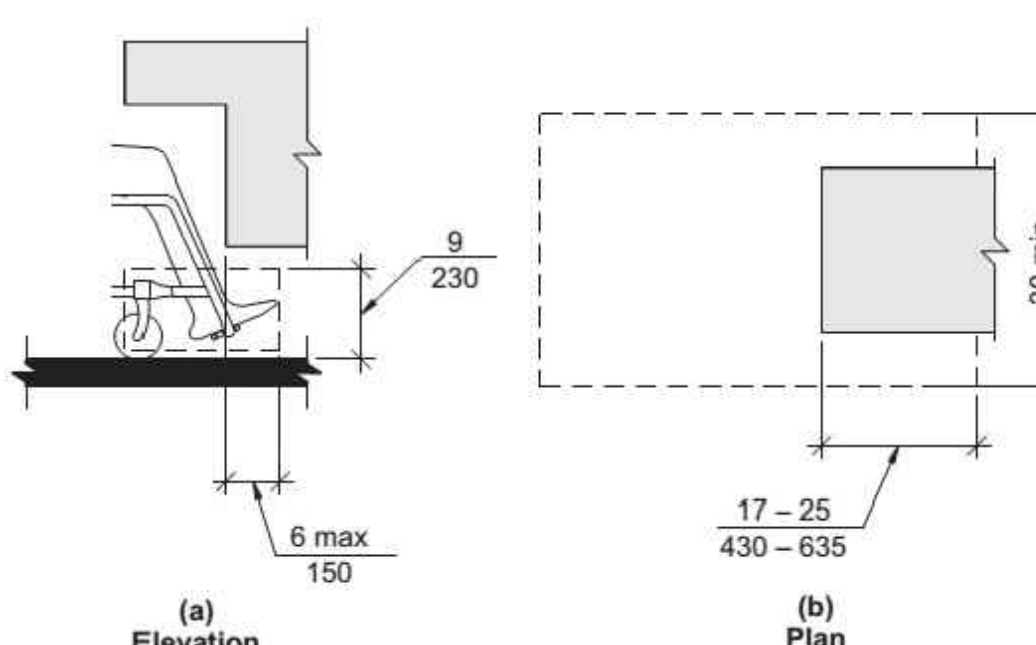
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



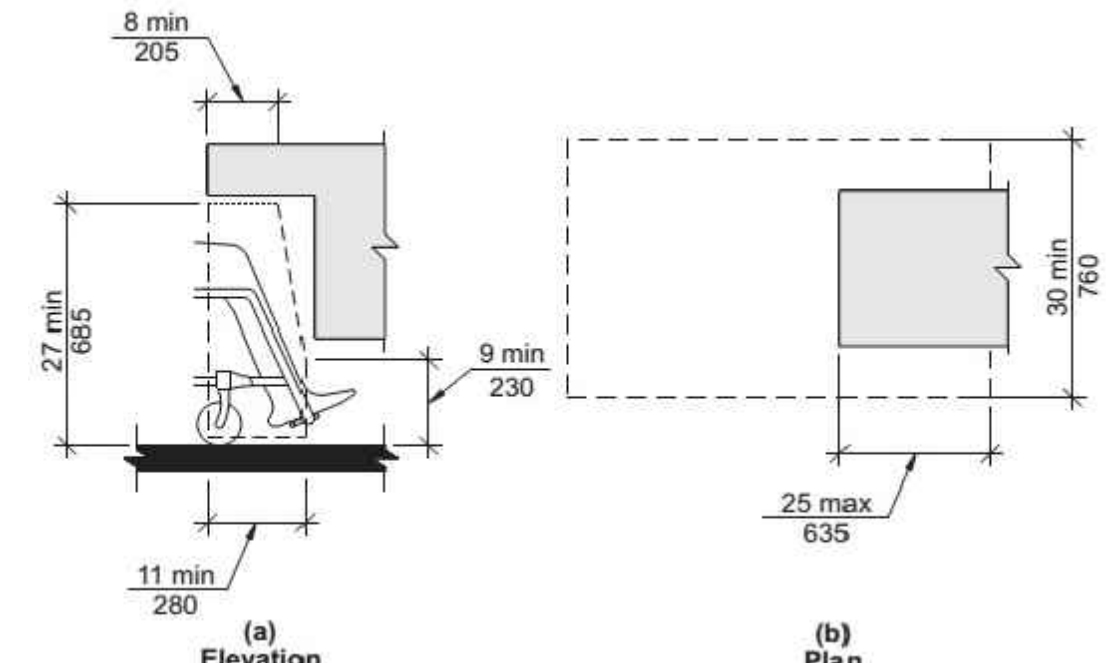
G REACH CLEARANCES (Section 308)
NO SCALE



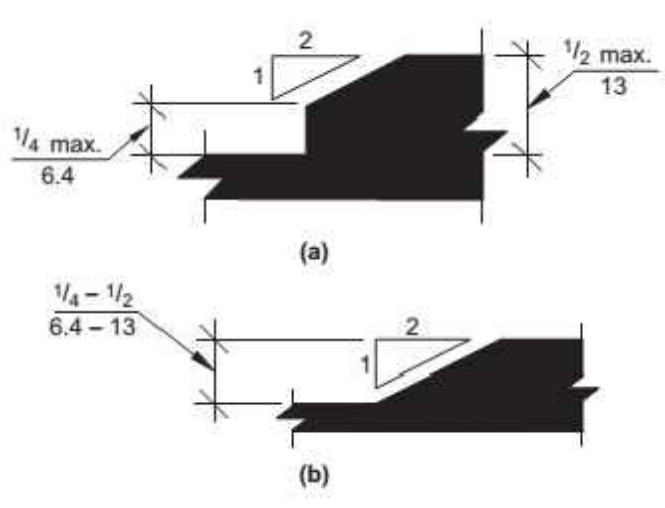
F VERTICAL CLEARANCE (Section 307)
NO SCALE



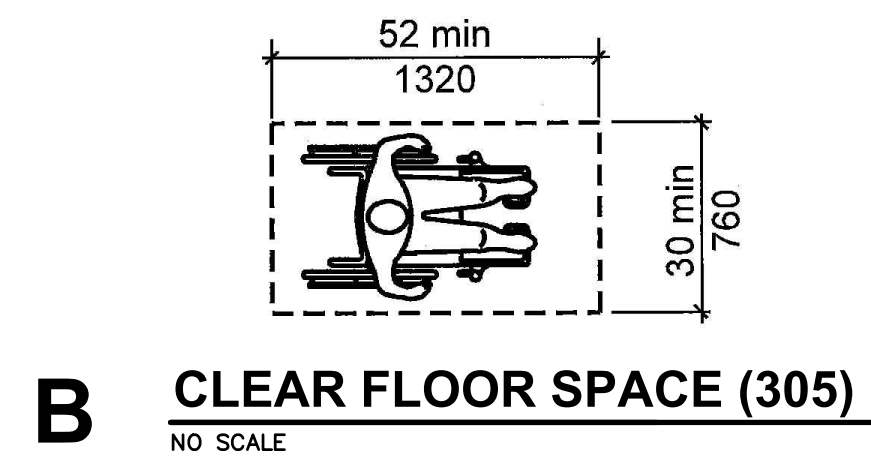
E TOE CLEARANCE (Section 306)
NO SCALE



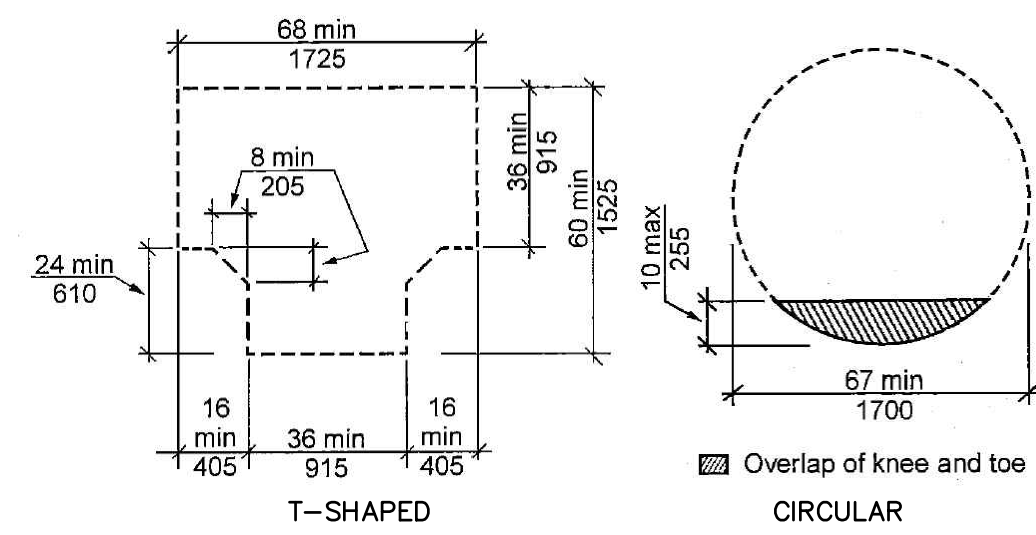
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE

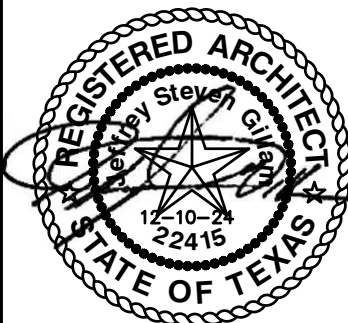


B CLEAR FLOOR SPACE (305)
NO SCALE

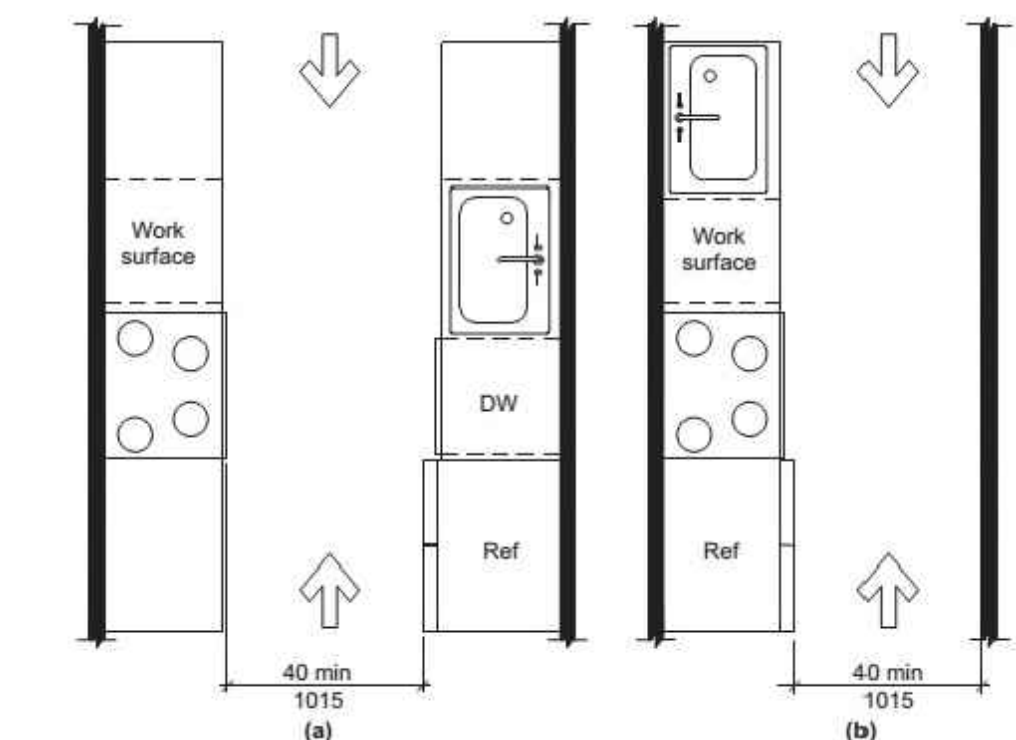


A TURNING SPACE (304)
NO SCALE

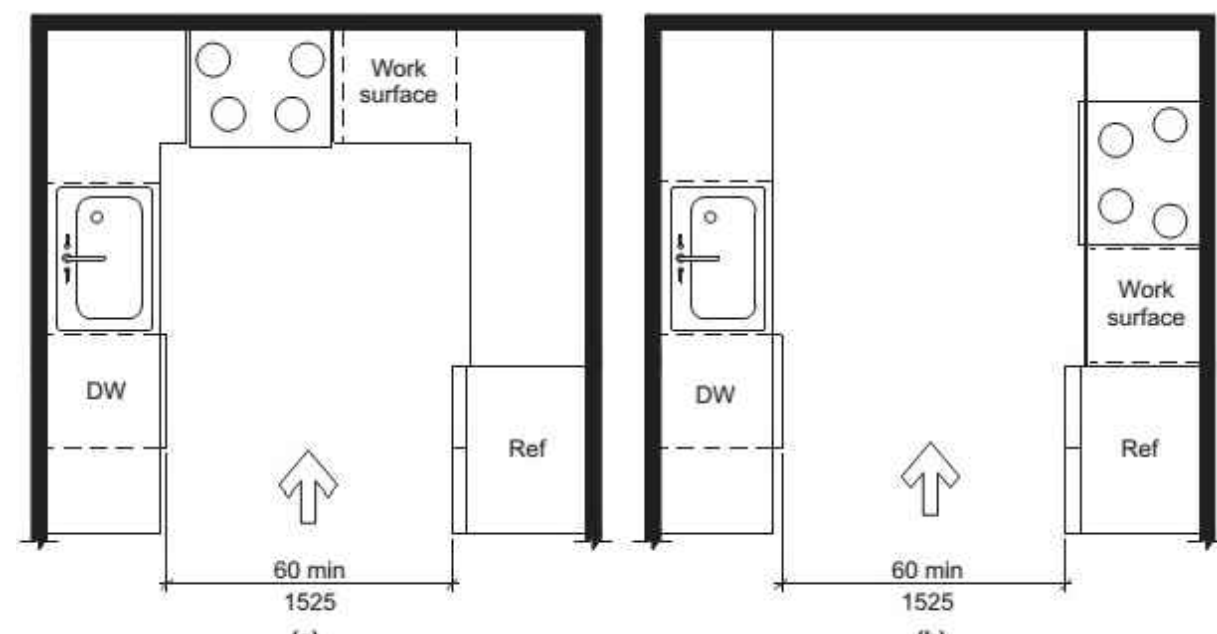
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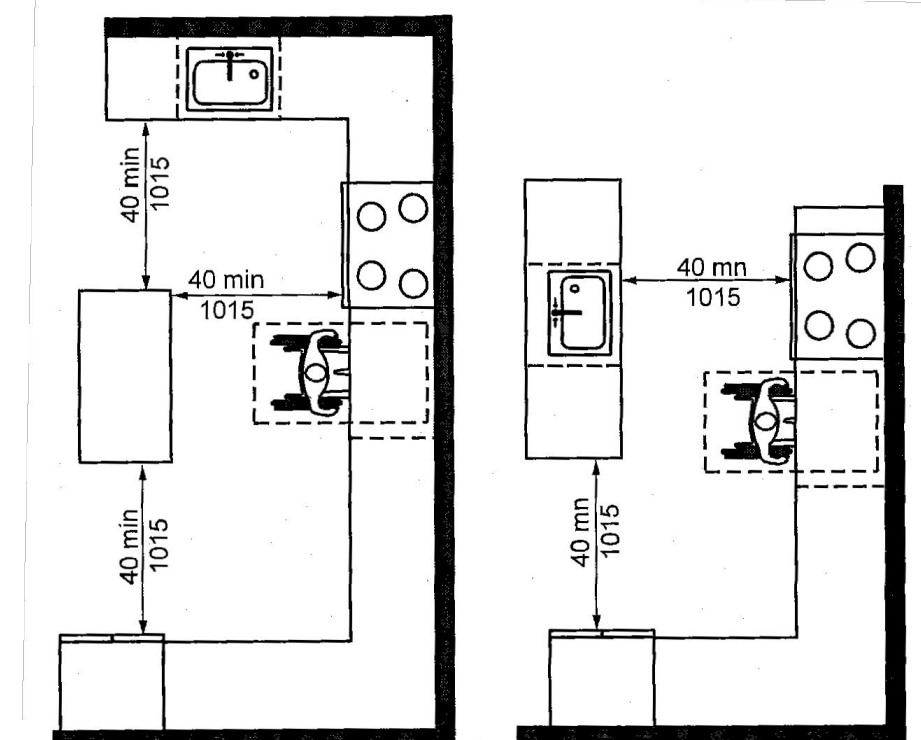
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JOB: 24-3392
SHEET NO.:



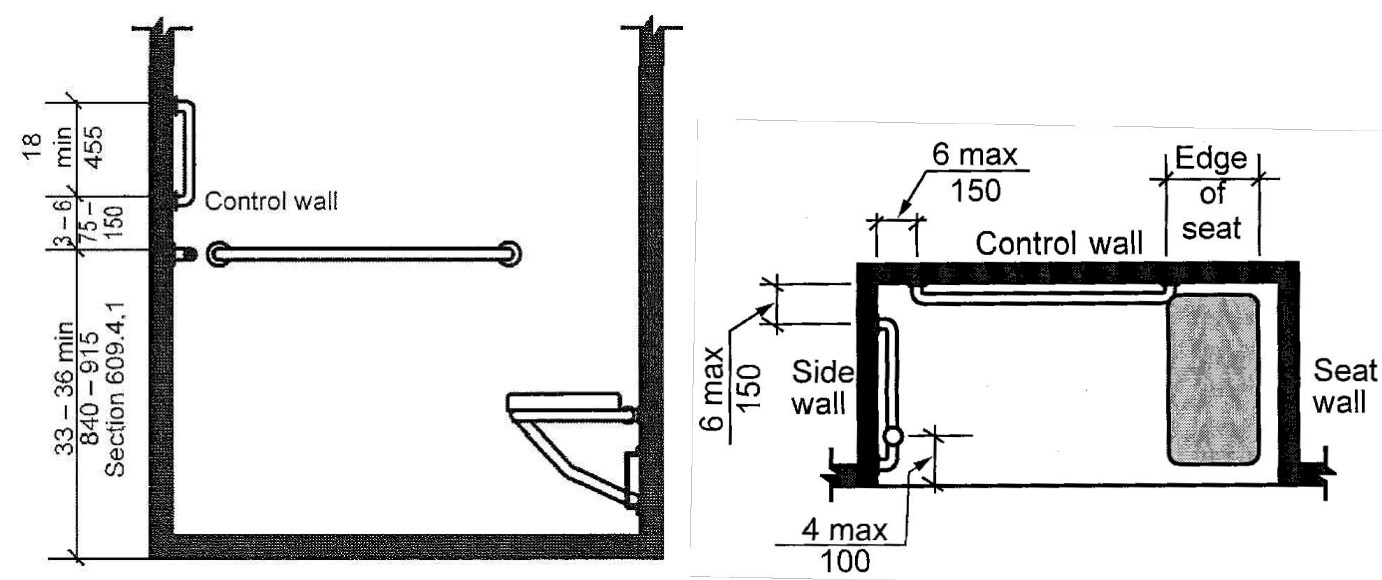
V PASS-THRU KITCHEN CLEARANCE (Section 804)
NO SCALE



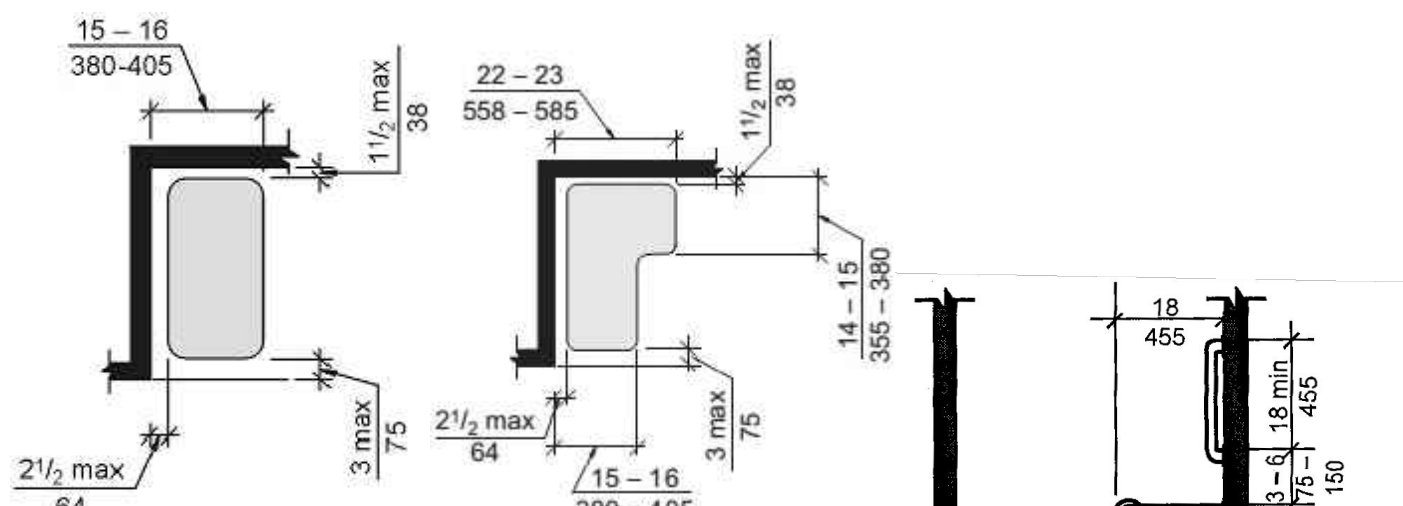
U U-SHAPED KITCHEN CLEARANCE (Section 804)
NO SCALE



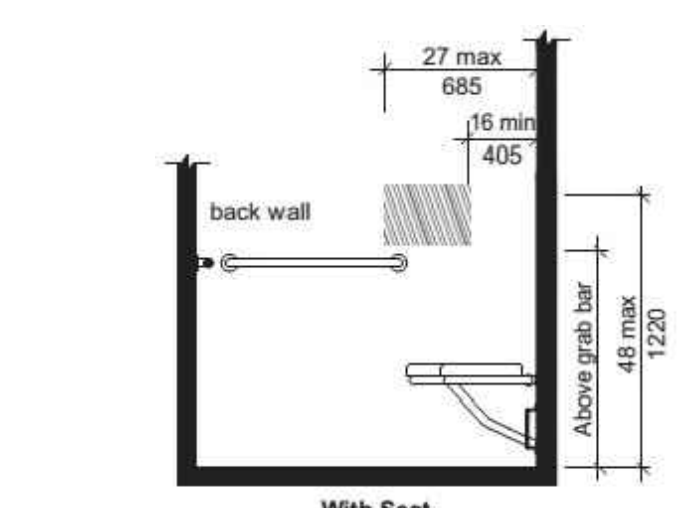
T U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)
NO SCALE



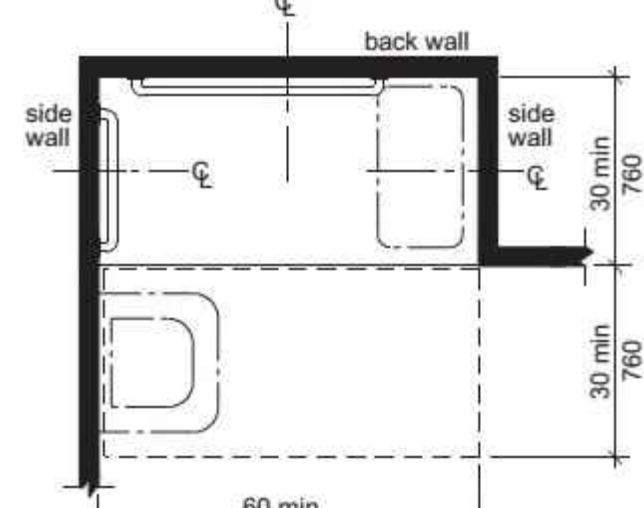
S ROLL-IN SHOWER GRAB BARS (Section 608)
NO SCALE



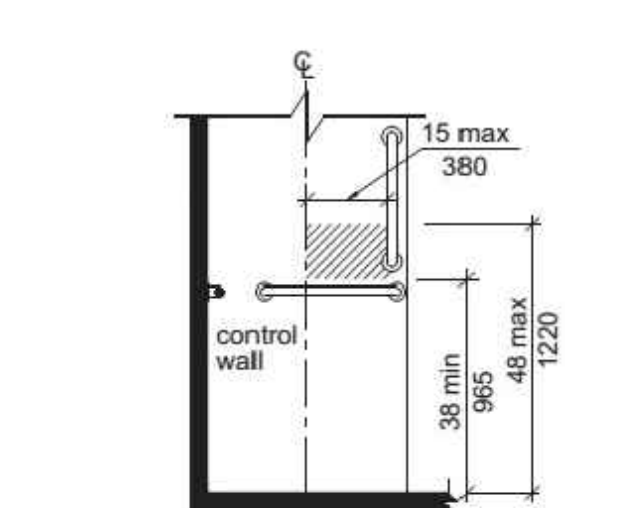
O SHOWER SEATS (Section 610)
NO SCALE



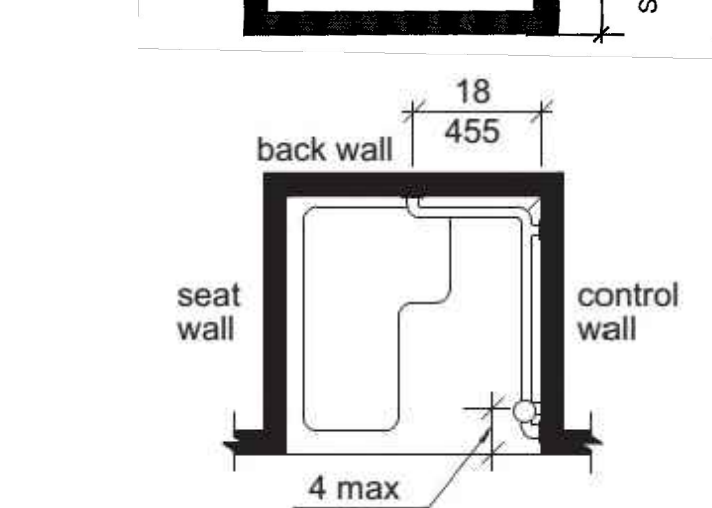
R ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



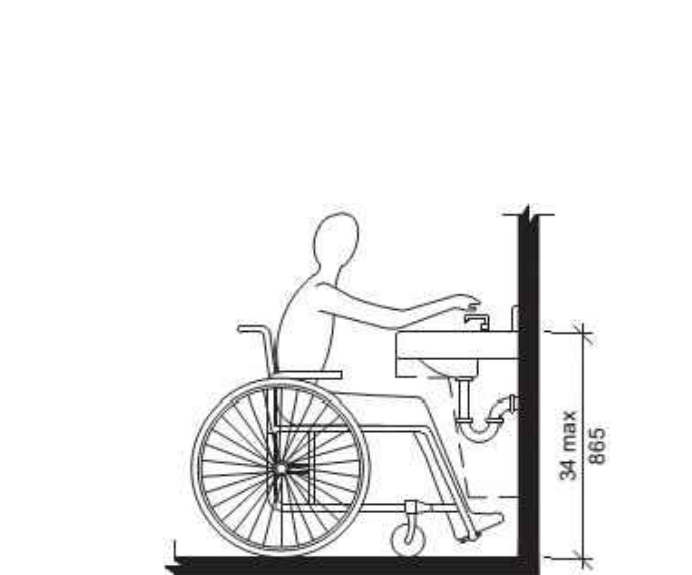
Q ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



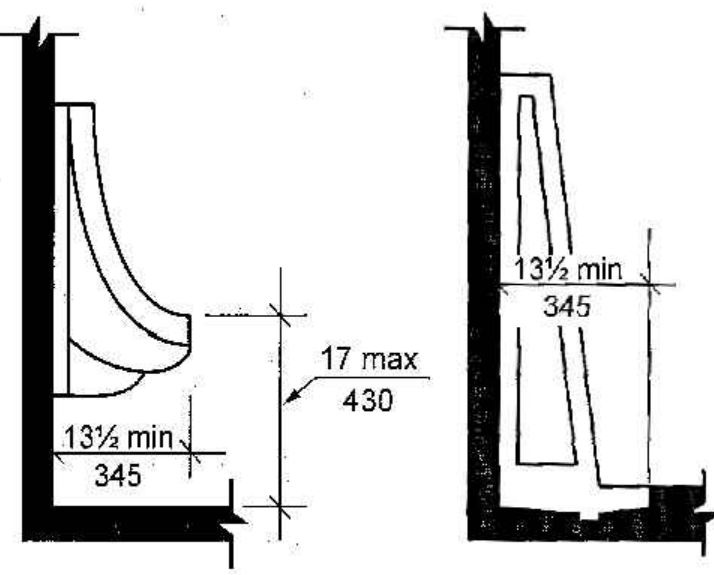
O TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



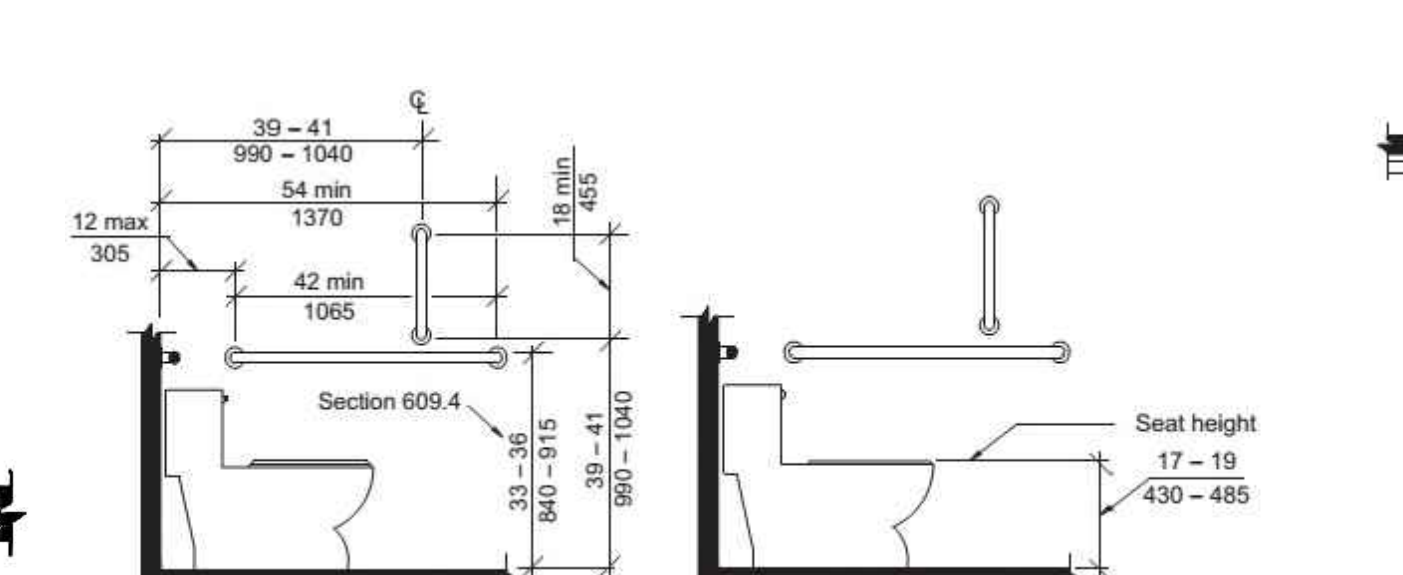
N TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE



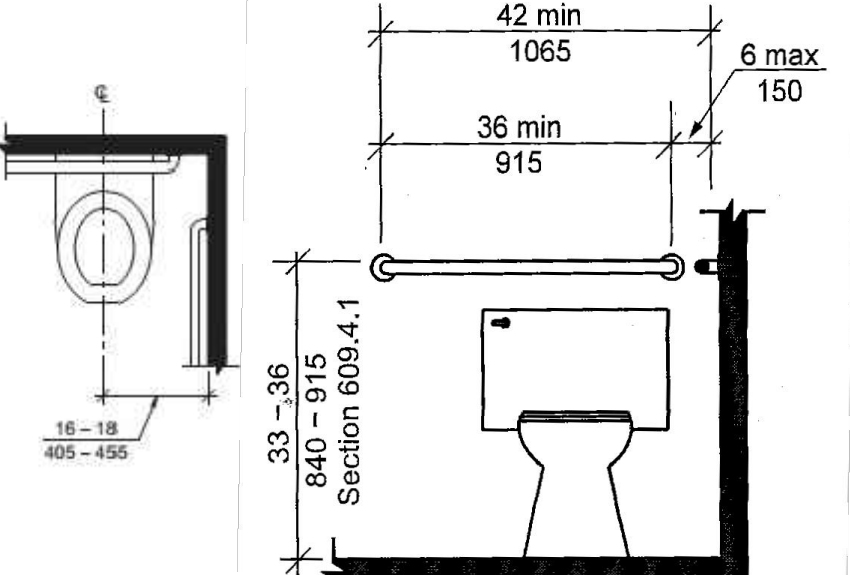
G HEIGHT OF LAVATORIES & SINKS (Section 606)
NO SCALE



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

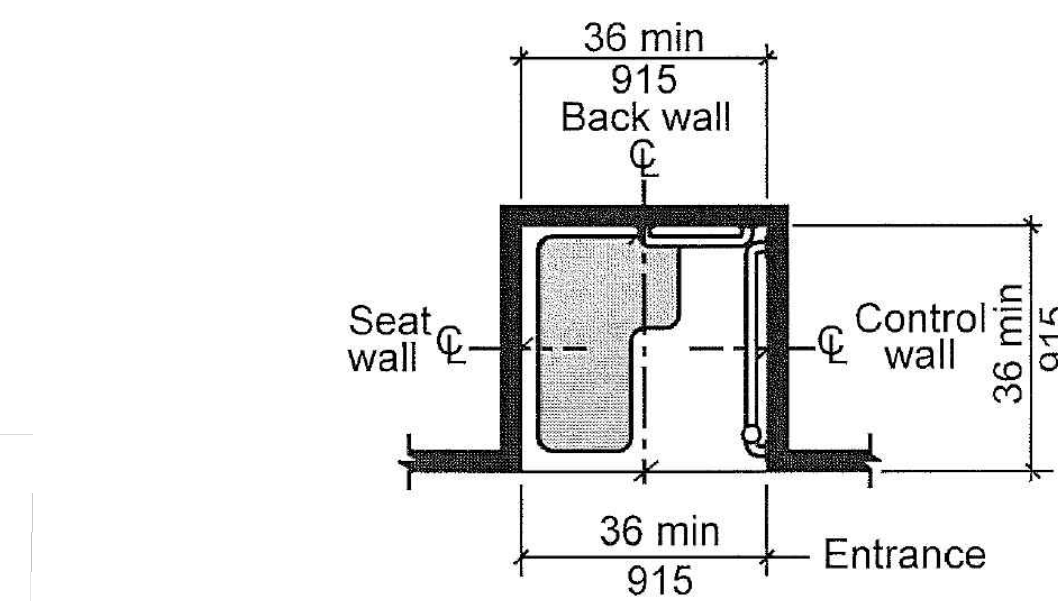
R ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE

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

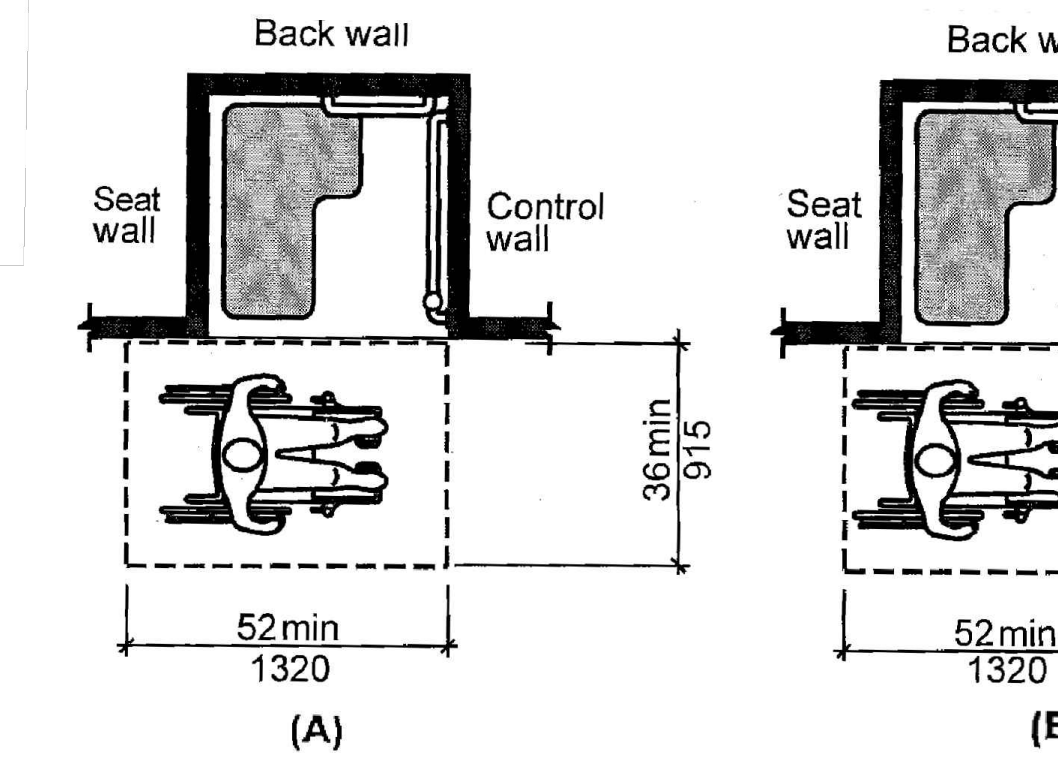
O TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE

N TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE

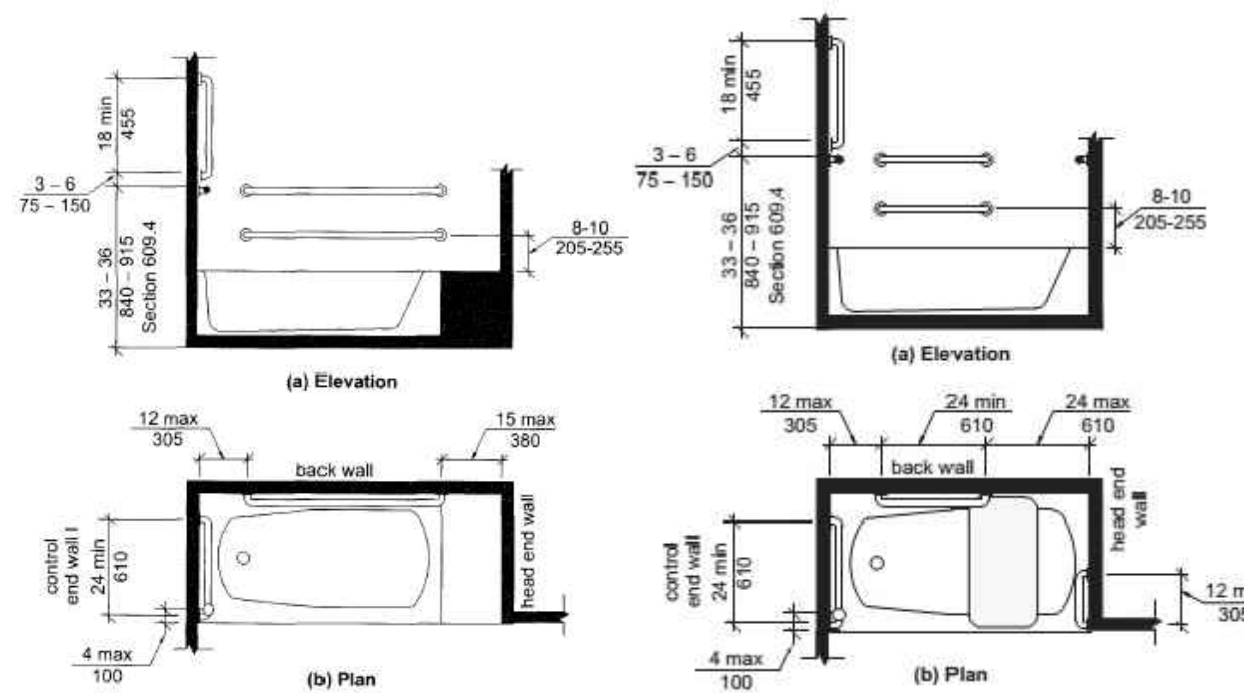
M TRANSFER SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



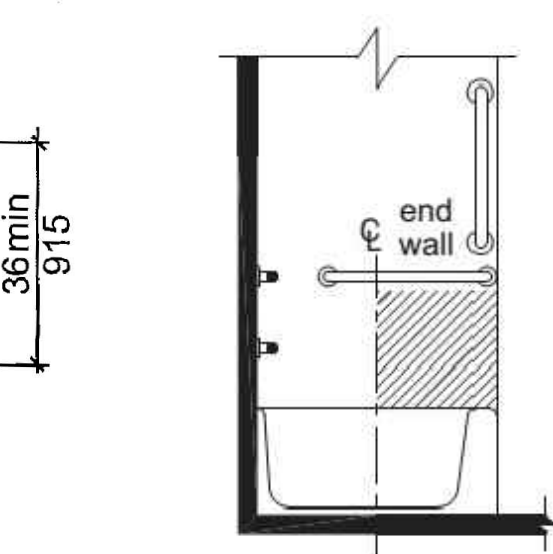
Note: inside finished dimensions measured at the center points of opposing sides



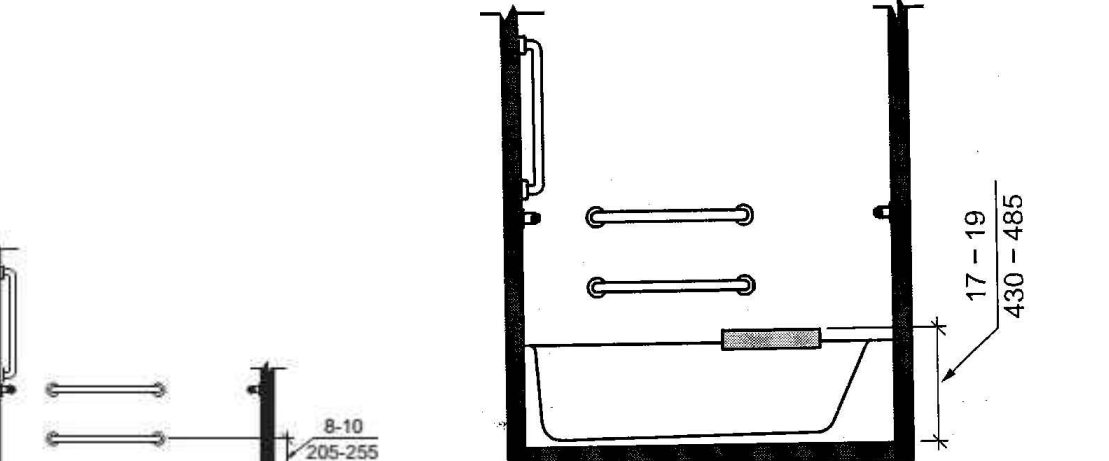
M TRANSFER SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



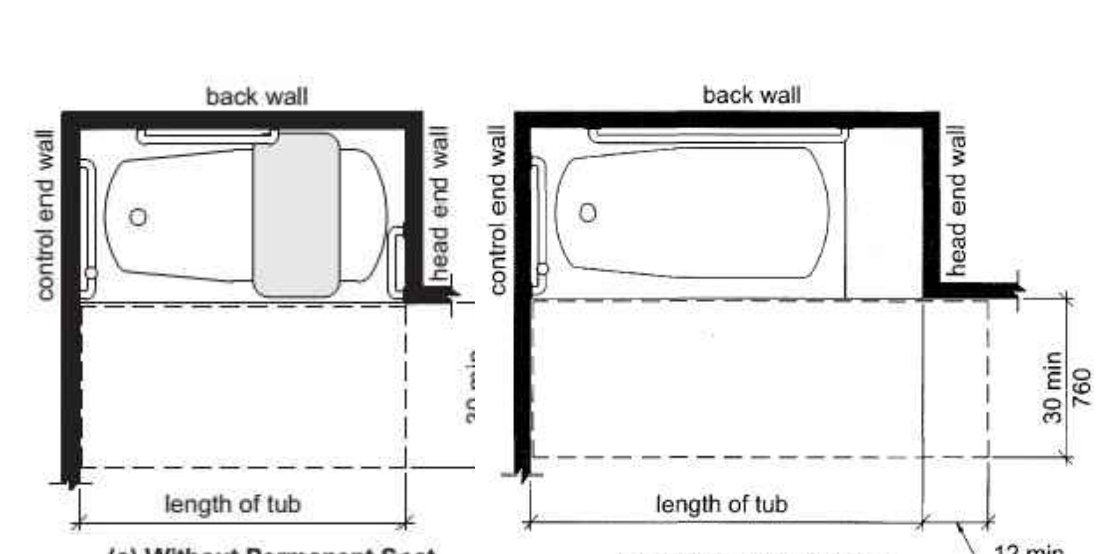
L GRAB BARS FOR BATHTUBS (Section 607)
NO SCALE



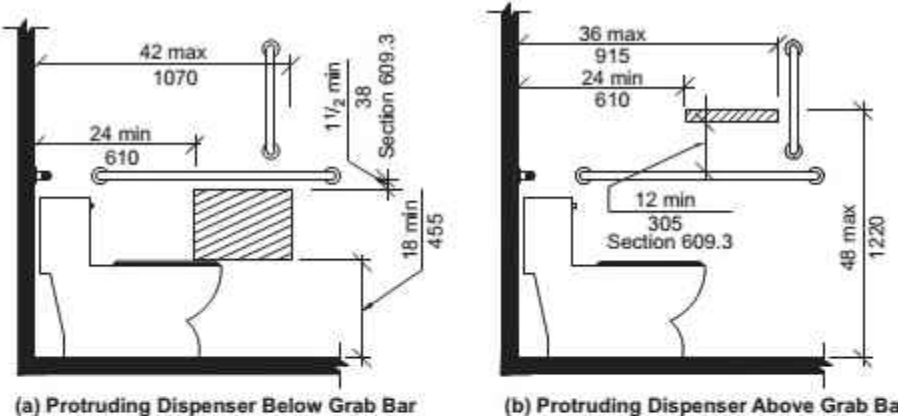
J BATHTUB CONTROLS (Section 607)
NO SCALE



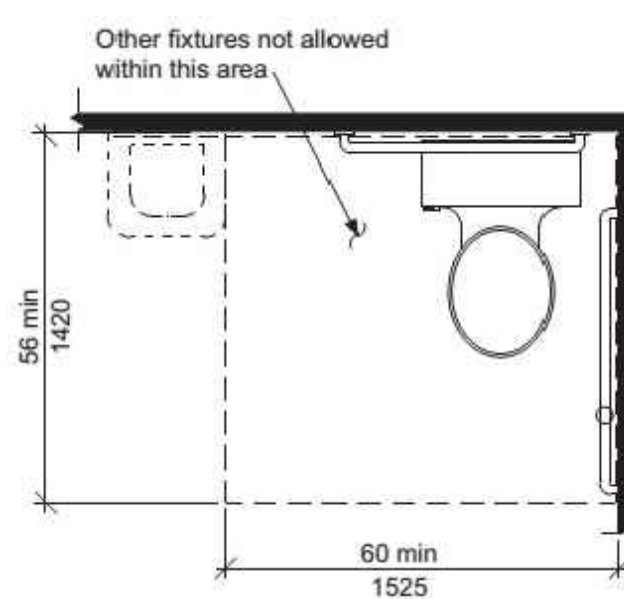
K BATHTUB SEAT (Section 610)
NO SCALE



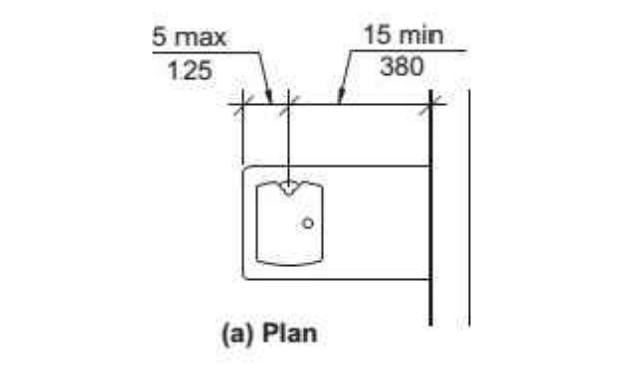
H CLEARANCES FOR BATHTUBS (Section 607)
NO SCALE



B DISPENSER OUTLET LOCATION (Section 604)
NO SCALE

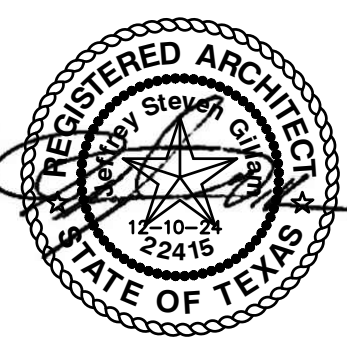


C CLEARANCES AT WATER CLOSET (Section 604)
NO SCALE

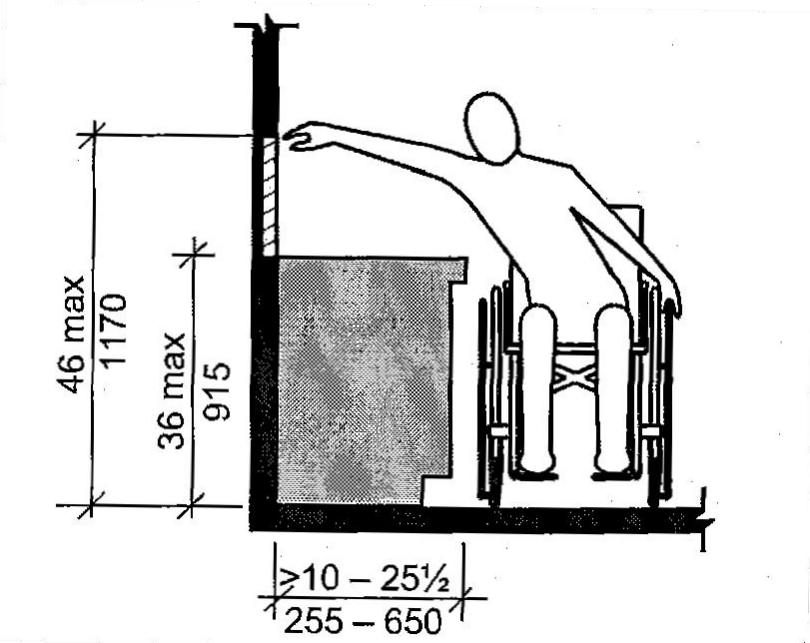


A DRINKING FOUNTAIN (Section 602)
NO SCALE

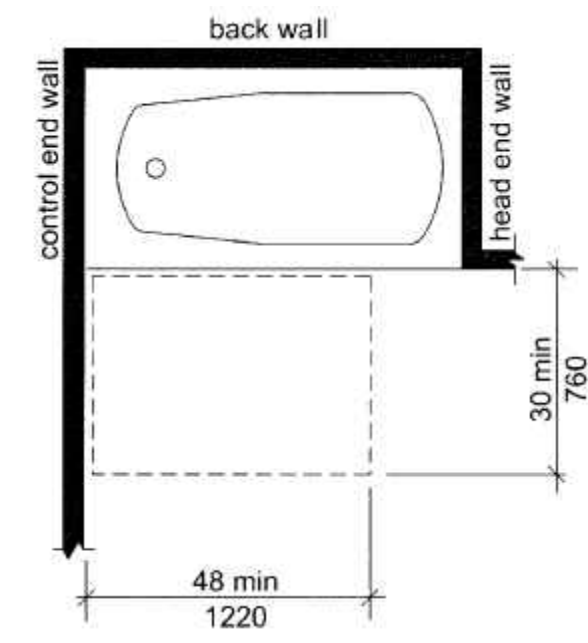
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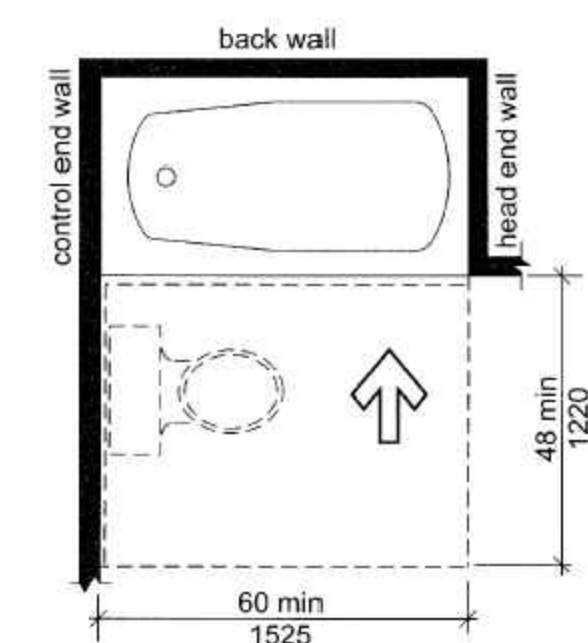
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DATE: 3-25-2025
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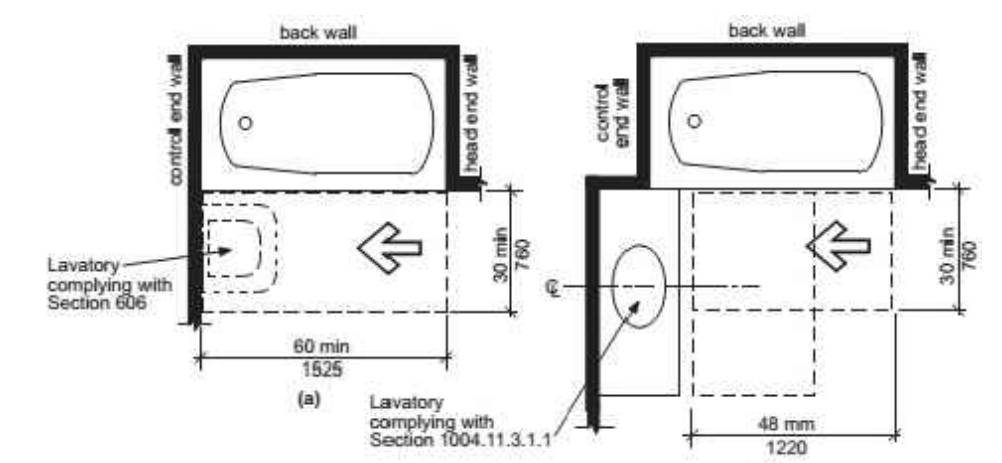
P REACH RANGE OVER KITCHEN or BATH CABINET - TYPE B UNITS (Section 1104)
NO SCALE



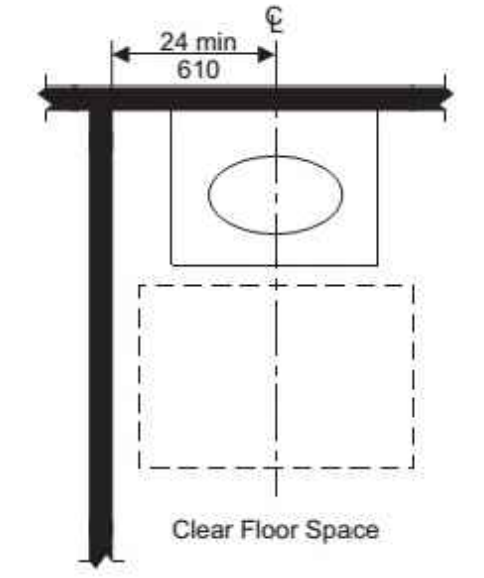
O BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)
NO SCALE



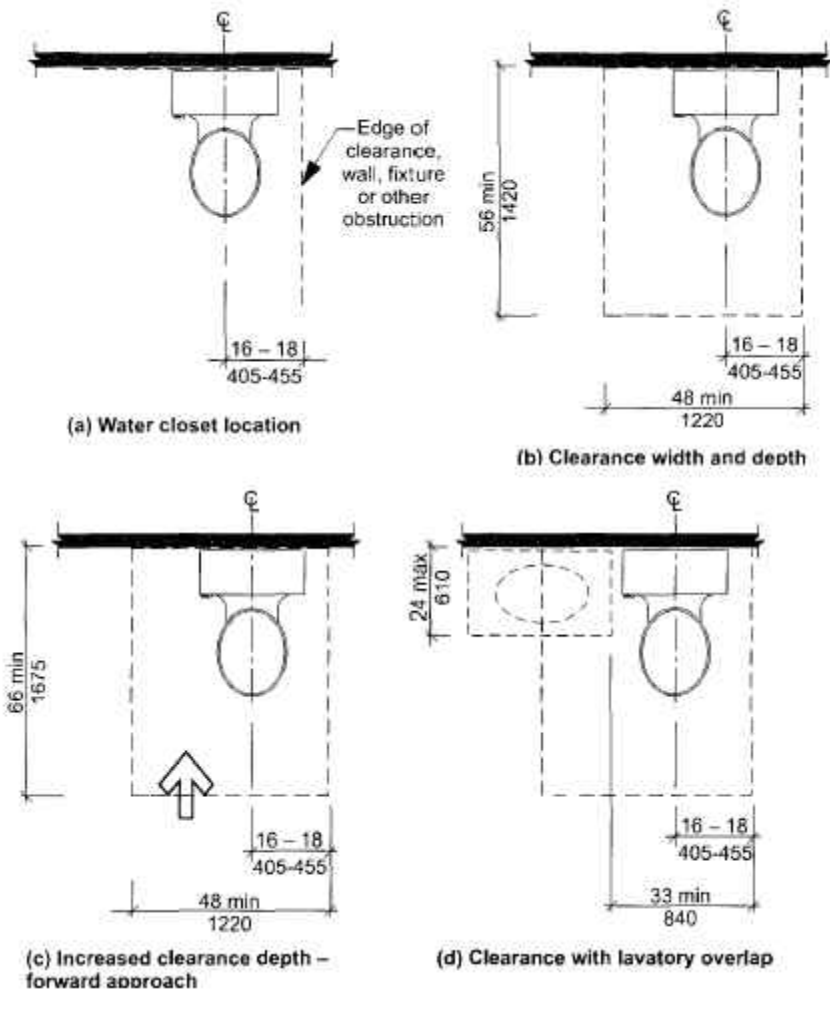
N BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



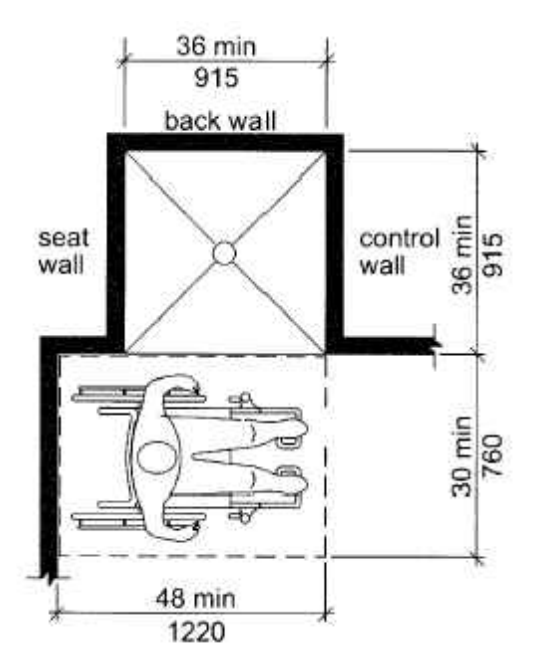
M BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



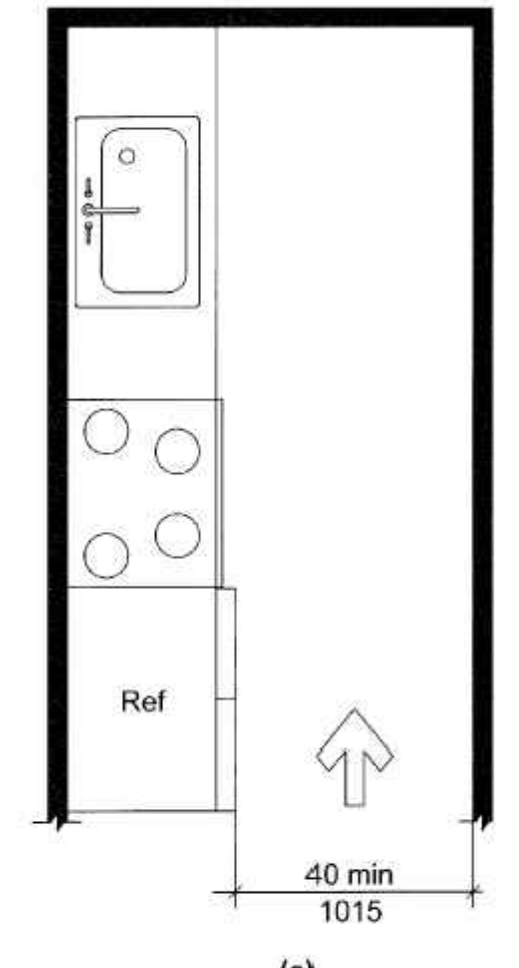
L LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



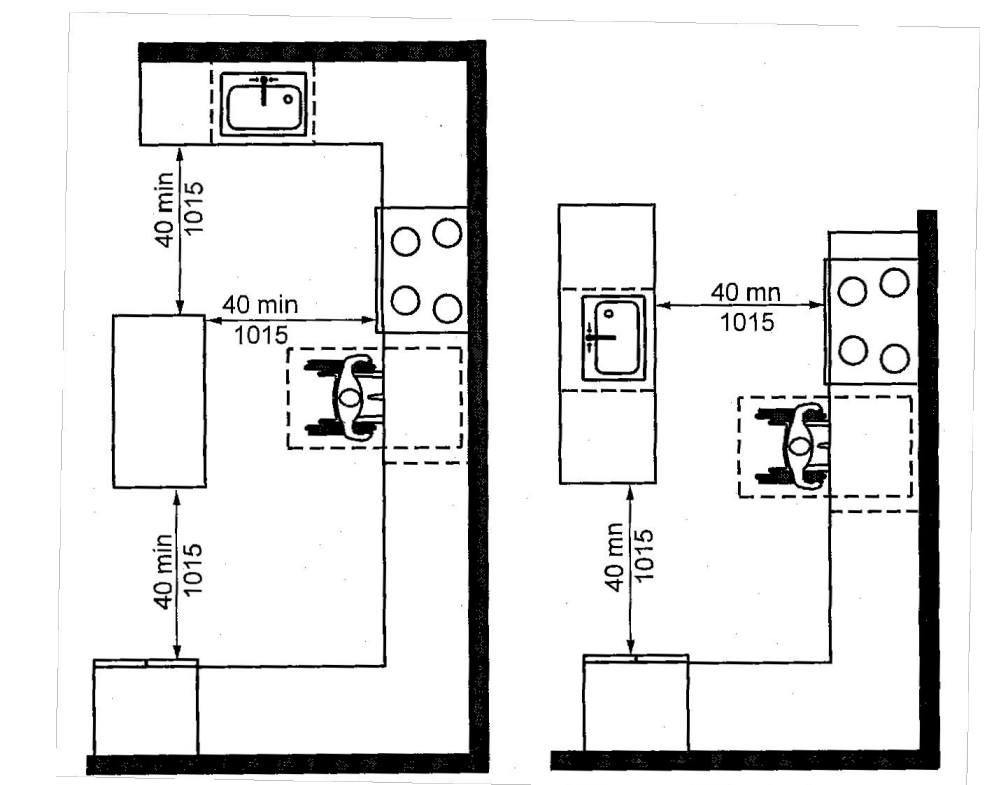
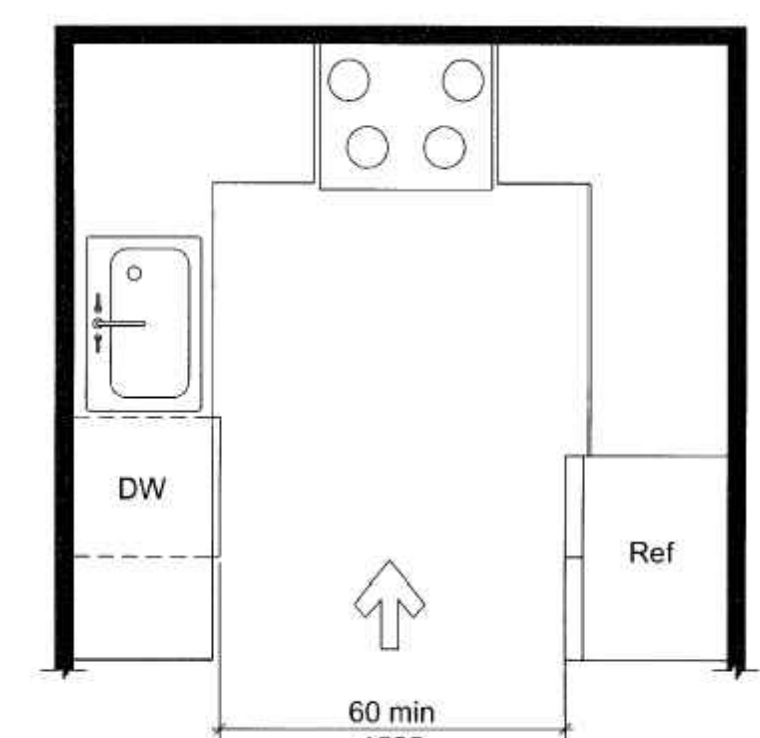
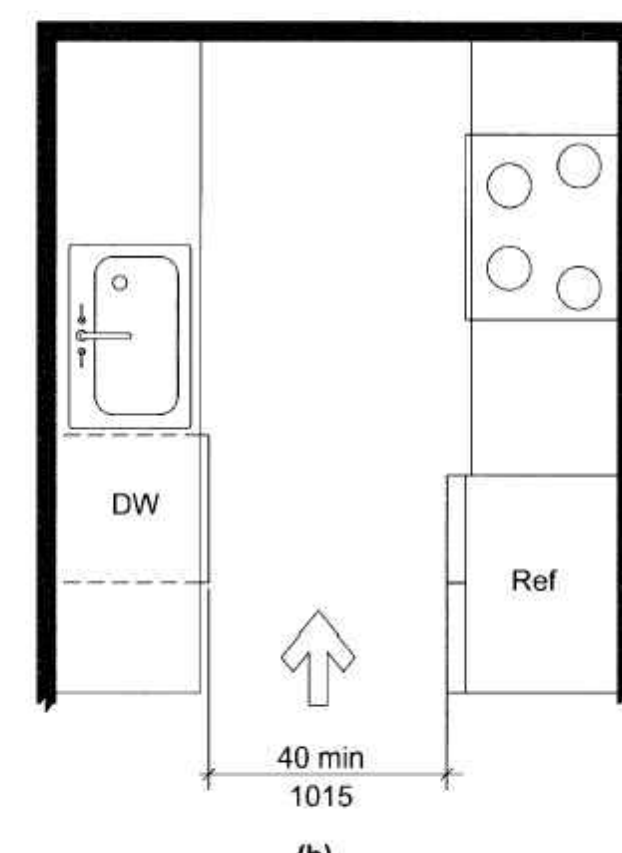
K WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)
NO SCALE



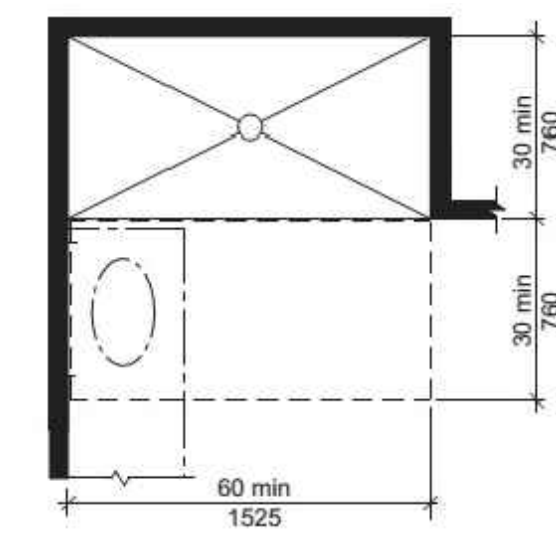
J TRANSFER SHOWER AT TYPE B UNITS (Section 1104)
NO SCALE



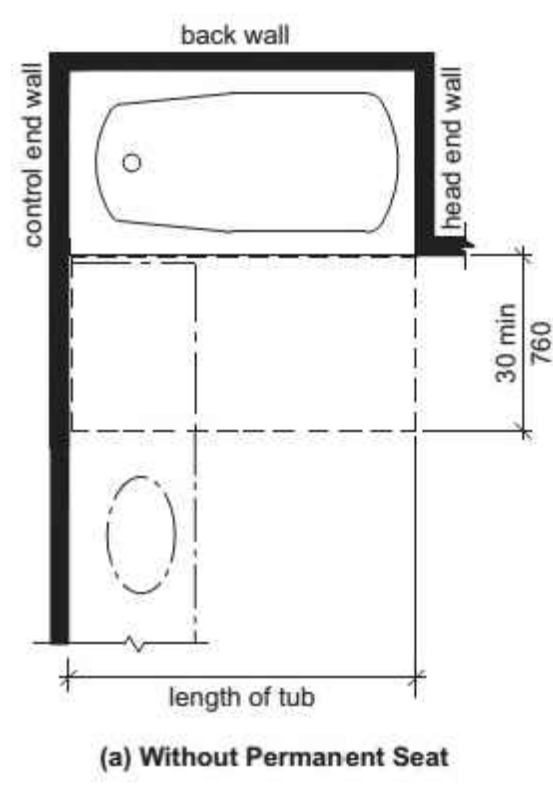
H MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)
NO SCALE



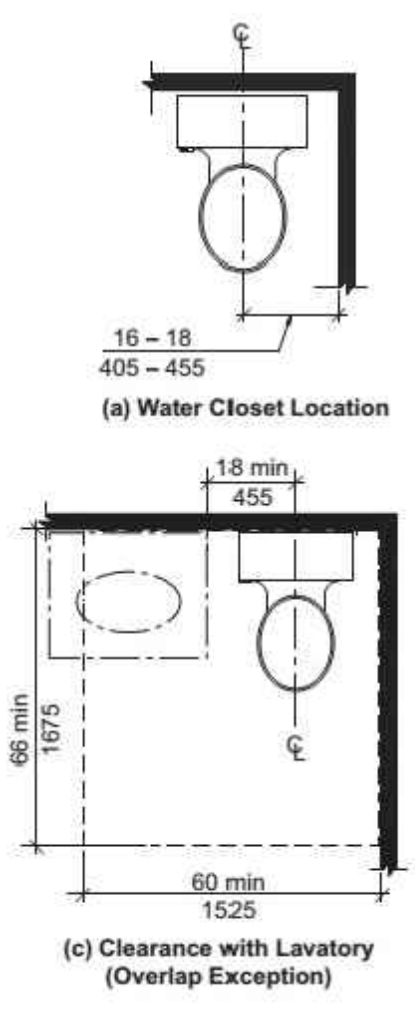
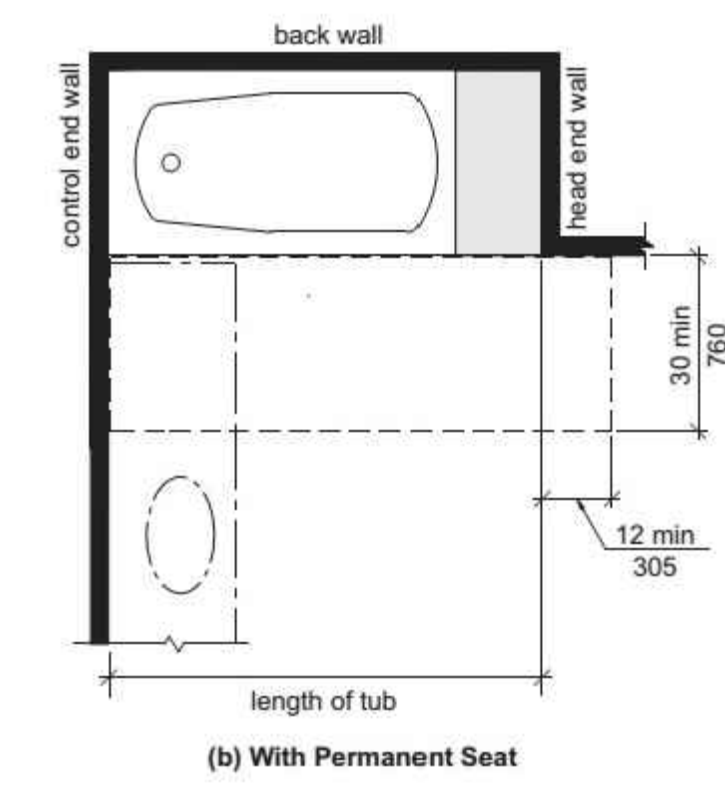
G U-SHAPED KITCHEN CLEARANCE - TYPE B UNITS - EXCEPTION (Section 1104)
NO SCALE



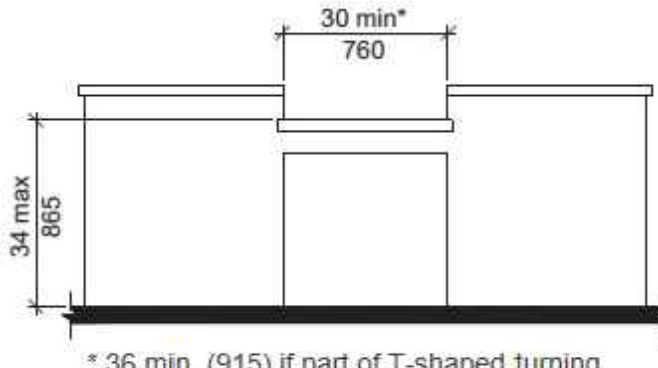
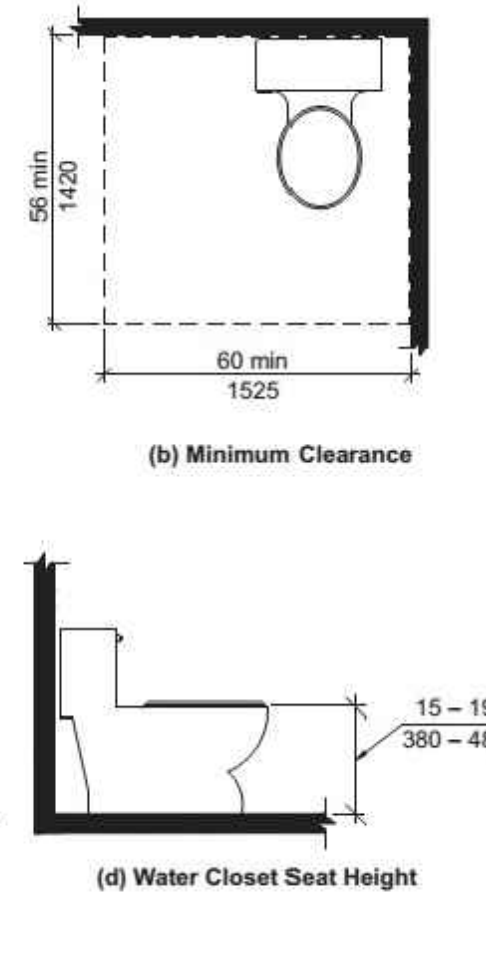
F ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



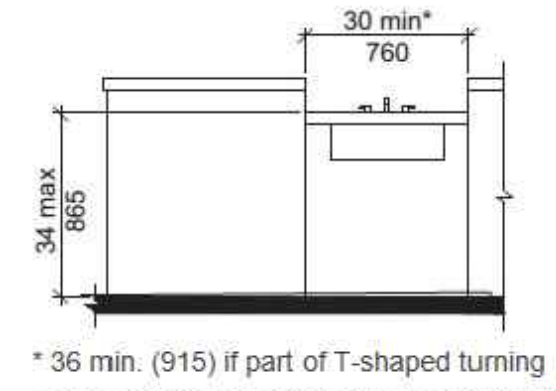
E BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



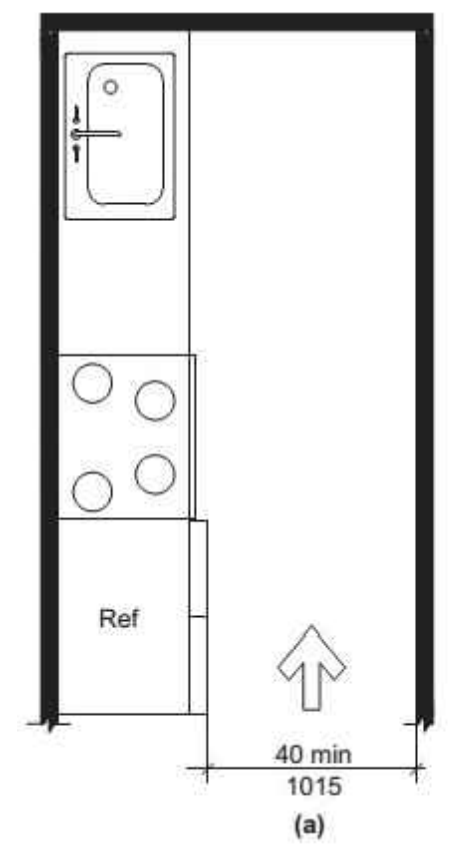
D WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



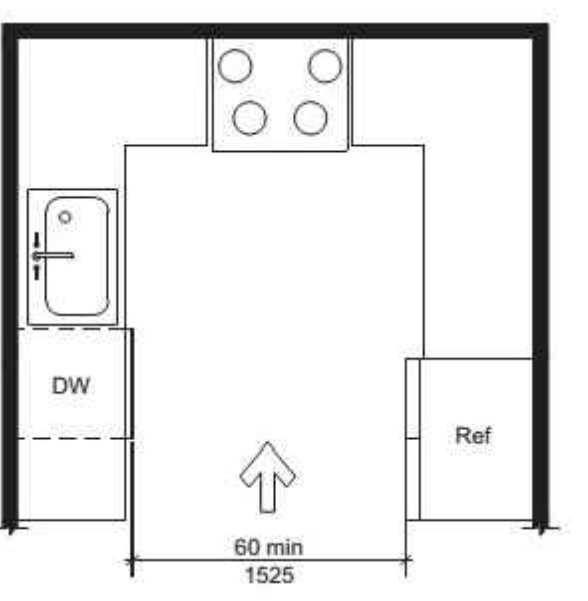
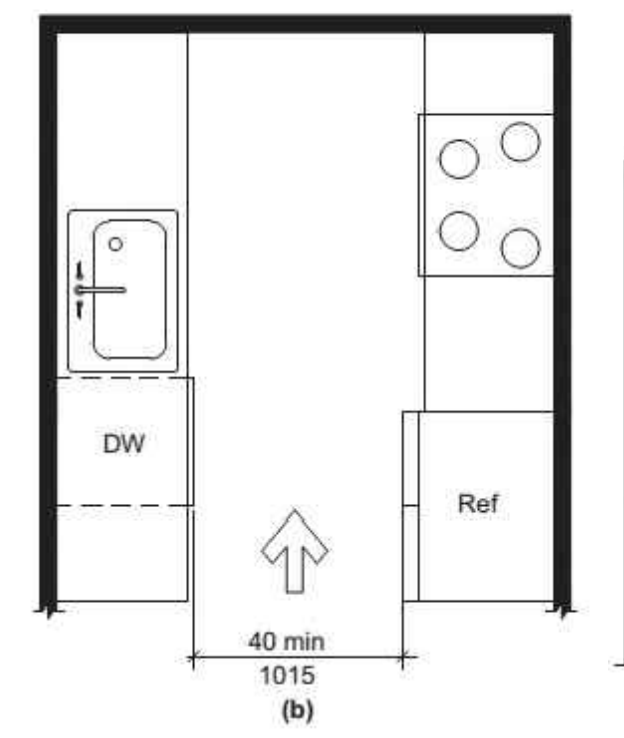
C WORK SURFACE - TYPE A UNITS (Section 1103)
NO SCALE



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



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

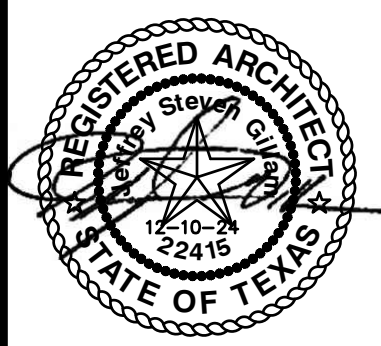


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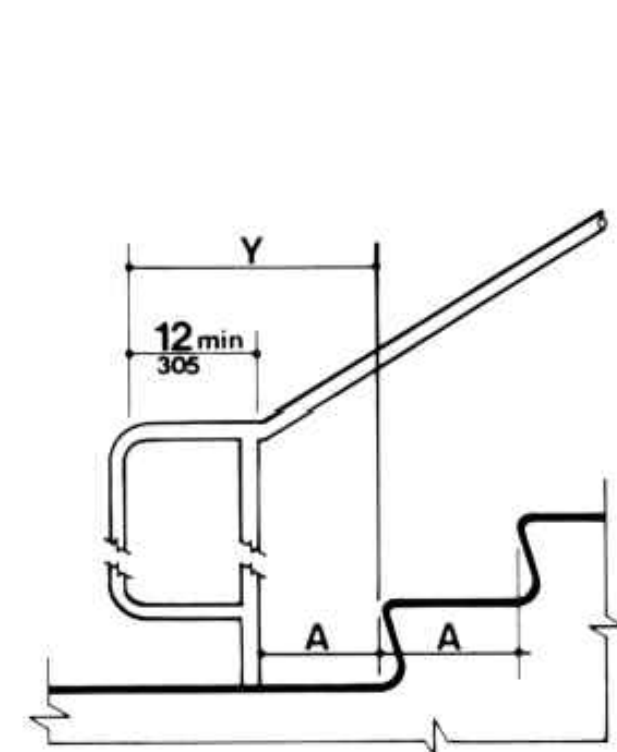


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

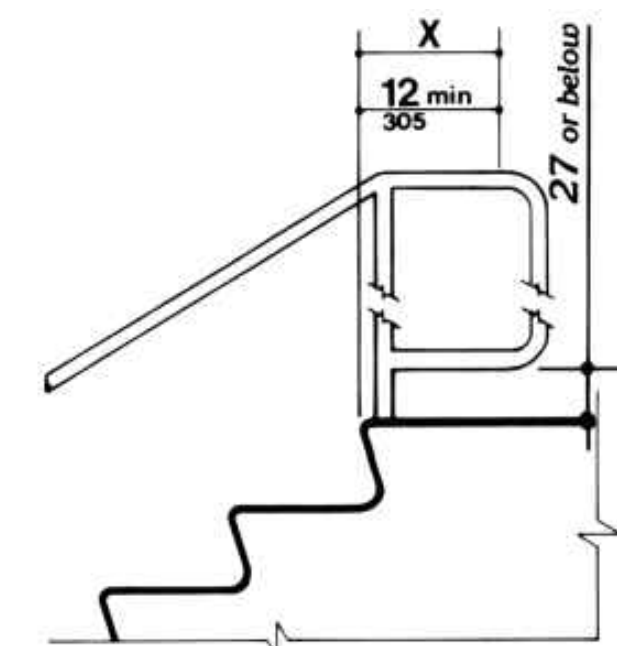
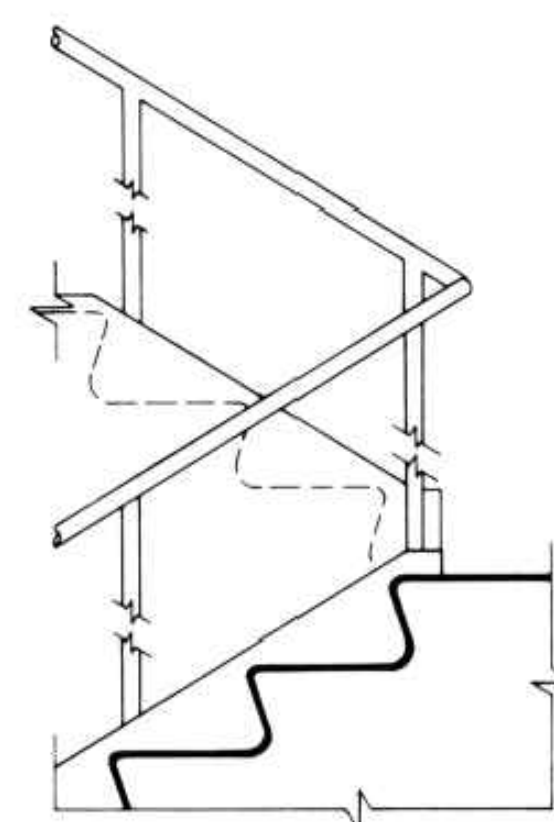


Figure 19(d)
Stair Handrails - Extension at Top of Run

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

J STANDARD UFAS HANDRAILS
 NO SCALE

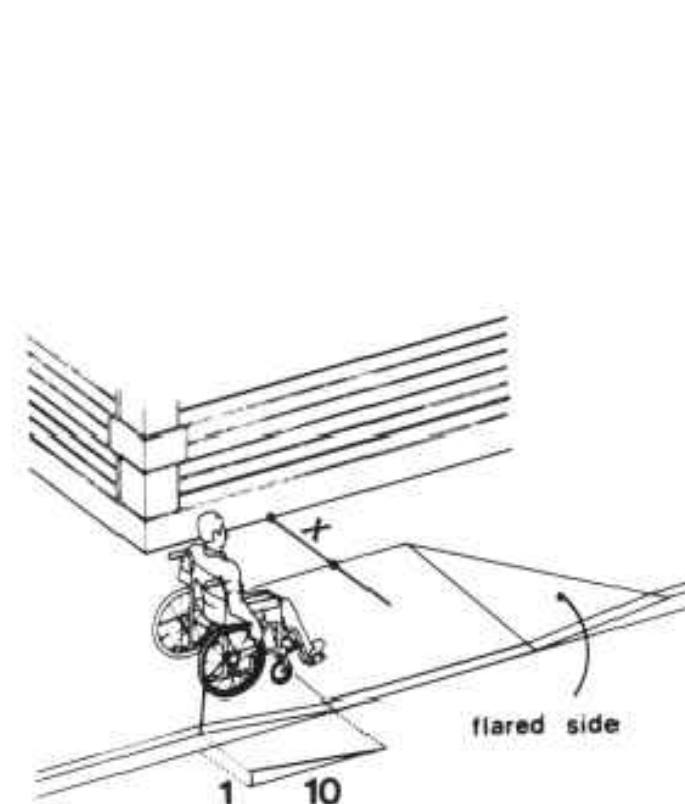


Figure 12(a)

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

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

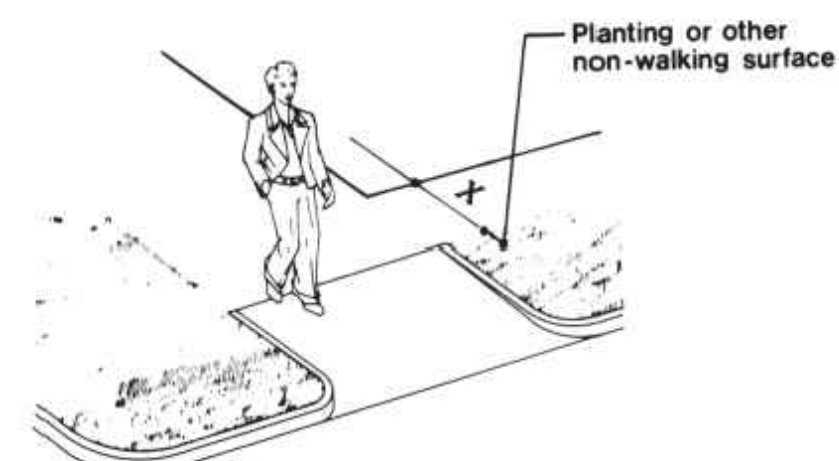
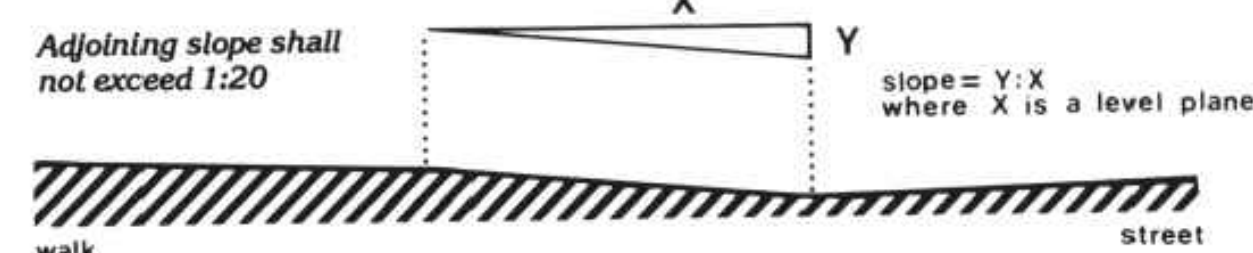
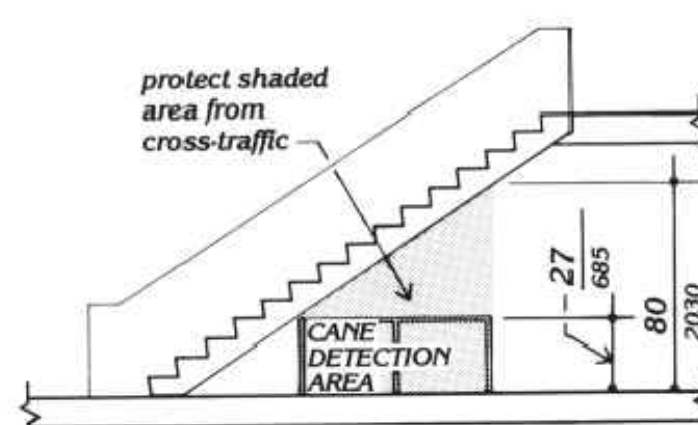


Figure 12(b)

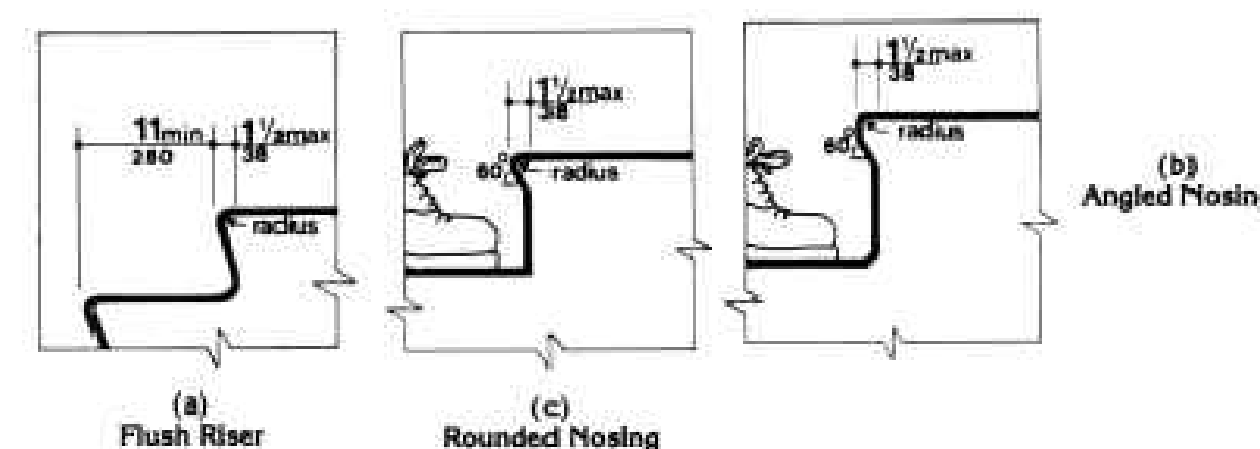
H STANDARD UFAS CURB RAMPS
 NO SCALE



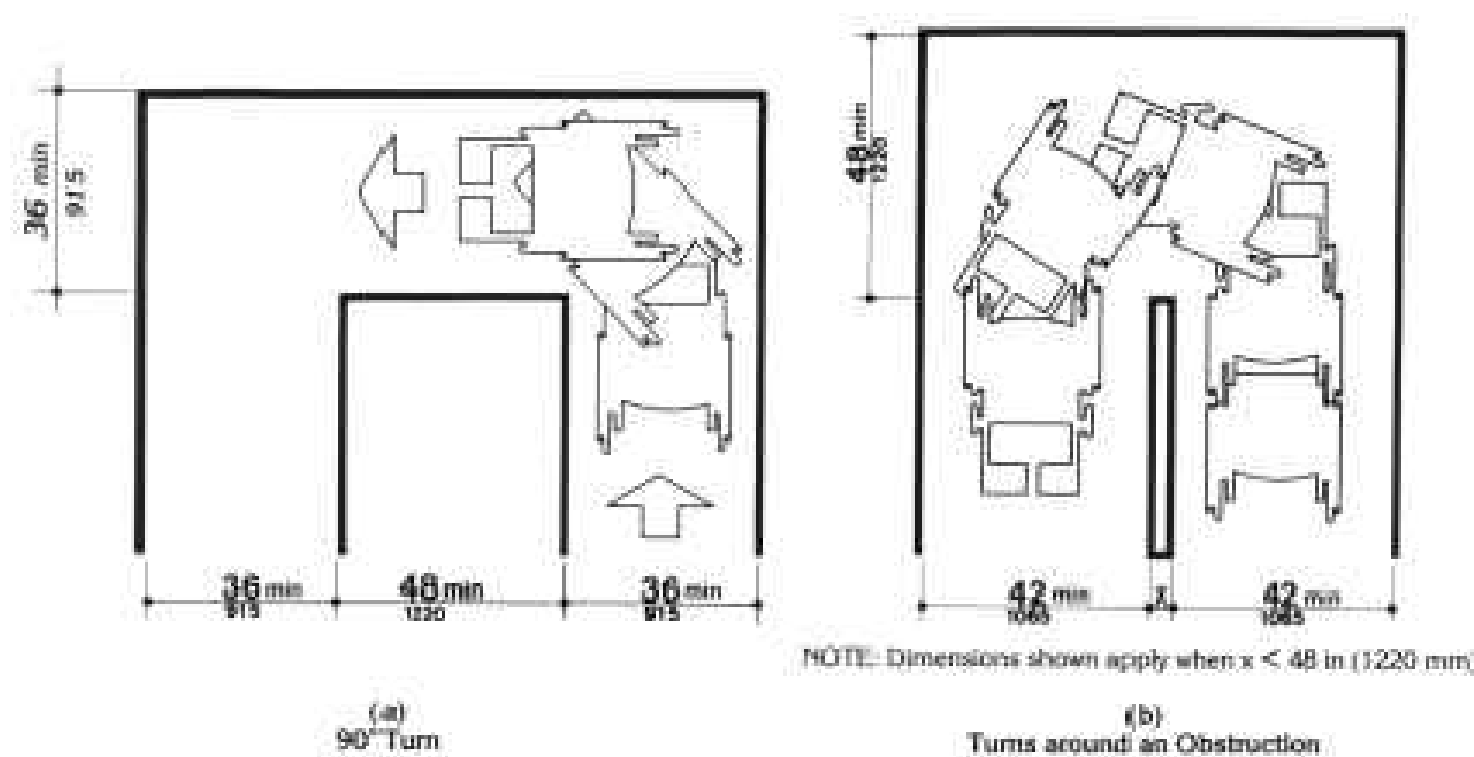
G STANDARD UFAS SLOPE
 NO SCALE



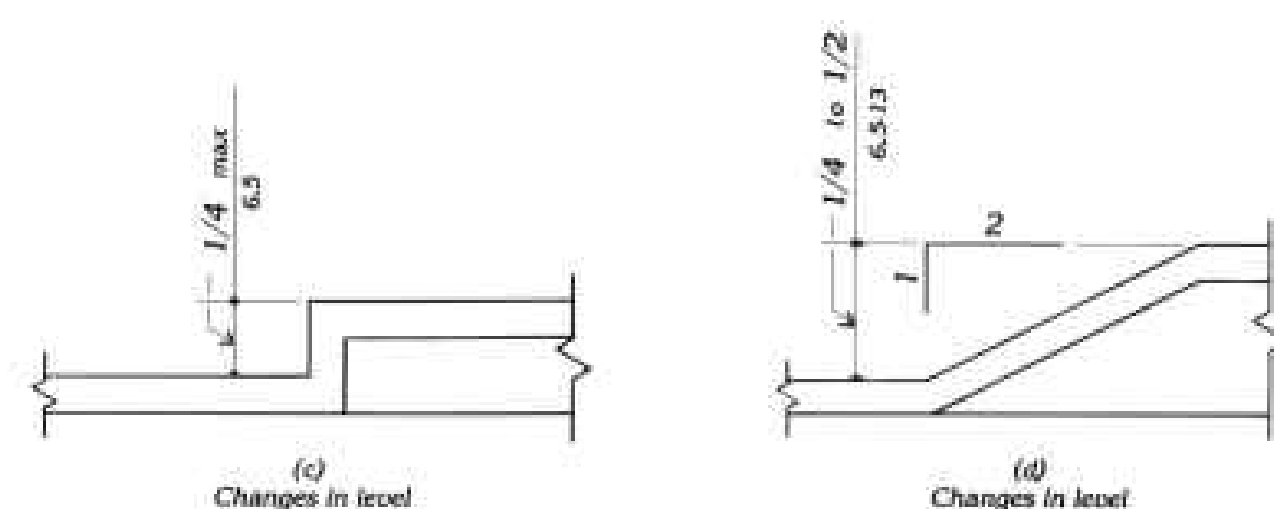
F GENERAL UFAS DIAGRAM
 NO SCALE



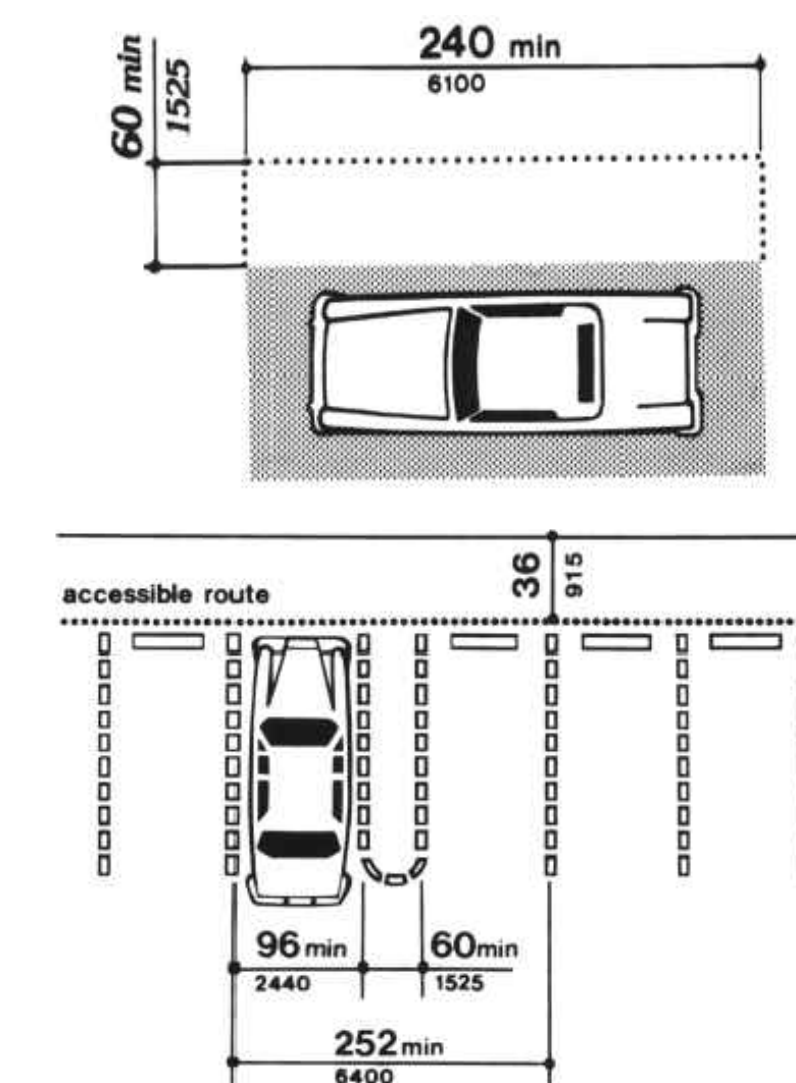
C STAIR NOSINGS
 NO SCALE



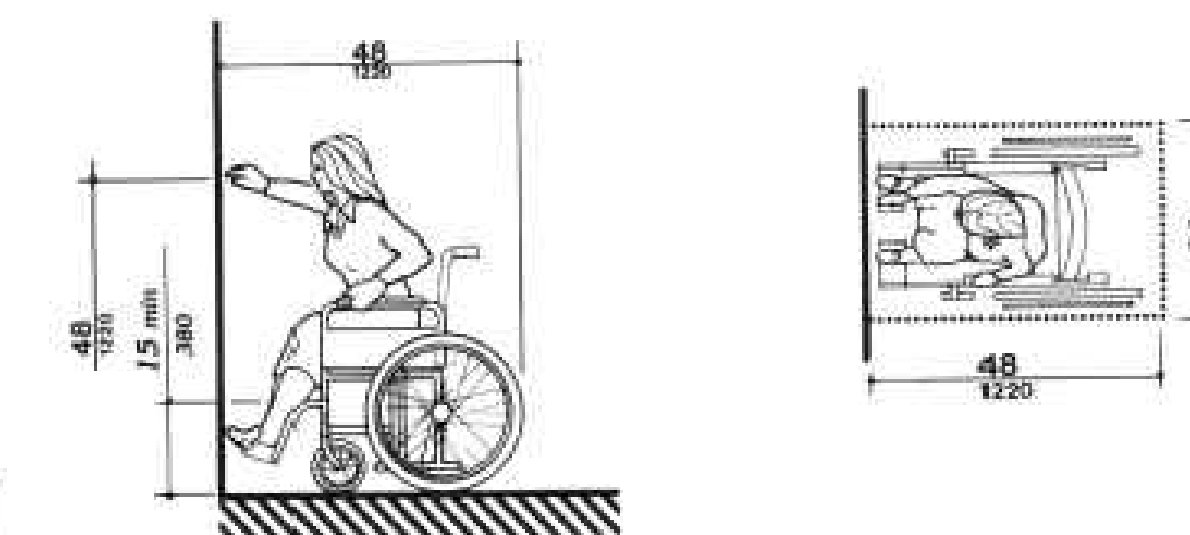
E UFAS WIDTH DIAGRAMS
 NO SCALE



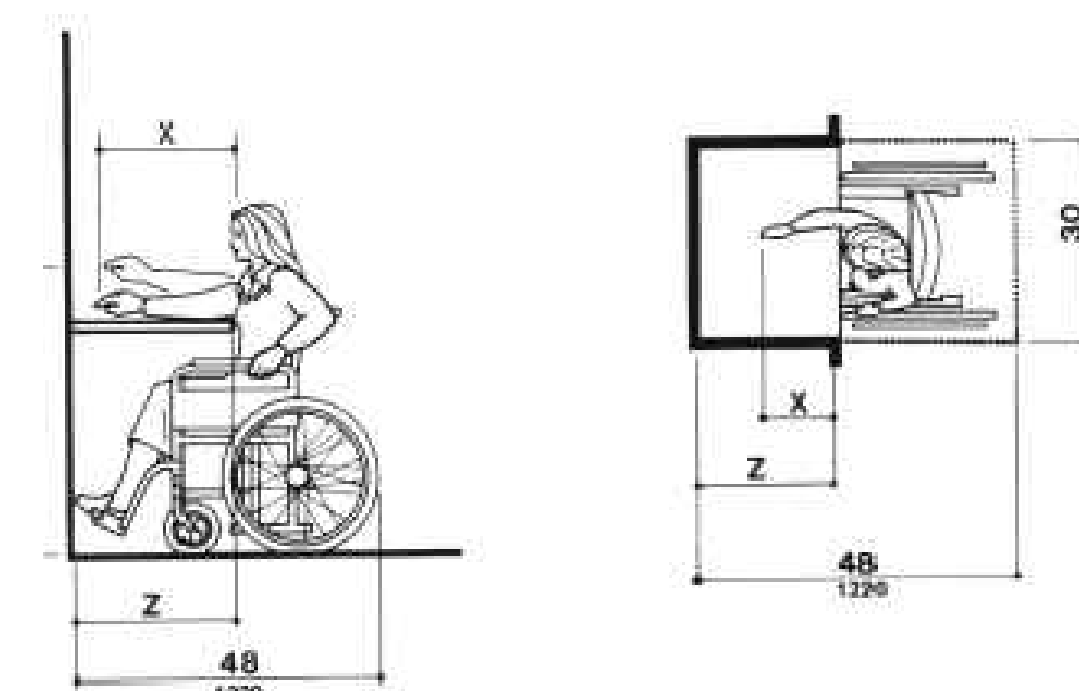
D UFAS CHANGE IN LEVEL DIAGRAM
 NO SCALE



B STANDARD UFAS PARKING SPACES
 NO SCALE



(a) High Forward Reach Limit

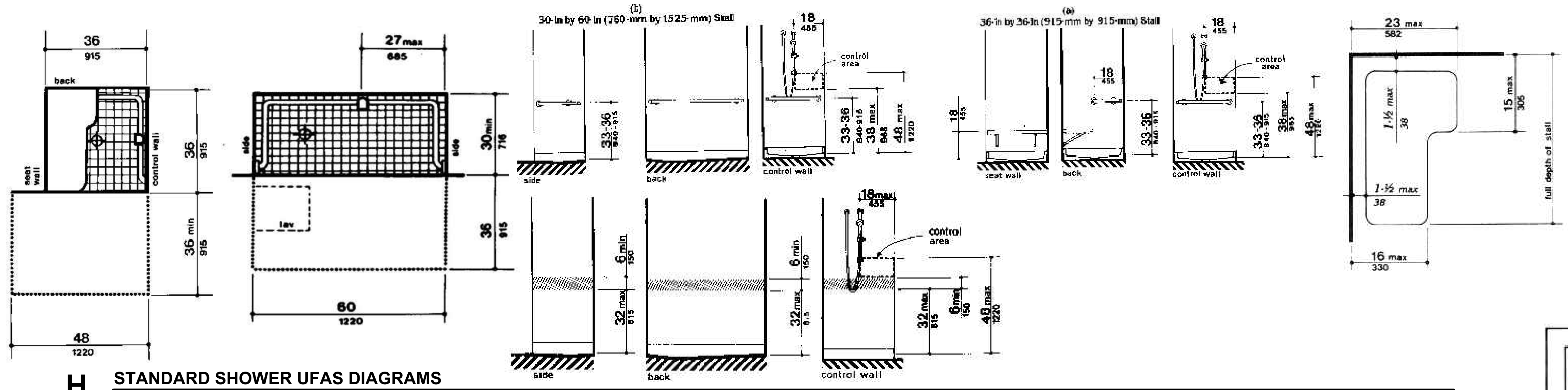


(c) Maximum Side Reach over Obstruction
 (d) Maximum Forward Reach over an Obstruction

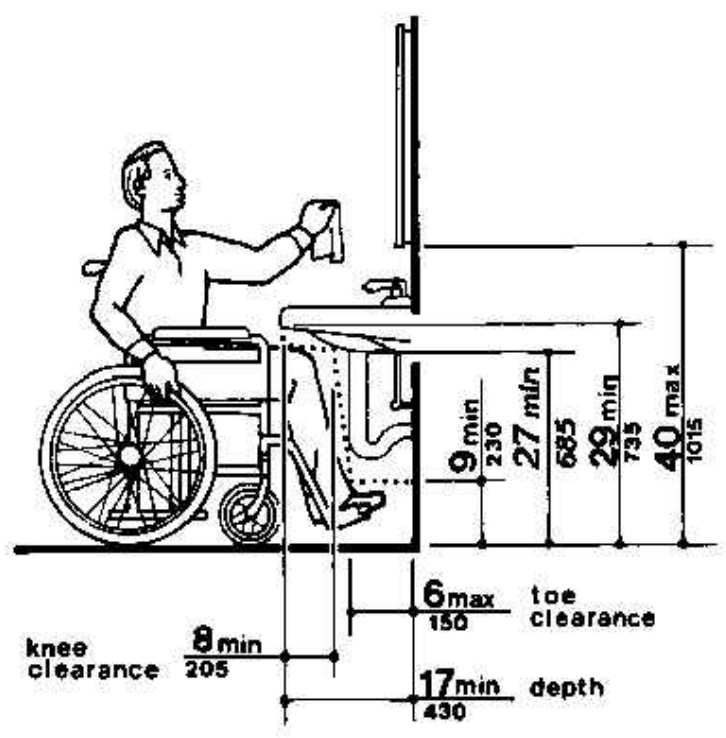
A STANDARD UFAS REACH DIAGRAMS
 NO SCALE

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

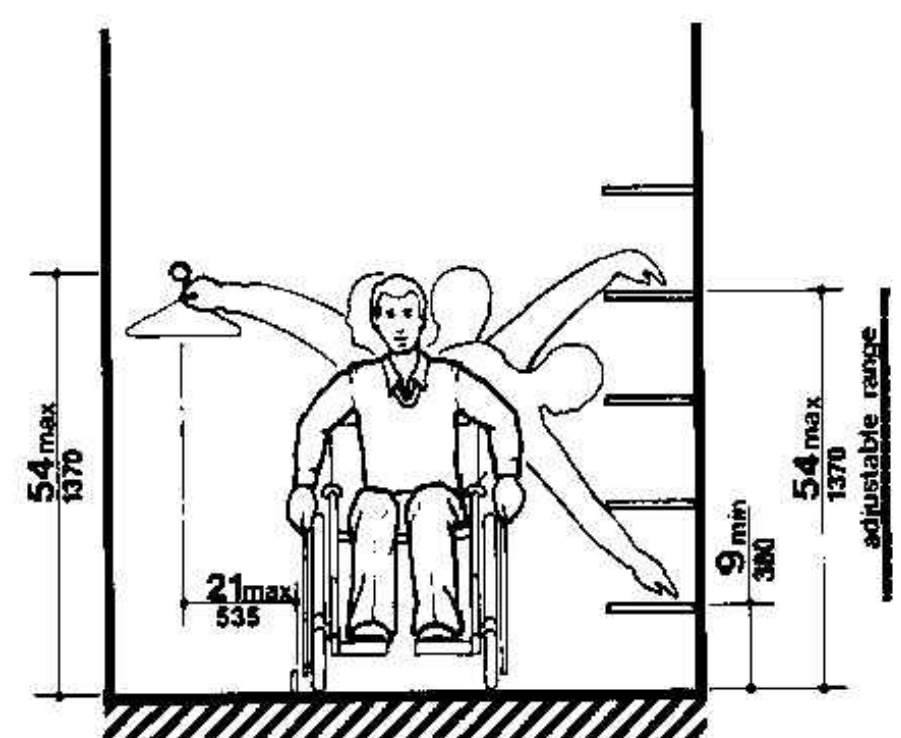
FOR REFERENCE ONLY



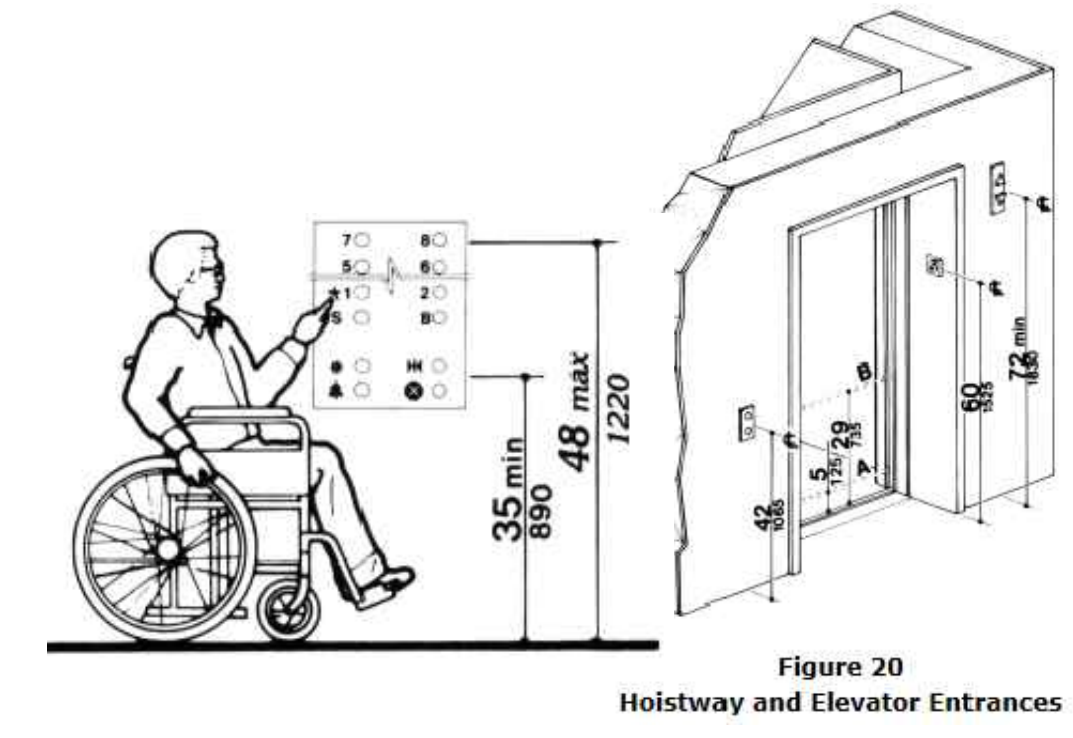
H STANDARD SHOWER UFAS DIAGRAMS
NO SCALE



G UFAS LAVATORY 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.

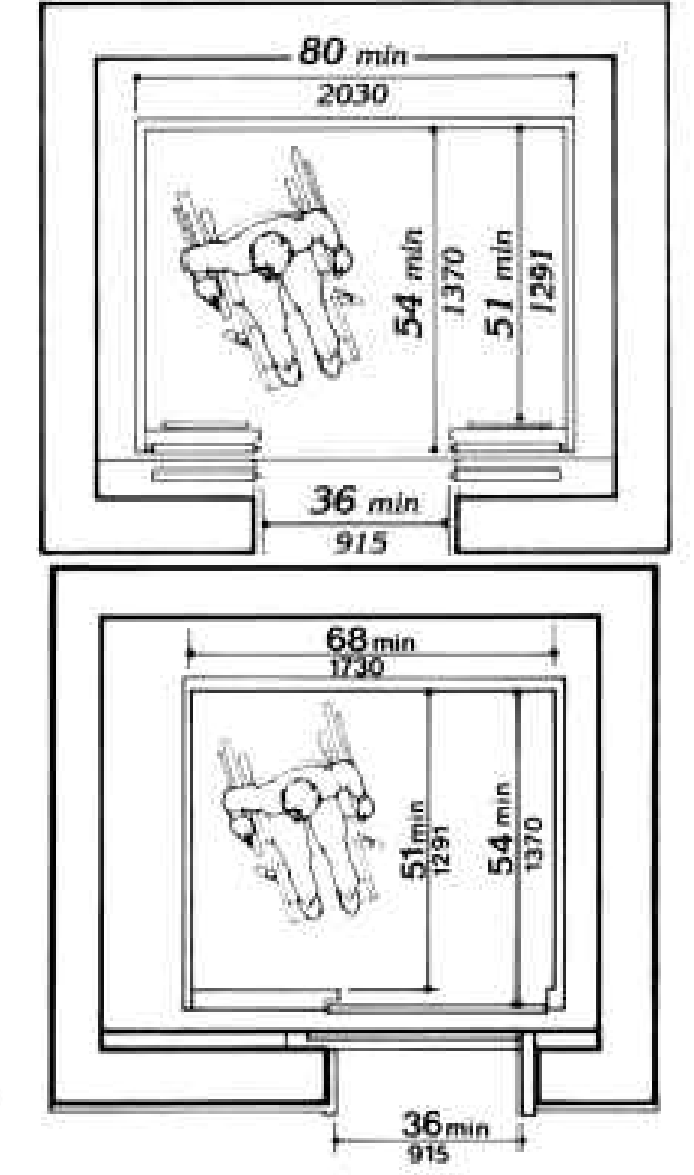
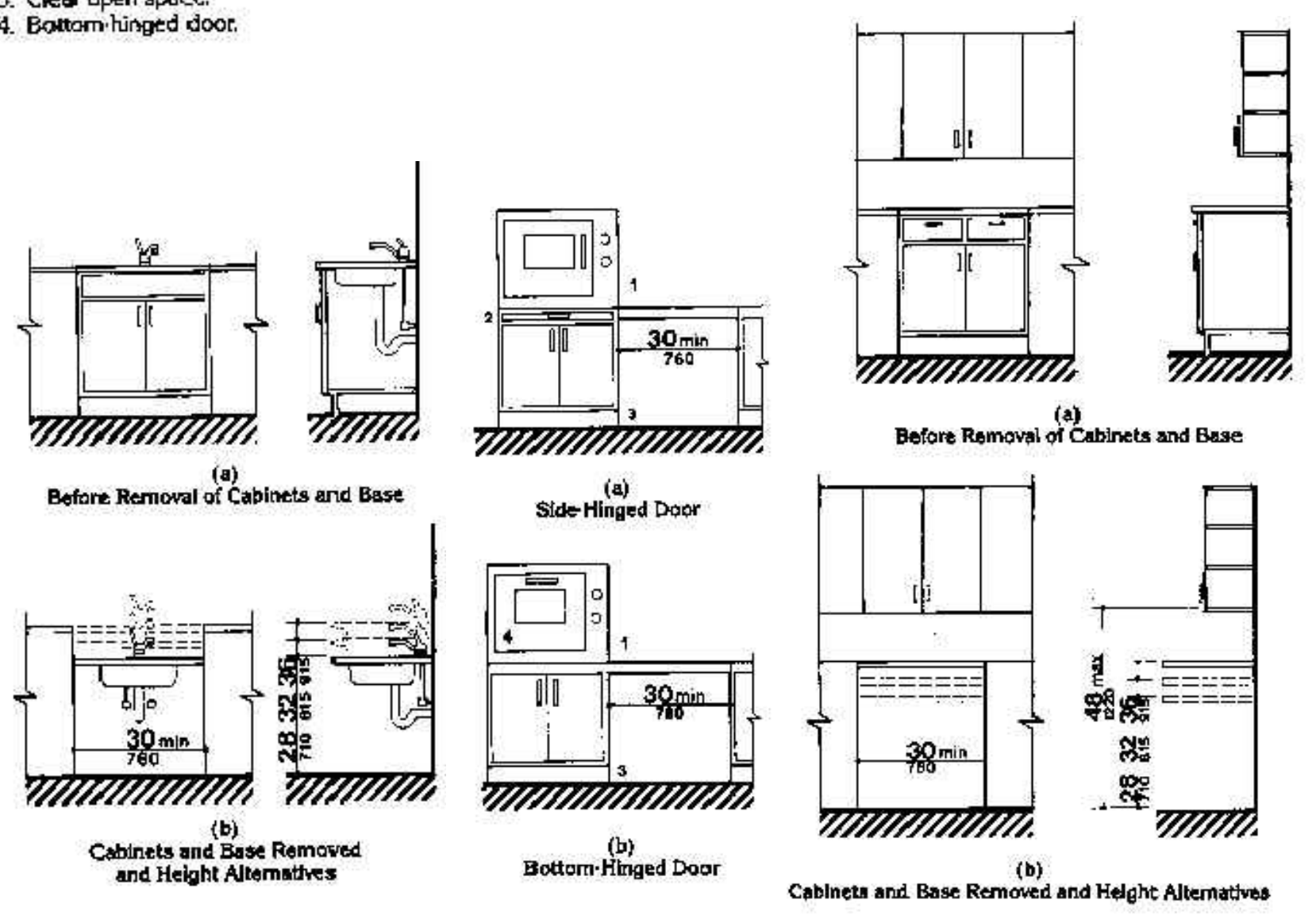
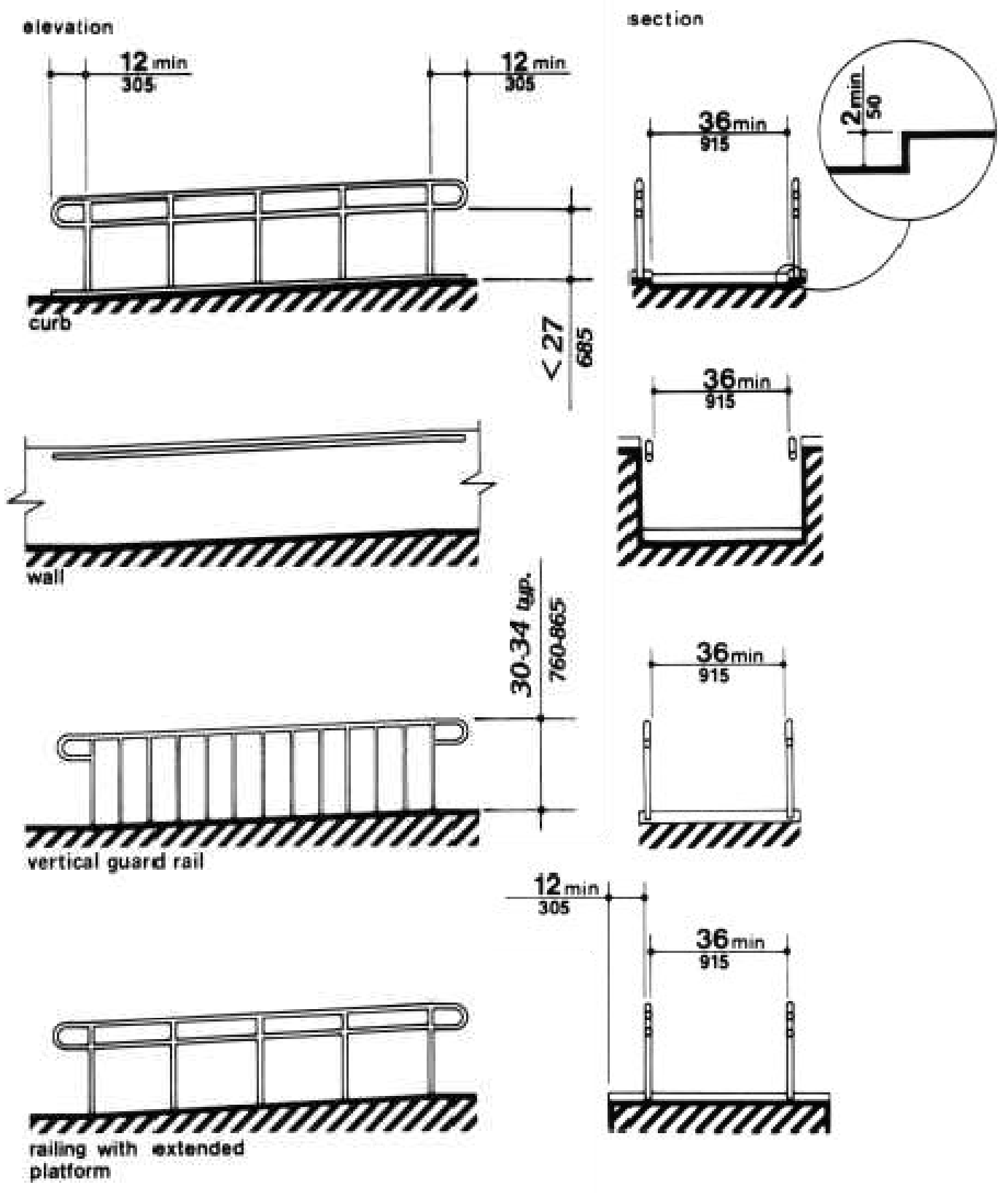


Figure 20
Hoistway and Elevator Entrances

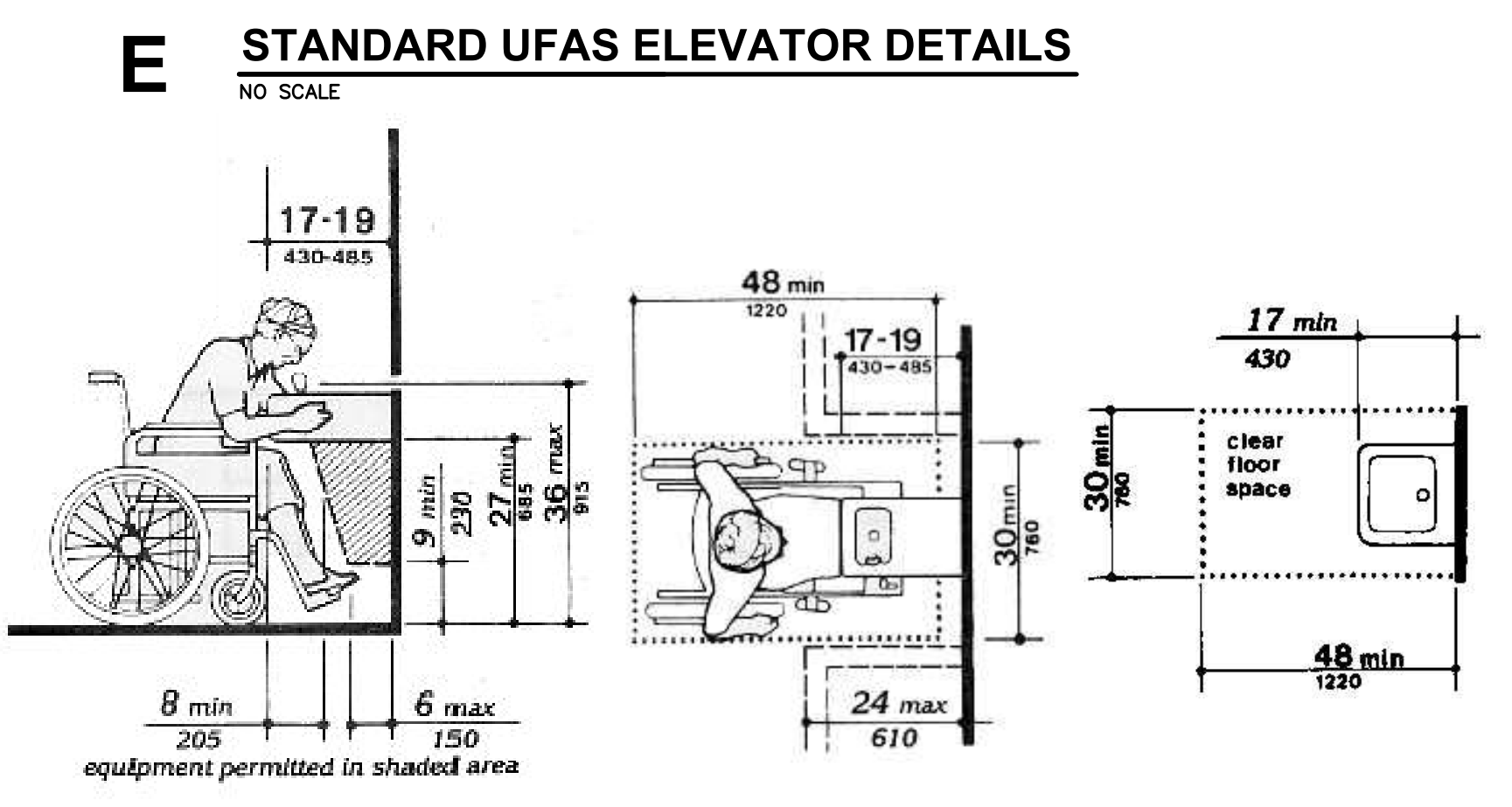
- SYMBOL KEY:
1. Countertop or wall-mounted oven.
 2. Pull-out board preferred with side-opening door.
 3. Clear open space.
 4. Bottom-hinged door.



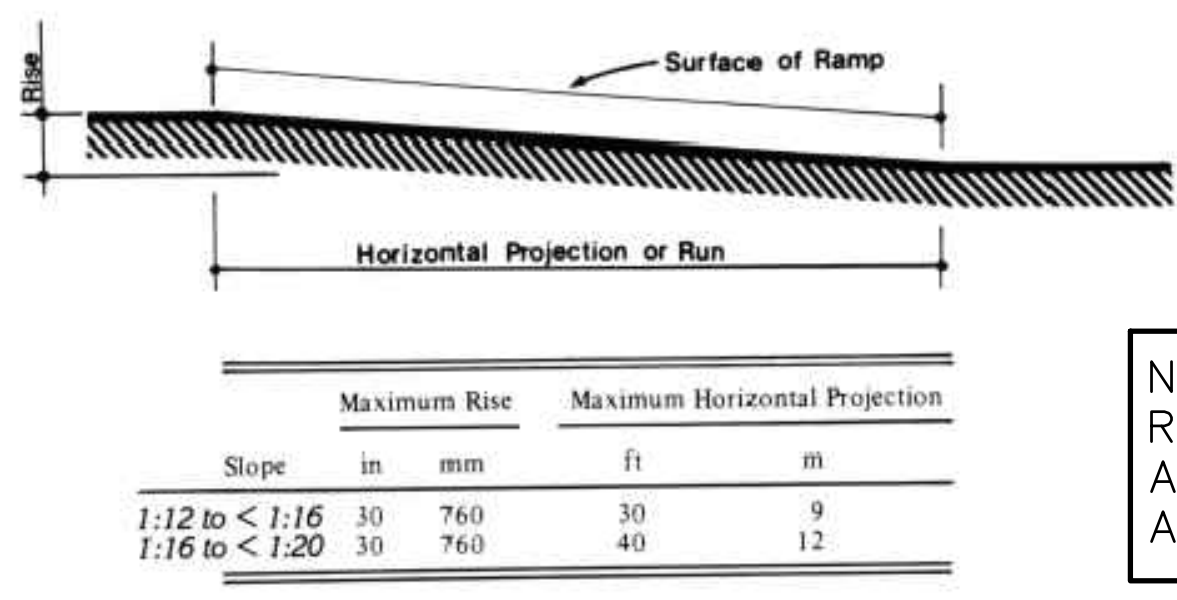
D STANDARD UFAS KITCHEN DIAGRAMS
NO SCALE



C UFAS EDGE PROTECTION
NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE
NO SCALE



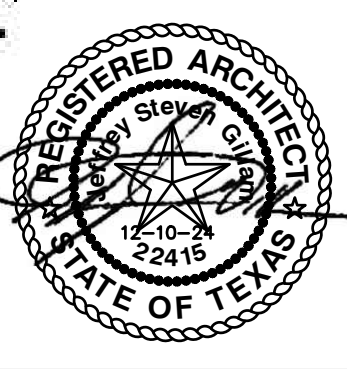
A SLOPE AND RISE
NO SCALE

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

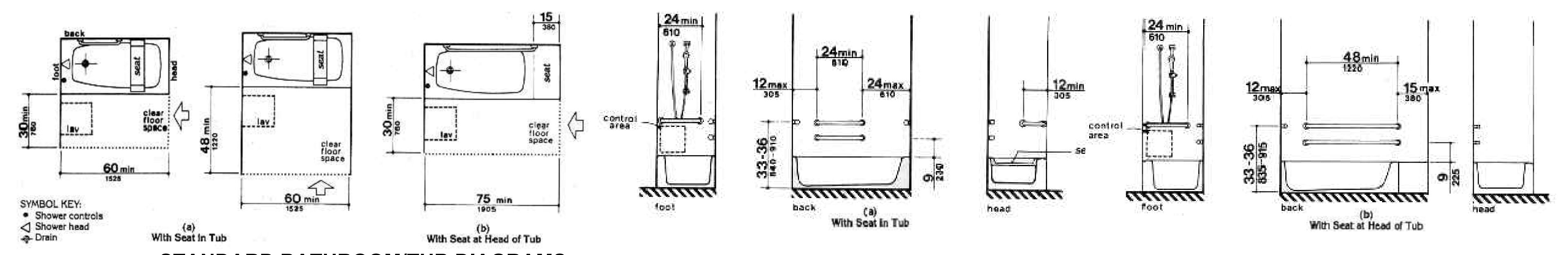
FOR REFERENCE ONLY



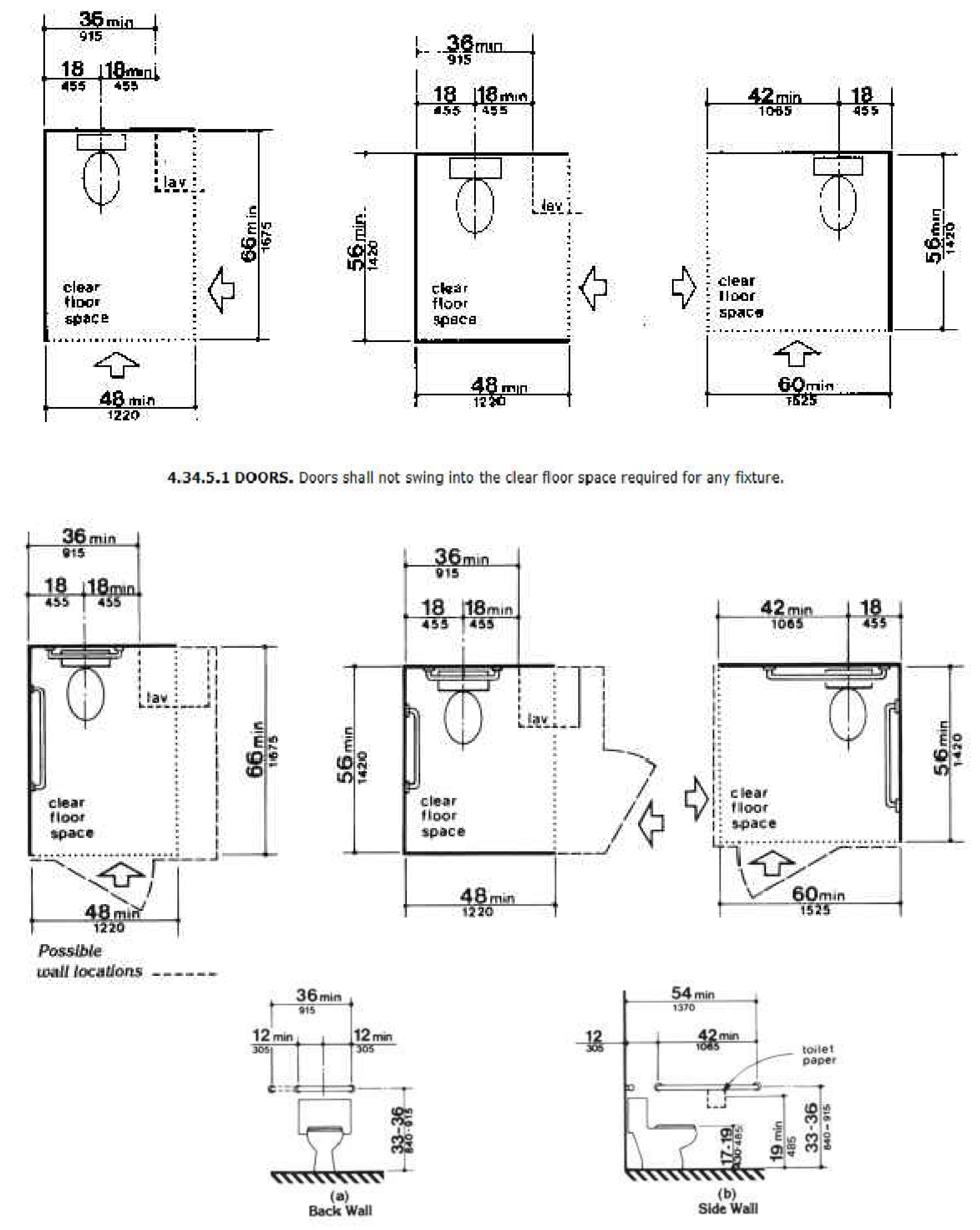
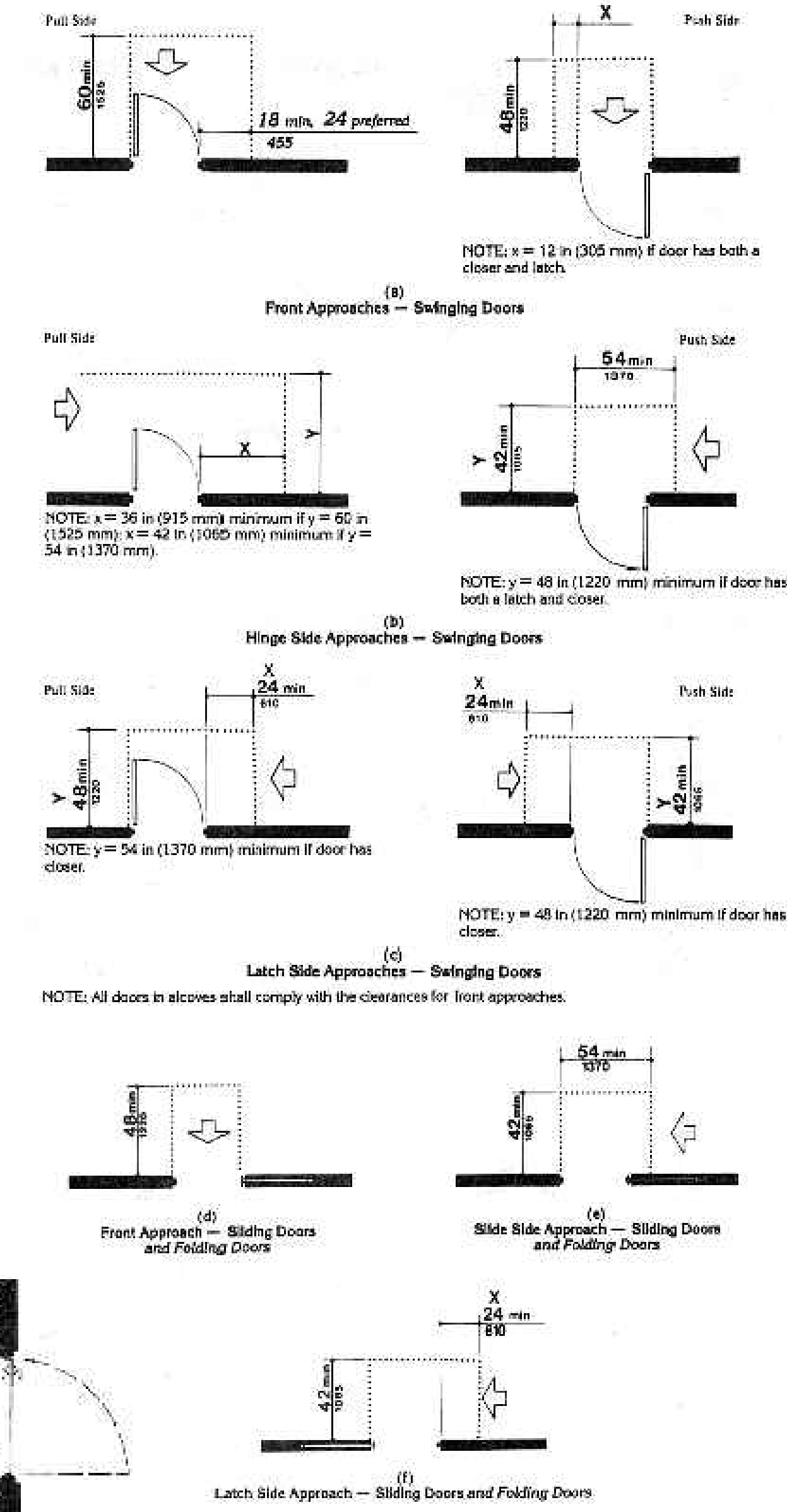
REVISION:
DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:



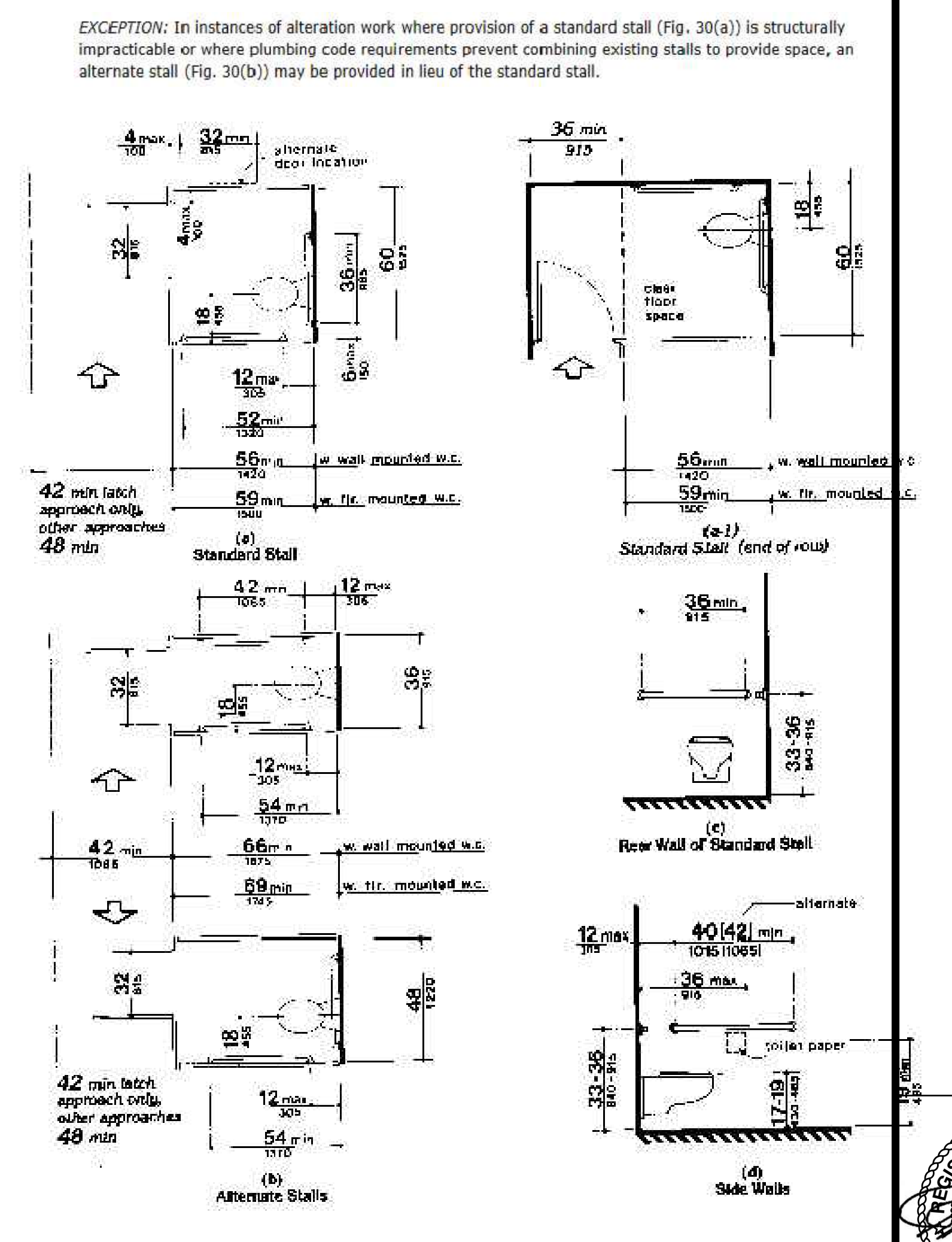
REVISION:
 DATE: 3-25-2025
 JOB: 24-3392
 SHEET NO.:



C STANDARD BATHROOM/TUB DIAGRAMS
 NO SCALE



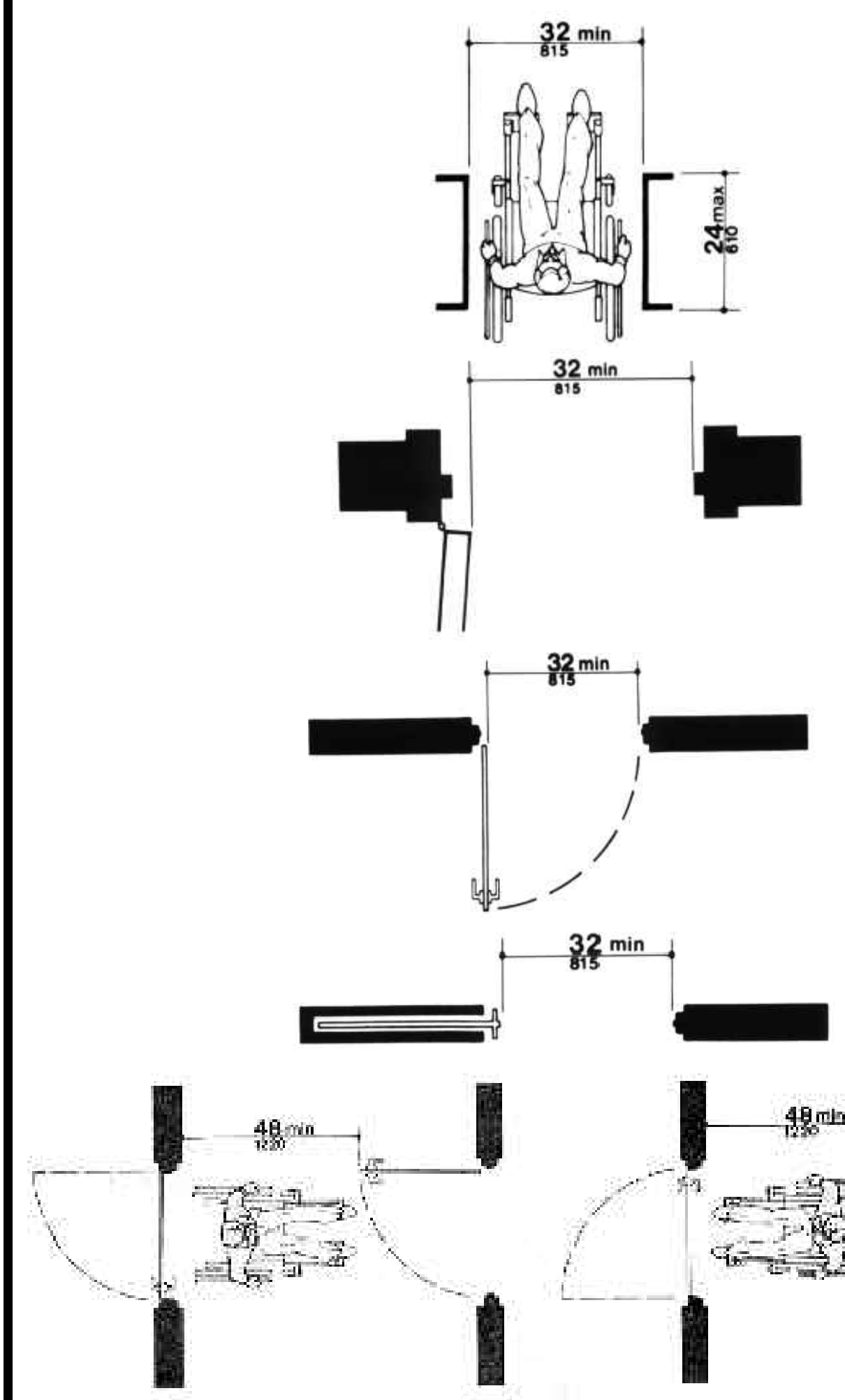
A STANDARD UFAS TOILET/WATER CLOSET DIAGRAMS
 NO SCALE



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

FOR REFERENCE ONLY

B STANDARD UFAS DOOR APPROACH/CLEARANCES
 NO SCALE



Project The Residences at Red Cedar

Energy Code: 2018 IECC
Location: Corsicana, Texas
Construction Type: Multi-family
Project Type: New Construction
Project Sub-Type: None
Conditioned Floor Area: 27,595 f2
Glazing Area: 15%
Climate Zone: 3 (2396 HDD)
Permit Date:
Permit Number:
All Electric: true
Is Renewable: false
Has Charger: false
Has Battery: false
Has Heat Pump: false

Construction Site: Corsicana, TX
Owner/Agent:
Designer/Contractor:
JonesGillamRenz
730 N Ninth Street
Salina, KS 67401

Compliance: Passes using UA trade-off
Compliance: 4.2% Better Than Code Minimum UA: 1796 Your UA: 1721 Maximum SHGC: 0.25 Your SHGC: 0.25
To be Better or Worse Than Code trade-off how close to compliance the house is based on code trade-off rules
ECHOES NOT provide an estimate of energy use or cost relative to minimum code here.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Clady R-Value	Dist. R-Value	Prog. U-Factor	Req. U-Factor	Prog. UA	Req. UA
3rd Floor Roof: Flat Ceiling or Sloped Truss	9.734	13.0	36.0	0.020	0.030	195	292
2nd Floor Roof: Flat Ceiling or Sloped Truss	252	13.0	36.0	0.020	0.030	5	8
Exterior Walls: Wood Frame, 16" o.c.	14,690	21.0	0.0	0.057	0.060	730	768
Sprinkler Room Door: Solid Door (under 50% glazing)	42			0.530	0.320	22	13
Door: C Glass Door (over 50% glazing) SHGC: 0.25	42			0.530	0.320	22	13
Type A (32 Total): Vinyl Frame SHGC: 0.25	950			0.320	0.320	304	304
Type B (57 Total): Vinyl Frame SHGC: 0.25	855			0.320	0.320	274	274
Chabrose Walls: Wood Frame, 16" o.c.	534	21.0	0.0	0.057	0.060	10	11

Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 1 of 10

Section # & Req. ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.4.1 (FR041)	Protection of insulation on HVAC piping			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.6.3 (FR182)	Hot water pipes are insulated to R-3.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.6 (FR192)	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 6 of 10

REScheck Software Version : REScheck-Web
Inspection Checklist
Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the REScheck software
Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 (PR11)	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
103.1, 103.2 (PR31)	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.7 (PR22)	Heating and cooling equipment is listed per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: _____ Cooling: _____	Heating: _____ Cooling: _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 3 of 10

Section # & Req. ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.2, 402.2.6 (FR11)	Ceiling insulation R-value.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 (FR21)	Ceiling insulation installed per manufacturer's instructions. Rown insulation marked every 300 ft.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.2.3 (FR22)	Vented attics with air permeable insulation include baffles adjacent to soffit and eave vents that extend over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
402.4 (FR31)	Attic access hatch and door insulation R-value of the adjacent assembly.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.1.2 (FR171)	Blower door test @ 50 Pa +/-5 aCh in Climate Zones 1-2, and +/-3 aCh in Climate Zones 3-8.	ACH 50 = _____	ACH 50 = _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.3.3 (FR271)	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	_____cfm/100	_____cfm/100	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.3.4 (FR41)	Duct leakage test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, ventilation may need to occur during framing inspection.	_____cfm/100	_____cfm/100	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.3.2.1 (FR21)	Air handler leakage designated by manufacturer at each of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.1.1 (FR92)	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.1.2 (FR102)	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.5.1 (FR112)	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 7 of 10

Section # & Req. ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 (FR112)	Slab edge insulation R-value.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.2 (FR112)	Slab edge insulation depth/thickness.	_____ft	_____ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 (FR112)	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 5 ft below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.8 (FR122)	Snow and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 4 of 10

Section # & Req. ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 (FR202)	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficiency and air flow limits per Table R403.6.1.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.6 (FR202)	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.6.1.1 (FR202)	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermo-siphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.6.1.2 (FR202)	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to a heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.6.2 (FR202)	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to <= 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.6.4 (FR312)	Drain water heat recovery units tested in accordance with CSA B55.1. Portable water-side pressure test of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Portable water-side pressure test of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
404.1 (FR41)	90% or more of permanent fixtures have high efficiency lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
404.1.1 (FR233)	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
401.3 (FR72)	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 9 of 10

Section # & Req. ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 (FR11)	Door U-factor.	U-_____	U-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.3, 402.5 (FR21)	Glazing U-factor (area-weighted average).	U-_____	U-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.5 (FR31)	Glazing SHGC value (area-weighted average).	SHGC: _____	SHGC: _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 (FR41)	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
404.1.1 (FR231)	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.3 (FR201)	Fenestration that is not site built is listed and labeled as meeting ANSI W-986/ANSI 1011.5-20440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
402.4.5 (FR182)	Exposed recessed lighting fixtures sealed at housing/interior finish and labeled to indicate 0.2 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.3.1 (FR121)	Supply and return ducts in attics insulated >= R-6 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Ducts located completely inside the building envelope.
403.3.2 (FR131)	Ducts, air handlers and filter boxes are tested with combinations compliant with International Mechanical Code or International Residential Code, as applicable.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
403.3.5 (FR133)	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
403.4 (FR172)	HVAC piping conveying fluids above 105 °F or chilled fluids below 50 °F are insulated to R-3.	R-_____	R-_____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 5 of 10

Section # & Req. ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 (FR103)	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Project Title: The Residences at Red Cedar Report date: 03/14/25
Data filename: Page 10 of 10

A APARTMENT RESCHECK SHEETS

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com



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



REVISION:

DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:

COMcheck Software Version COMcheckWeb Interior Lighting Compliance Certificate

Project Information
Energy Code: 2018 IECC
Project Title: 24073 Red Cedar
Project Type: New Construction

Construction Site: Corsicana, Texas 75110
Owner/Agent: OPF Red Cedar Partners, LLC
227 N. Santa Fe, STE 310
Salina, Kansas 67401
913-396-6310

Designer/Contractor: Tim Trethewey
LST Consulting Engineers
4809 Vie Du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042
mail@lstengineers.com

Additional Efficiency Package(s)
Credits: 1.0 Required, 1.0 Proposed
Reduced Lighting Power, 1.0 credit
Allowed Interior Lighting Power

Area Category	A		B		C		D		E	
	Quantity	Watts / ft ²	Quantity	Watts / ft ²	Quantity	Watts / ft ²	Quantity	Watts / ft ²	Quantity	Watts / ft ²
Common Space (Office)	955	0.71								679
Total Allowed Watts = 679										

Proposed Interior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A		B		C		D		E	
	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture
Common Space (Office) LED: D2 LED Downlight, LED Other Fixture Unit 16W: LED: B: Vanity Light, LED Other Fixture Unit 36W: LED: 4 FT LED Wrap, LED Other Fixture Unit 50W: LED: Pool Table Light, LED Other Fixture Unit 95W:	1	15	1	15	1	15	1	15	1	240
Total Proposed Watts = 481										

Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Software Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Timothy C. Trethewey, PE - Principal
Signature: [Signature]
Date: 03/06/2025

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 1 of 14

COMcheck Software Version COMcheckWeb Exterior Lighting Compliance Certificate

Project Information
Energy Code: 2018 IECC
Project Title: 24073 Red Cedar
Project Type: New Construction
Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: Corsicana, Texas 75110
Owner/Agent: OPF Red Cedar Partners, LLC
227 N. Santa Fe, STE 310
Salina, Kansas 67401
913-396-6310

Designer/Contractor: Tim Trethewey
LST Consulting Engineers
4809 Vie Du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042
mail@lstengineers.com

Allowed Exterior Lighting Power

Area/Surface Category	A		B		C		D		E							
	Quantity	Watts / ft ²	Quantity	Watts / ft ²	Quantity	Watts / ft ²	Quantity	Watts / ft ²	Quantity	Watts / ft ²						
Parking/Driveway (Parking area) Walkway < 10 feet wide Patio (Patio area) Stone Facade (Illuminated area of facade wall or surface)	36556 R2	0.04	Yes	1462	800 ft ²	0.5	Yes	400	250 ft ²	0.1	Yes	25	4590 R2	0.07	No	344
Total Tradable Watts (a) = 1920																
Total Allowed Watts = 2264																
Total Allowed Supplemental Watts (a) = 400																

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A		B		C		D		E							
	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture	Lamps / Fixture	# of Fixture						
Parking/Driveway (Parking area, 36556 R2): Tradable Wattage LED: R1 Area Pole Light, LED Roadway Parking Unit 130W: LED: R2 Area Pole Light, LED Roadway Parking Unit 42W: LED: R3 Area Pole Light, LED Roadway Parking Unit 42W: Walkway < 10 feet wide (800 ft ² of walkway length): Tradable Wattage LED: W: Ext. Wallpack, LED Other Fixture Unit 16W:	1	2	137	274	1	4	13	132	1	2	33	66	1	1	33	33
Total Proposed Watts = 1210																

Exterior Lighting Compliance Statement
Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Software Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Timothy C. Trethewey, PE - Principal
Signature: [Signature]
Date: 03/06/2025

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 2 of 14

Mechanical Compliance Certificate

COMcheck Software Version COMcheckWeb

Project Information
Energy Code: 2018 IECC
Project Title: 24073 Red Cedar
Project Type: New Construction

Construction Site: Corsicana, Texas 75110
Owner/Agent: OPF Red Cedar Partners, LLC
227 N. Santa Fe, STE 310
Salina, Kansas 67401
913-396-6310

Designer/Contractor: Tim Trethewey
LST Consulting Engineers
4809 Vie Du Lac Place, Suite 201
Manhattan, Kansas 66503
785-587-8042
mail@lstengineers.com

Additional Efficiency Package(s)
Credits: 1.0 Required, 1.0 Proposed
Reduced Lighting Power, 1.0 credit

Mechanical Systems List
Quantity System Type & Description

- FAC-07 (Single Zone w/ Perimeter System): Heating: 1 each - Unit Heater, Electric, Capacity = 6 kBtu/h. No minimum efficiency requirement applies. Cooling: 1 each - Packaged Terminal Unit, Capacity = 7 kBtu/h, Air-Cooled Condenser, Unknown Economizer. Proposed Efficiency = 13.40 EER, Required Efficiency = 11.90 EER. Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00.
- BC-1HP-1 (Single Zone): Split System Heat Pump. Heating Mode, Capacity = 27 kBtu/h. Proposed Efficiency = 8.20 HSPF, Required Efficiency = 14.00 SEER. Cooling Mode, Capacity = 27 kBtu/h. Proposed Efficiency = 14.50 SEER, Required Efficiency = 14.00 SEER. Proposed Part Load Efficiency = 0.00, Required Part Load Efficiency = 0.00. Fan System: BC-1 Fan - Compliance (Motor nameplate HP and fan efficiency method) - Pases. Fan: Fan 1 Supply, Constant Volume, 1300 CFM, 0.3 motor nameplate hp, 0.0 fan efficiency grade, 0.0 total fan efficiency, 0.0 design fan efficiency, fan CFM: Single fan <= 5HP.
- Water Heater: Electric Storage Water Heater, Capacity: 20 gallons w/ Circulation Pump. Proposed Efficiency: 1.65 SL, Min (If = 12 KW), Required Efficiency: 1.65 SL, % (If = 12 KW).

Mechanical Compliance Statement
Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2018 IECC requirements in COMcheck Software Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Timothy C. Trethewey, PE - Principal
Signature: [Signature]
Date: 03/06/2025

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 4 of 14

Section # & Req ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature and outdoor temperature. Future connection to controls.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C404.6.1	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C404.6.3	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C404.7	Demand recirculation water systems have controls that start the pump upon receiving a signal from the appliance and limits the temperature of the water entering the cold-water piping to 104°F.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 6 of 14

Section # & Req ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C404.6.2	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C404.6.3	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C404.7	Demand recirculation water systems have controls that start the pump upon receiving a signal from the appliance and limits the temperature of the water entering the cold-water piping to 104°F.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 7 of 14

Section # & Req ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.7.4	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-5.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.11.3	HVAC piping insulation insulated in accordance with Table C403.1.1.3.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.8.1	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.8.3	Fans have efficiency grade (IEG) >= 0.7. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.8.4	Motors for fans that are not less than 1/2 hp and less than 3 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.8.5	Each DX cooling system > 65 kBtu/h and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.12.1	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.2	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.7.1	Demand control ventilation provided for spaces >500 ft ² and >25 people/1000 ft ² occupant density and served by systems with an economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.7.2	Enclosed parking garage ventilation has automatic condensate detection and capacity to stage or modulate fans to 50% or less of design capacity.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.7.6	HVAC systems serving guestrooms in Group R-3 buildings with > 50 guestrooms. Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation use sections C403.7.6.1 and C403.7.6.2.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 8 of 14

Section # & Req ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.7.4	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.7.5	Kitchen exhaust systems comply with requirements and maximum exhaust rate criteria.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.11.1	HVAC ducts and plenums insulated in accordance with C403.11.1 and C403.11.2.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.11.2	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or tower leakage positive circulation dampers. Open-circuit tower with heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop. Open or closed-circuit cooling towers have a separate heat exchanger to isolate the cooling tower from the heat pump loop, and heat loss is controlled by shutting down the circulation pump on the cooling tower loop.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.4	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures >= 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C403.3	Hot gas bypass limited to: <= 240 kBtu/h - 50% >240 kBtu/h - 25%	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2	Air outlets and zone terminal devices have means for air balancing.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.5	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressor and remote condensers not located in a condensing unit, have fan-powered systems that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2.	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 9 of 14

Inspection Checklist

COMcheck Software Version COMcheckWeb
Energy Code: 2018 IECC

Requirements: 100.0% were addressed directly in the COMcheck software. Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req ID	Plan Review	Complies?	Comments/Assumptions
C103.2 (R12)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and documents where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C103.2 (R13)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the service water heating systems and equipment and documents where exceptions to the standard are claimed. Hot water system sized per manufacturer's sizing guide.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C103.2 (R14)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and documents where exceptions to the standard are claimed. Information provided should include: interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C103.2 (R15)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and documents where exceptions to the standard are claimed. Information provided should include: exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C406 (R19)	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not Comply <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

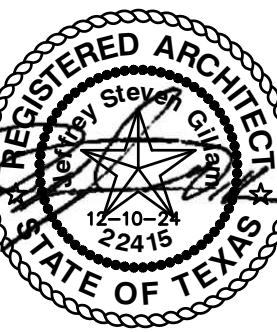
Additional Comments/Assumptions:
1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Project Title: 24073 Red Cedar
Data filename: Report date: 03/06/25
Page 5 of 14

A APARTMENT COMCHECK SHEETS

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



REVISION:

DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:

EN2

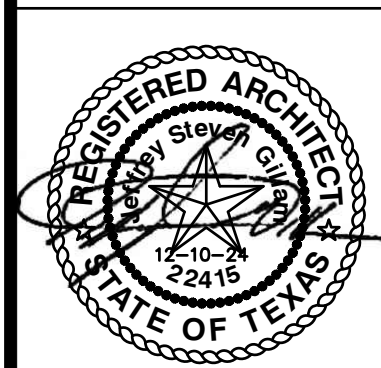
Section # & Req. ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3 [EL2.3]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3.2 Daylight-responsive controls for applicable spaces. C405.2.3.1 Daylight-responsive control function and section C405.2.3.2 Subtit zone.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.2.4 [EL2.4]	Separate lighting control devices for specific uses installed per approved lighting plans.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.4 [EL2.7]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.5 [EL2.8]	Manual controls required by the energy code are in a location with ready access to occupants and located where the controlled lights are visible, or identify the area served and their status.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.2.6 [EL3.0]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting to 30%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.3 [EL4]	Exit signs do not exceed 5 watts per face.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.6 [EL2.6]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.7 [EL2.7]	Electric motors meet the minimum efficiency requirements of Tables C405.7.1 through C405.7.4. Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.8.2 [EL2.8]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C405.9 [EL2.9]	Total voltage drop across the combination of feeders and branch circuits ≤ 5%.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
Additional Comments/Assumptions:			
<input type="checkbox"/> High Impact (Tier 1) <input type="checkbox"/> Medium Impact (Tier 2) <input type="checkbox"/> Low Impact (Tier 3)			
Project Title: 24073 Red Cedar Report date: 03/06/25 Data filename: Page 11 of 14			

Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C303.3 C408.2.5 2 [F117]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.3 C408.2.5 1 [F117]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.2 [F127]	HVAC systems and equipment capacity does not exceed calculated loads.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.4 1 [F147]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.4 1 [F142]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.4.1 2 [F138]	Thermostatic controls have a 5 °F deadband.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.4 1,3 [F120]	Temperature controls have setpoint overlap restrictions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.4 2 [F139]	Each zone equipped with setback controls using automatic time clock or programmable control system.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.4 2,1, C403.2.4 2,2, [F140]	Automatic Controls: Setback to 55°F (heat) and 65°F (cool), 7-day clock, 2-hour occupant override, 10-hour backup.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C403.2.4 2,3 [F141]	Systems include optimum start controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C404.3 [F113]	Heat traps installed on supply and discharge piping of non-circulating systems.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C404.4 [F125]	All piping insulated in accordance with section details and Table C403.11.3.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
Additional Comments/Assumptions:			
<input type="checkbox"/> High Impact (Tier 1) <input type="checkbox"/> Medium Impact (Tier 2) <input type="checkbox"/> Low Impact (Tier 3)			
Project Title: 24073 Red Cedar Report date: 03/06/25 Data filename: Page 12 of 14			

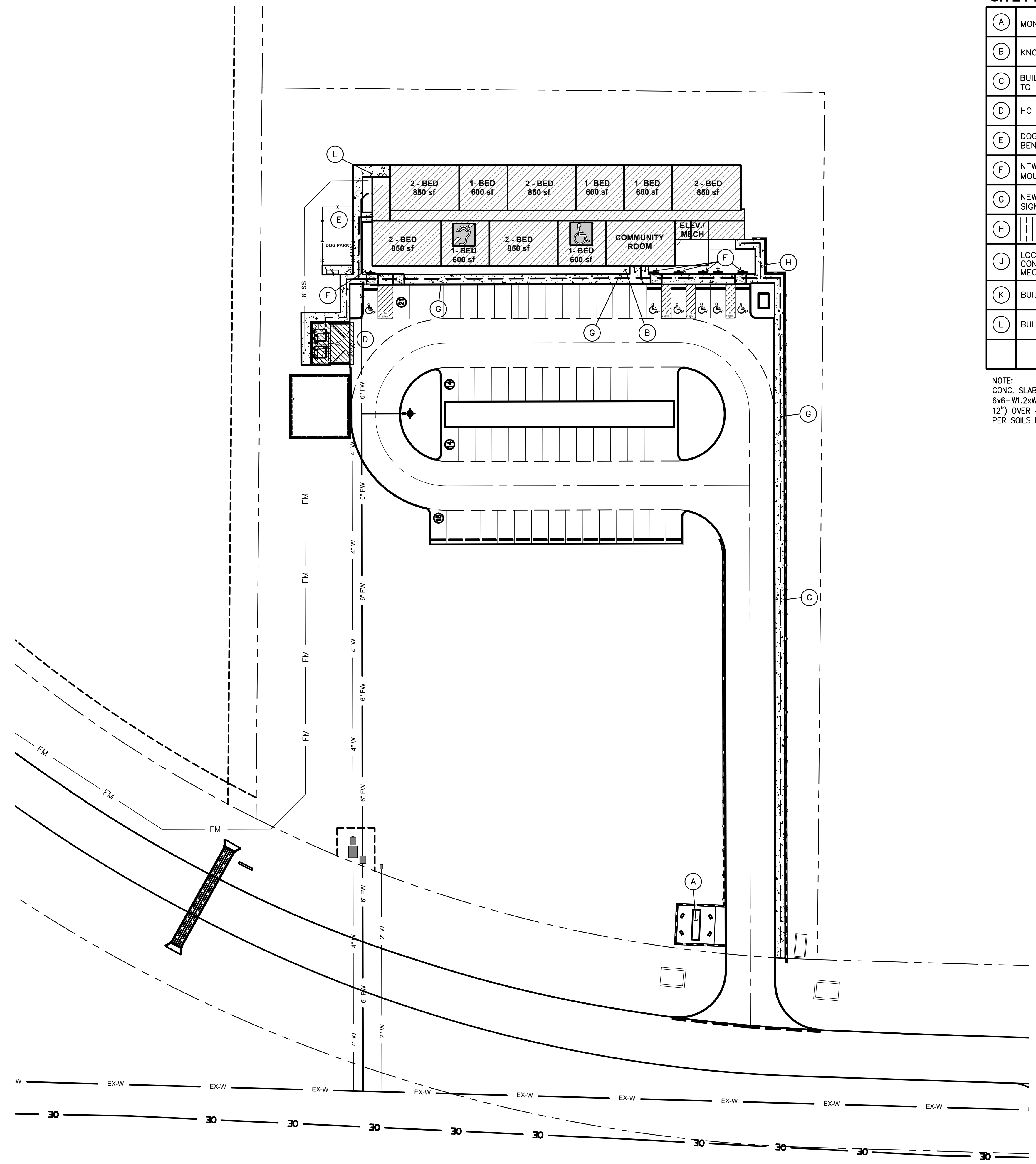
Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C404.6.1 [F122]	Controls are installed that limit the operation of a recirculation pump installed to maintain temperature of a storage tank. System return pipe is a dedicated return pipe or a cold water supply pipe.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C405.4.1 [F181]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Interior Lighting fixture schedule for values.
C405.5.1 [F191]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Exterior Lighting fixture schedule for values.
C408.1.1 [F157]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building equipment and systems are intended to be installed, maintained, and operated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.1 [F128]	Commissioning plan developed by registered design professional or approved agency.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.3 1 [F311]	HVAC equipment has been tested to ensure proper operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.3 2 [F107]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.4 [F129]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5 [F17]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5 1 [F167]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.2.5 3 [F43]	An air and/or hydronic system balancing report is provided for HVAC systems.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
Additional Comments/Assumptions:			
<input type="checkbox"/> High Impact (Tier 1) <input type="checkbox"/> Medium Impact (Tier 2) <input type="checkbox"/> Low Impact (Tier 3)			
Project Title: 24073 Red Cedar Report date: 03/06/25 Data filename: Page 13 of 14			

Section # & Req. ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5 4 [F130]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C408.3 [F137]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
Additional Comments/Assumptions:			
<input type="checkbox"/> High Impact (Tier 1) <input type="checkbox"/> Medium Impact (Tier 2) <input type="checkbox"/> Low Impact (Tier 3)			
Project Title: 24073 Red Cedar Report date: 03/06/25 Data filename: Page 14 of 14			

A APARTMENT COMCHECK SHEETS



REVISION: _____
 DATE: 3-25-2025
 JOB: 24-3392
 SHEET NO.: _____



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

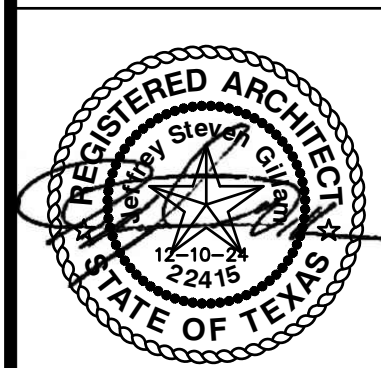
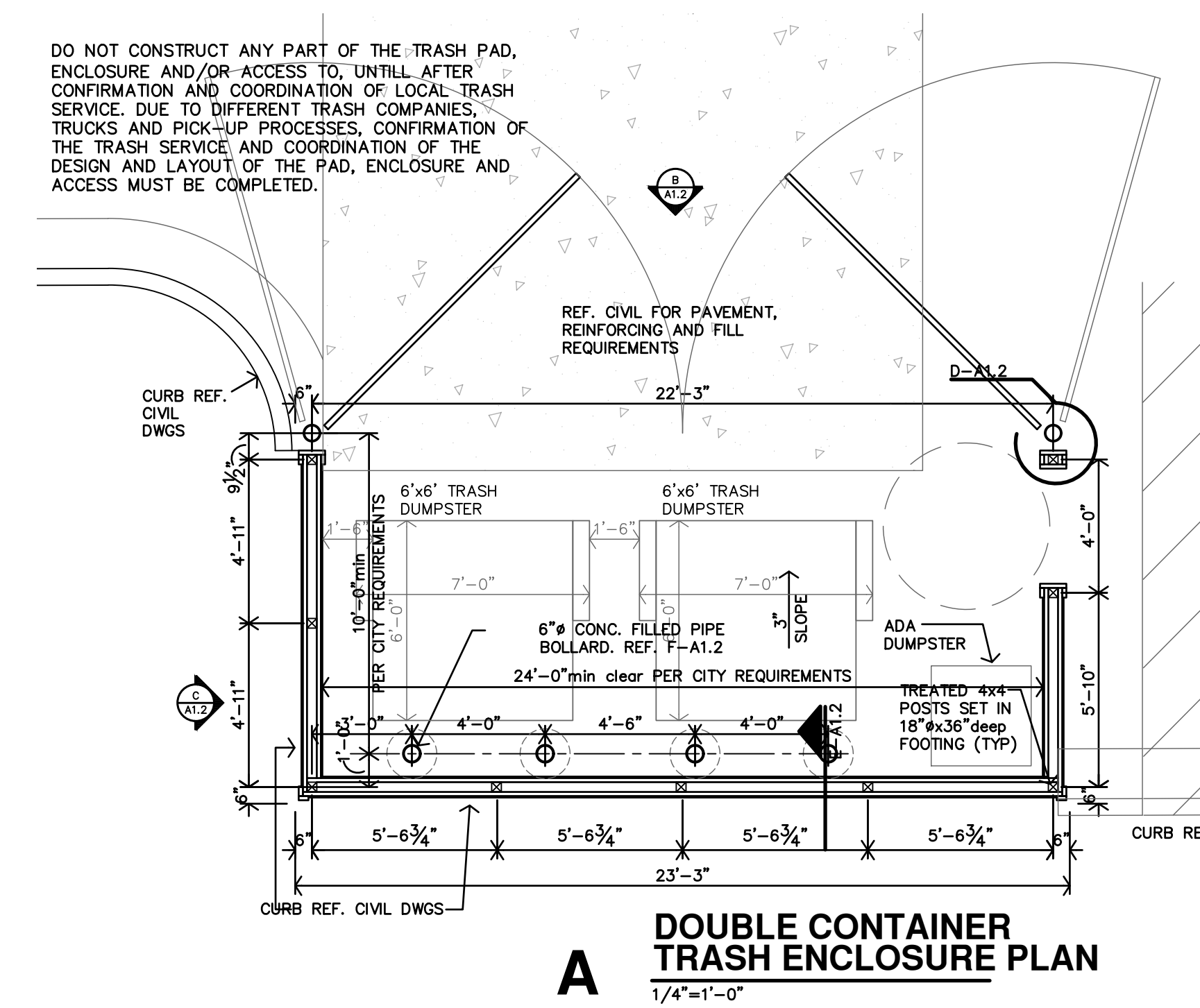
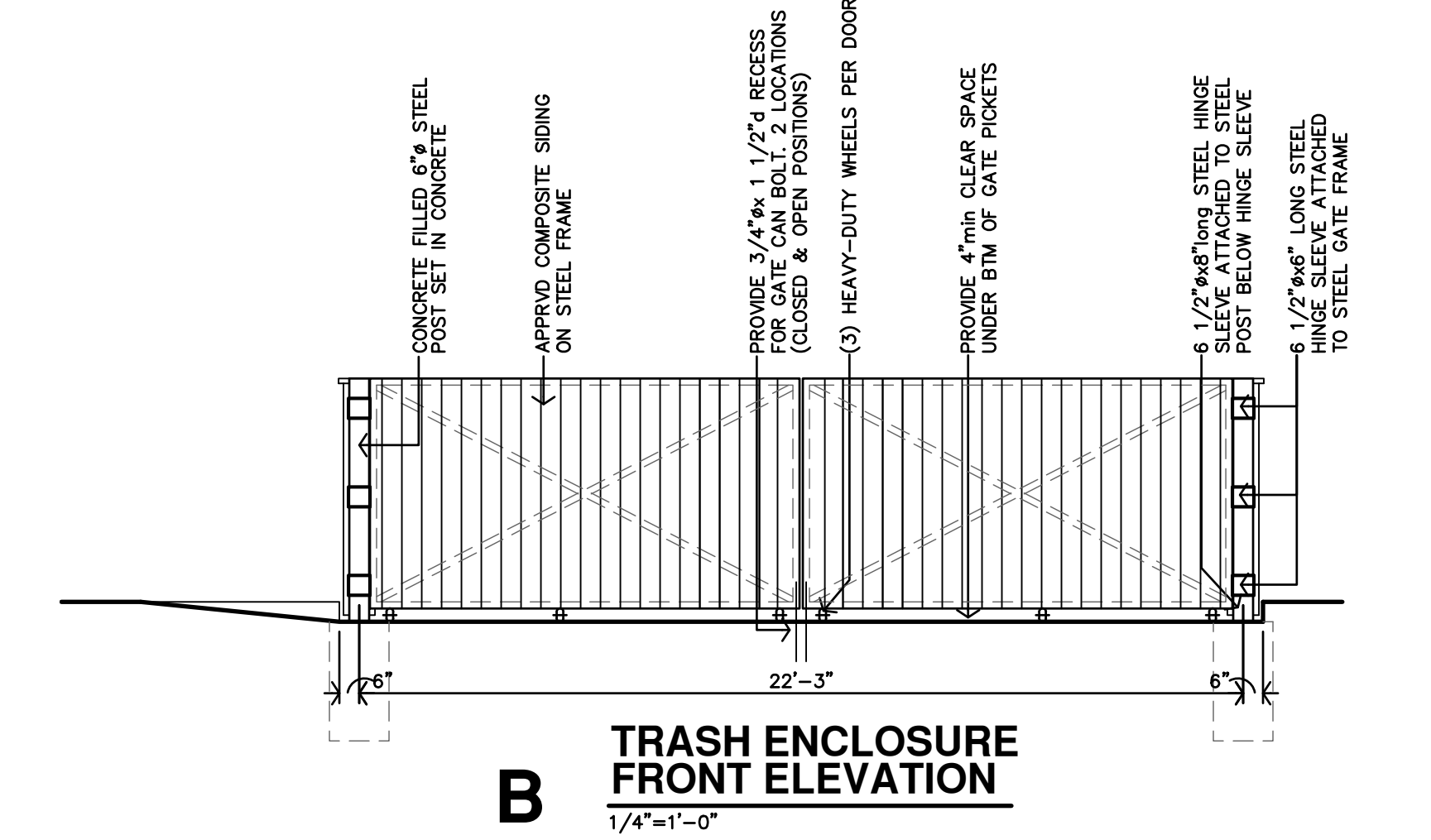
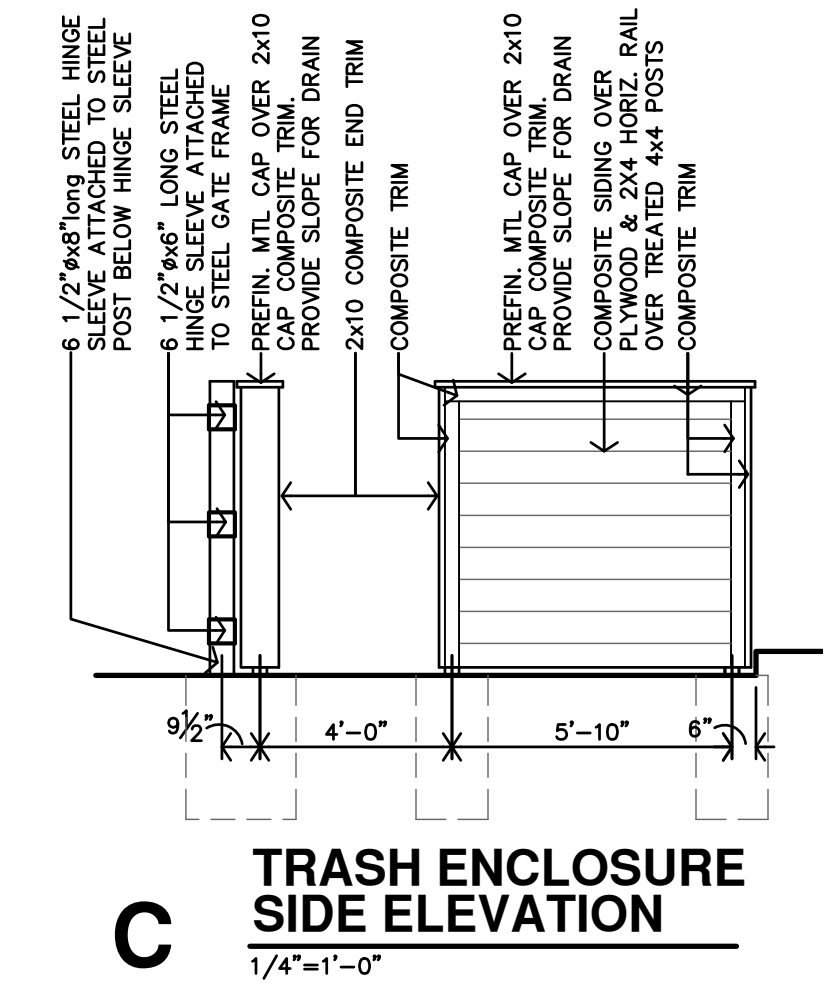
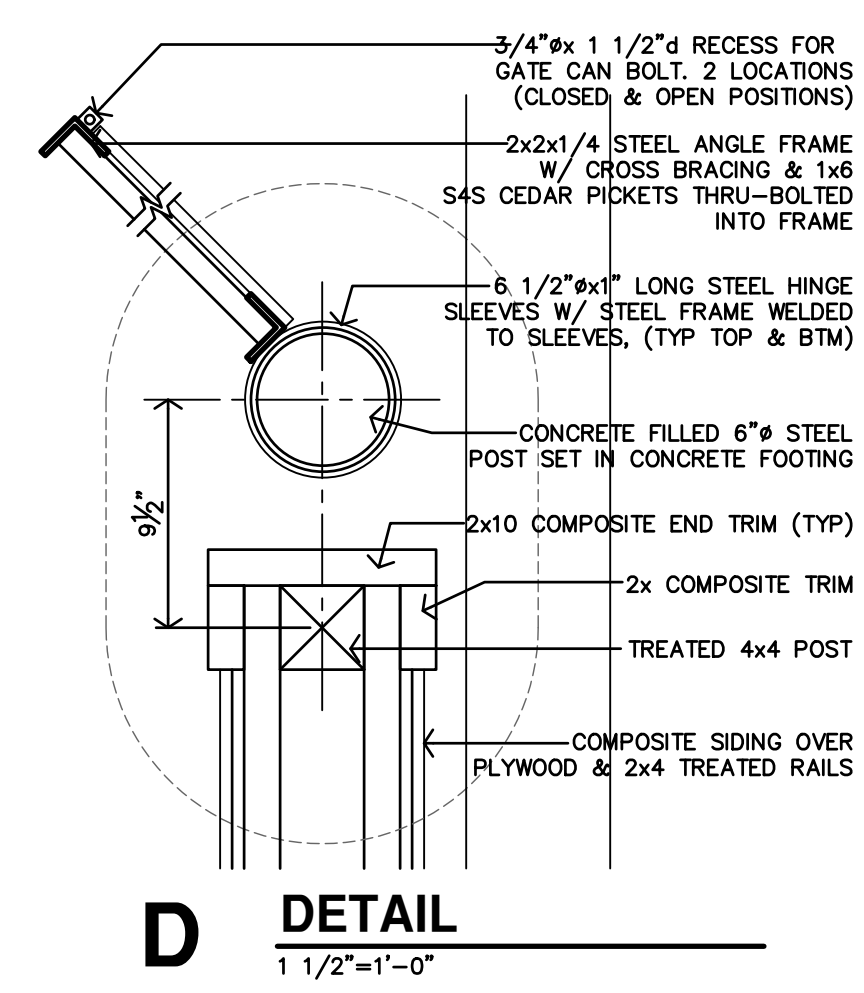
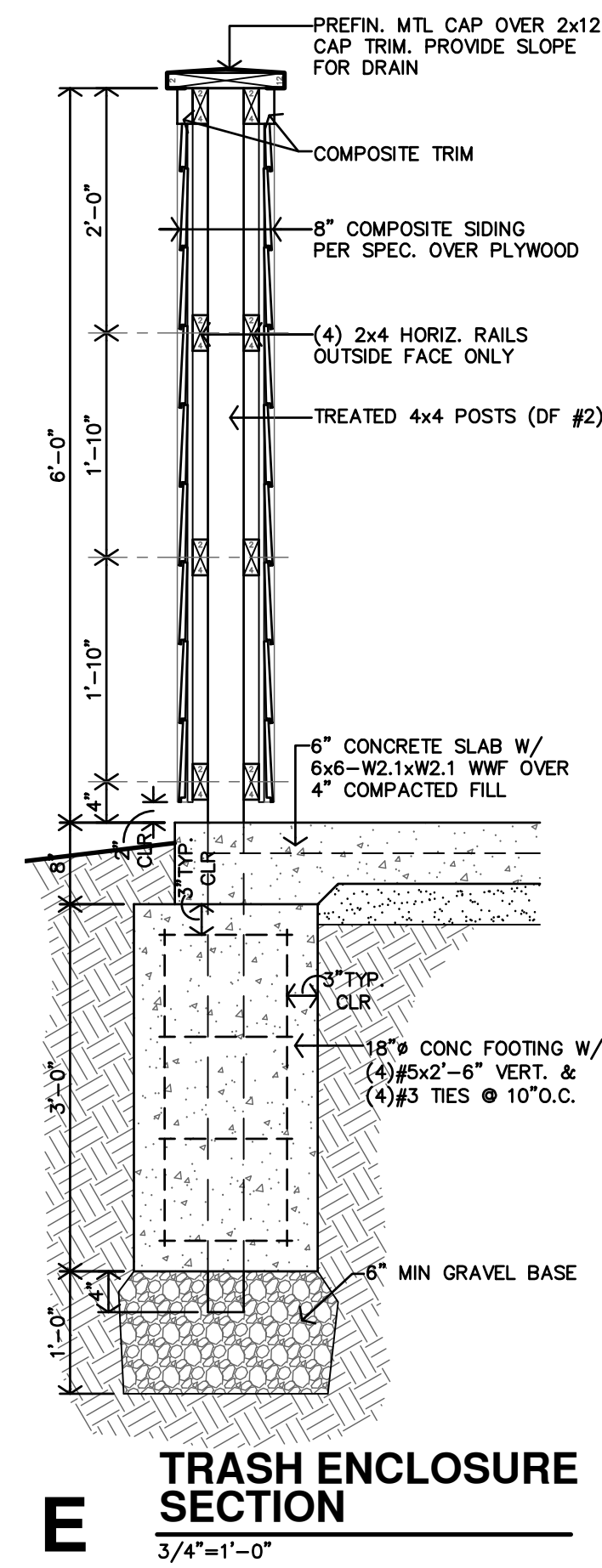
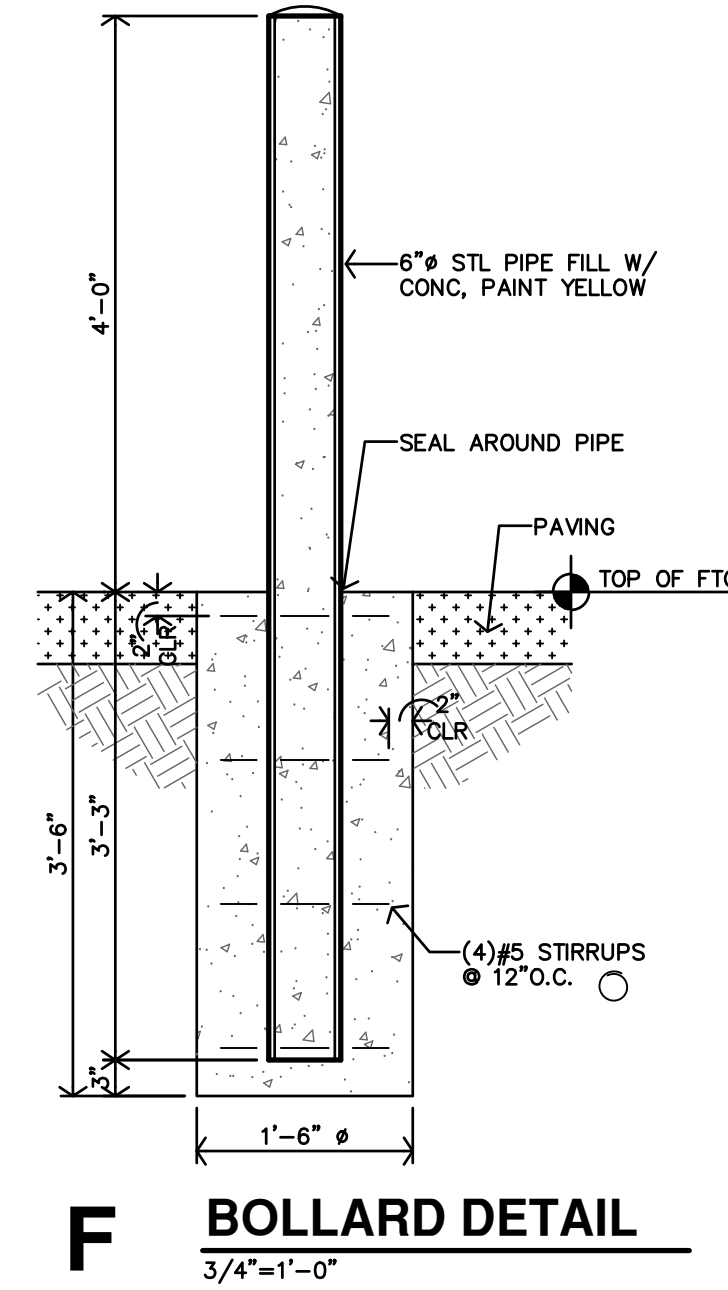
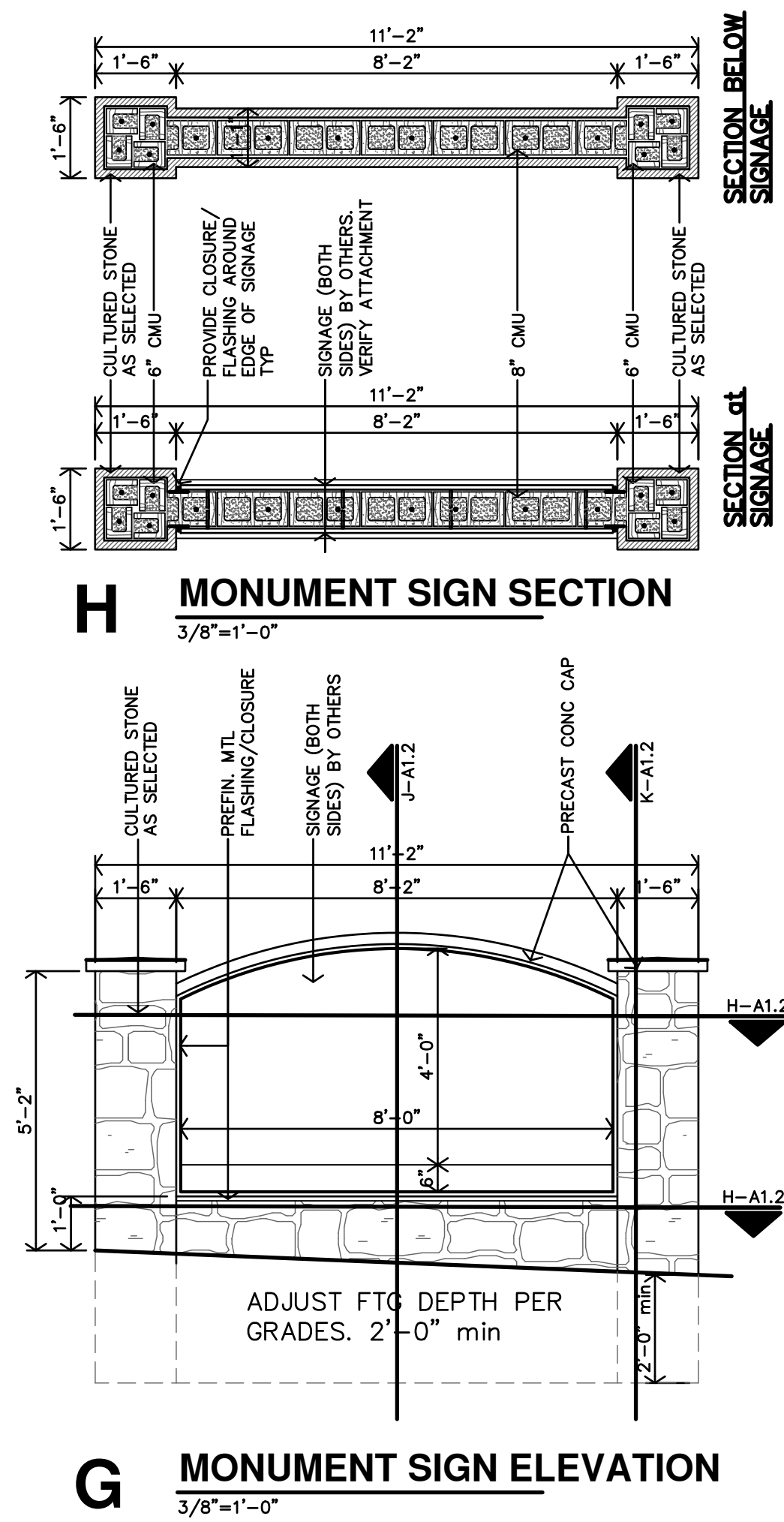
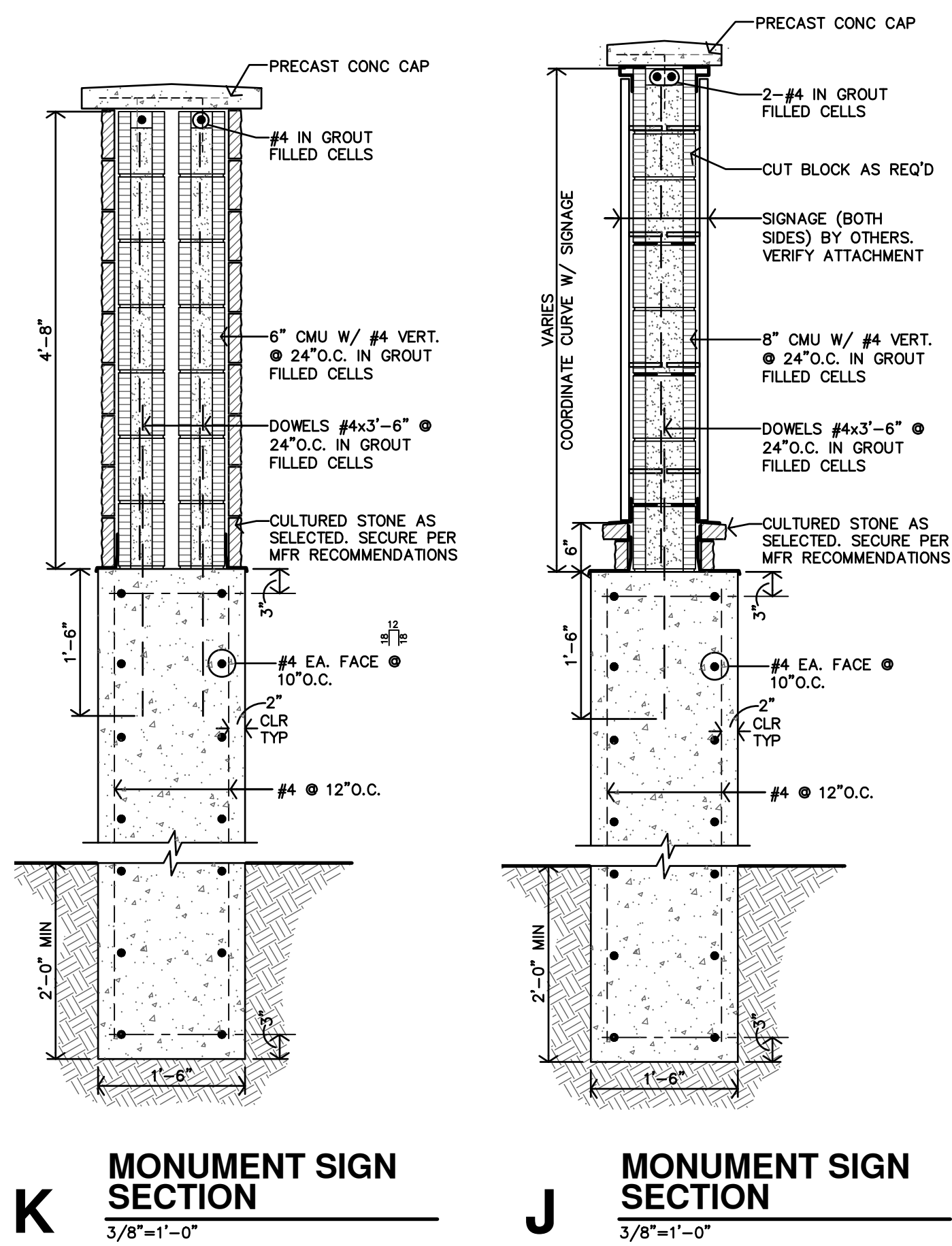
FLOOD PLAIN
 BASED ON THE FEMA FLOOD PLAIN MAPS, THIS PROJECT SITE IS LOCATED IN ZONE X.

STORM WATER RETENTION
 ON SITE STORM WATER DETENTION IS REQUIRED AND SHOWN

A SITE PLAN
 1"=30'-0"



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 JOB: 24-3392
 SHEET NO.:



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DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:

A1.2



REVISION:

 DATE: 3-25-2025
 JOB: 24-3392
 SHEET NO.:



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

POLYWOOD
 All Weather Furnishings

POLYWOOD Blog

SITE SEARCH: KEYWORD or SKU WHERE TO BUY

COLLECTIONS FURNITURE TYPES ABOUT RESOURCES CONTACT US

HOME » POLYWOOD® TRADITIONAL GARDEN 60" BENCH

POLYWOOD® Traditional Garden 60" Bench
 SKU: TGB60

Share the beauty of your outdoor oasis with someone special on this spacious garden bench.

SELECT FRAME COLOR: [Color swatches]

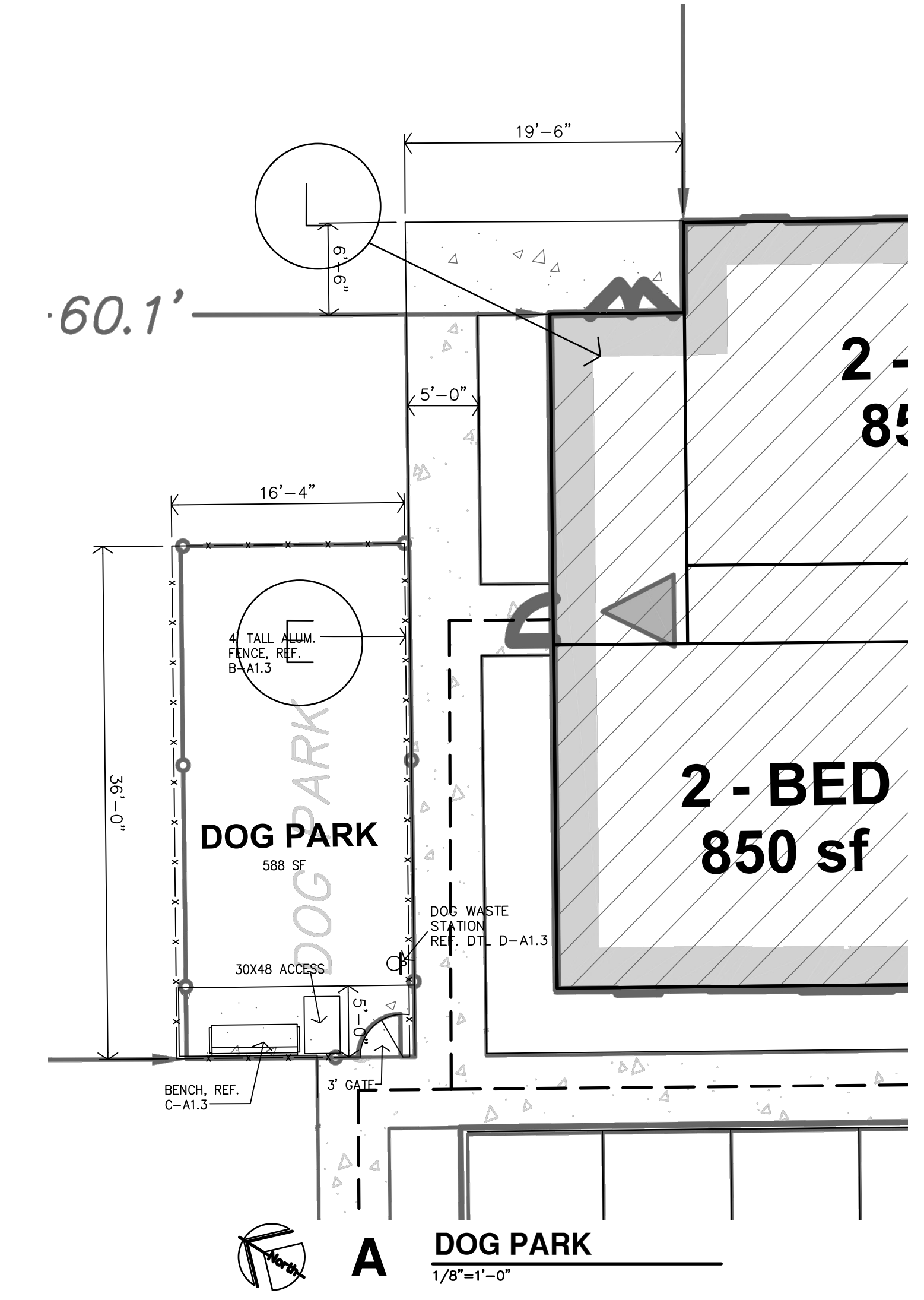
SPECIFICATIONS

SKU	TGB60
Overall Height	35"
Overall Width	60"
Overall Depth	25"
Seat Height	17"
Seat Size	55" x 18"

LIKE IT? SHARE IT.
 Like Sign Up to see what your friends like.
 Tweet
 +1
 Share

ZOOM

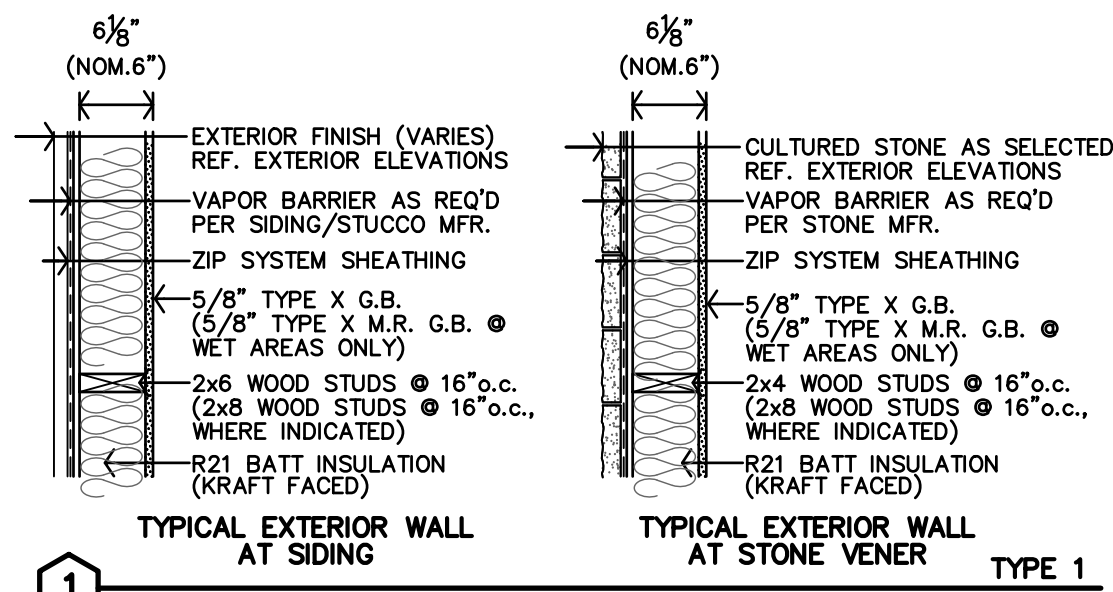
C BENCH DETAILS
 NO SCALE



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

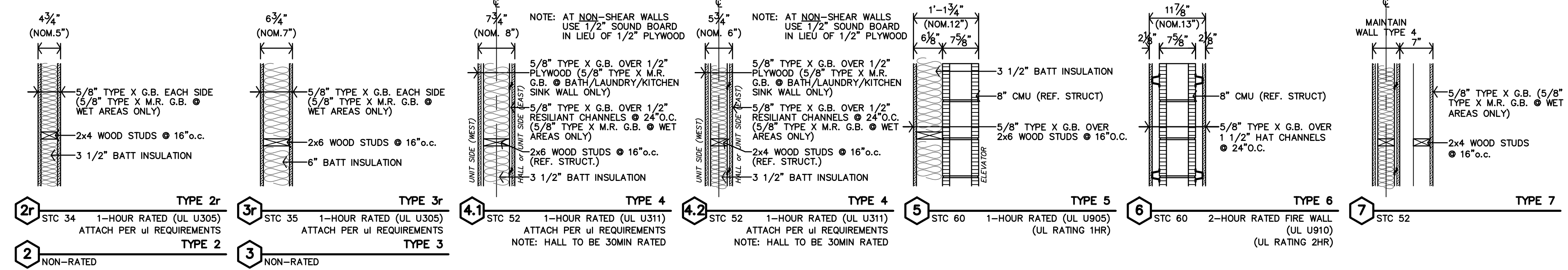
EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

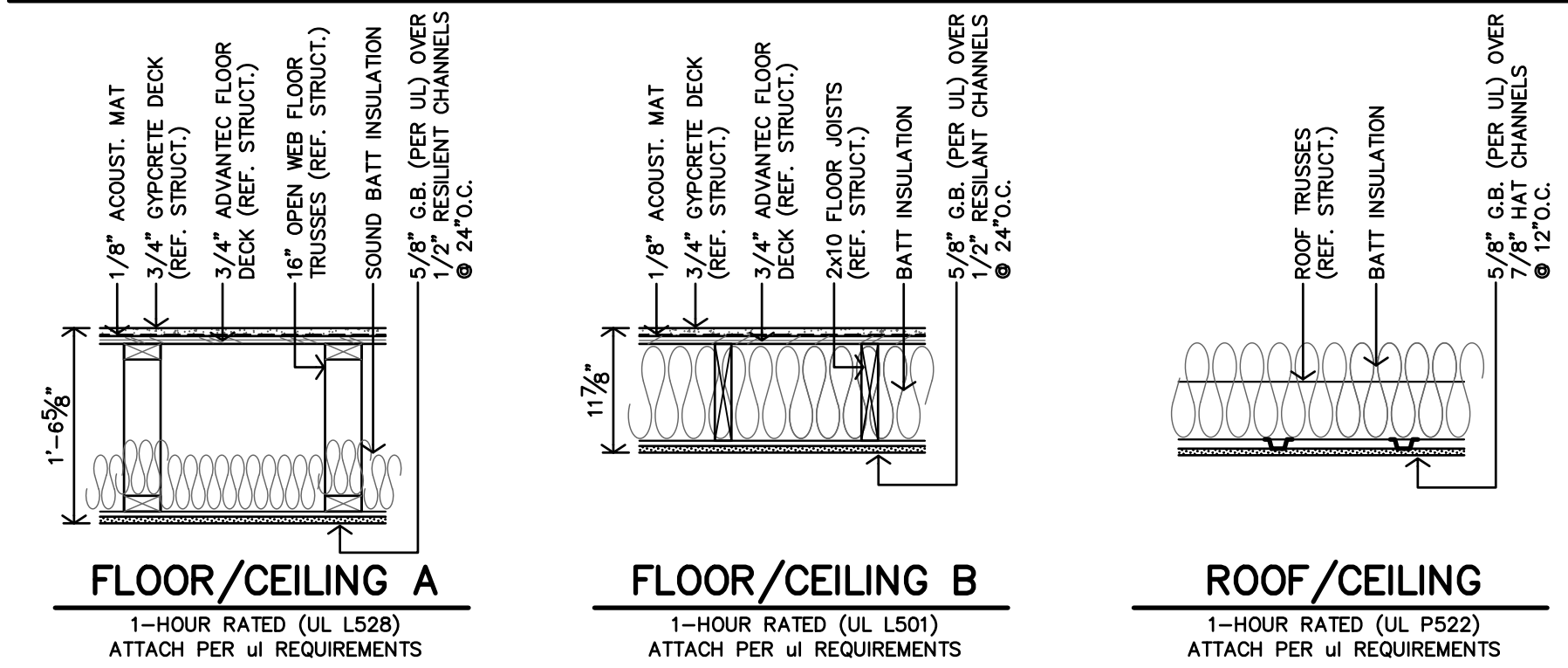


INTERIOR PARTITION SCHEDULE

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



ASSEMBLIES



NOTES:
 1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 708.4.2, EXCEPTION #2
 2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 718.2, (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

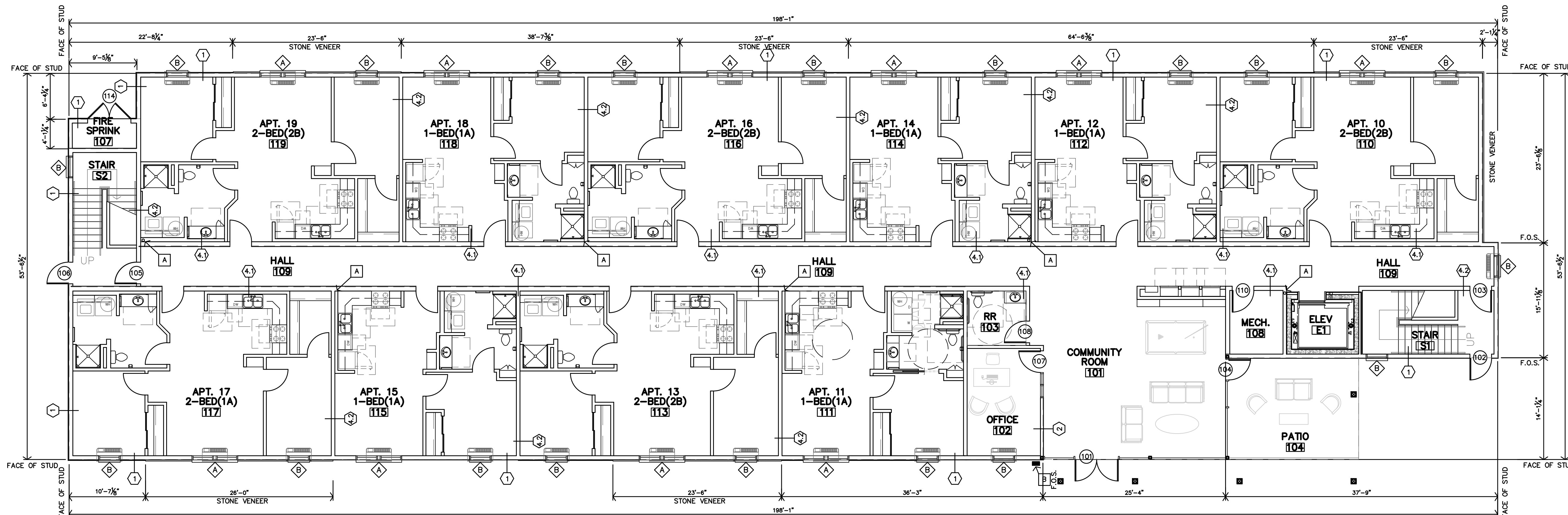
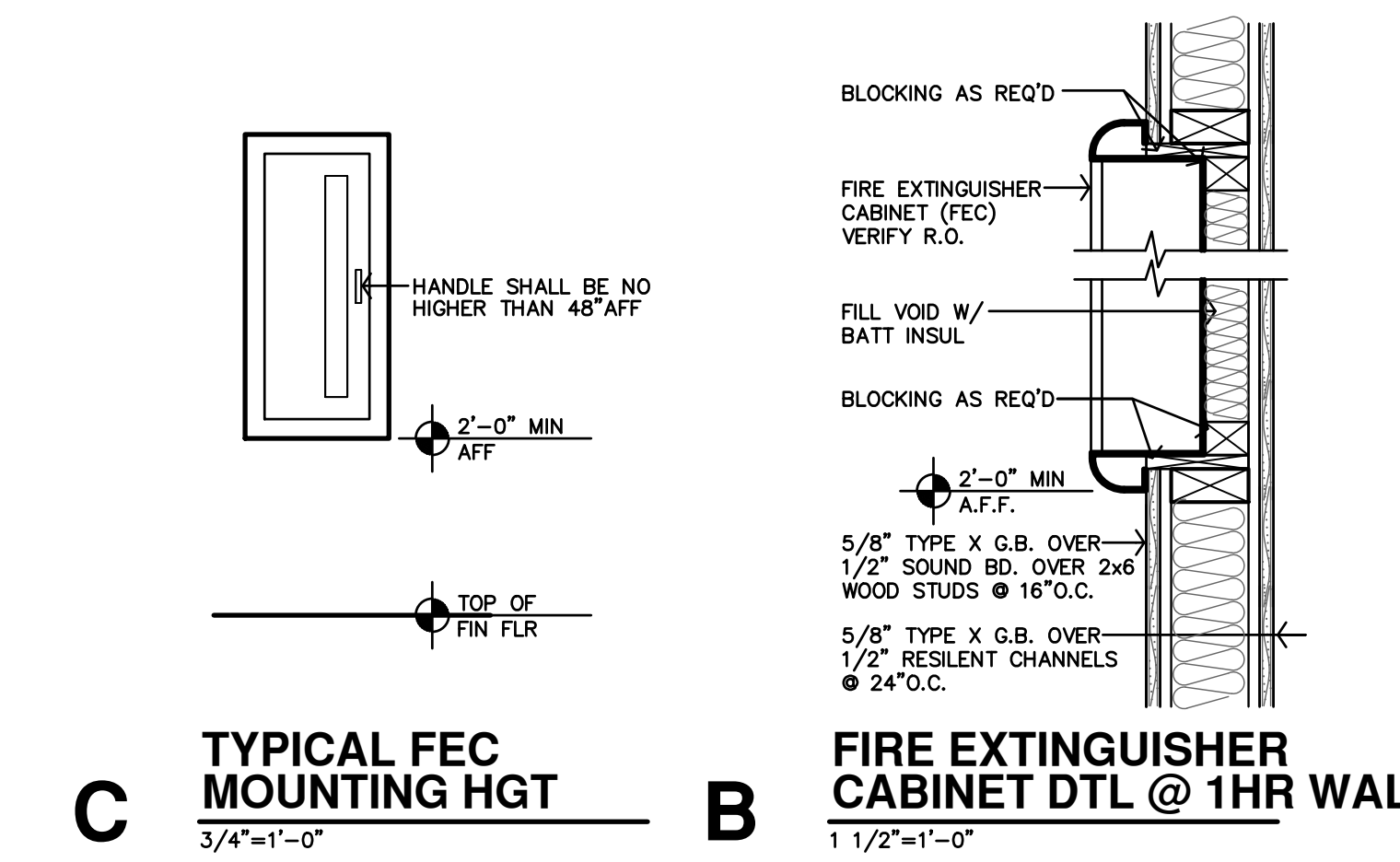
LEGEND

	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
	KNOCK BOX. REFERENCE A11 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
	SYMBOL INDICATES HEARING IMPAIRED UNITS (1 TOTAL) APARTMENT 20(203)
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

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

ARCHITECTURAL GENERAL NOTES

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



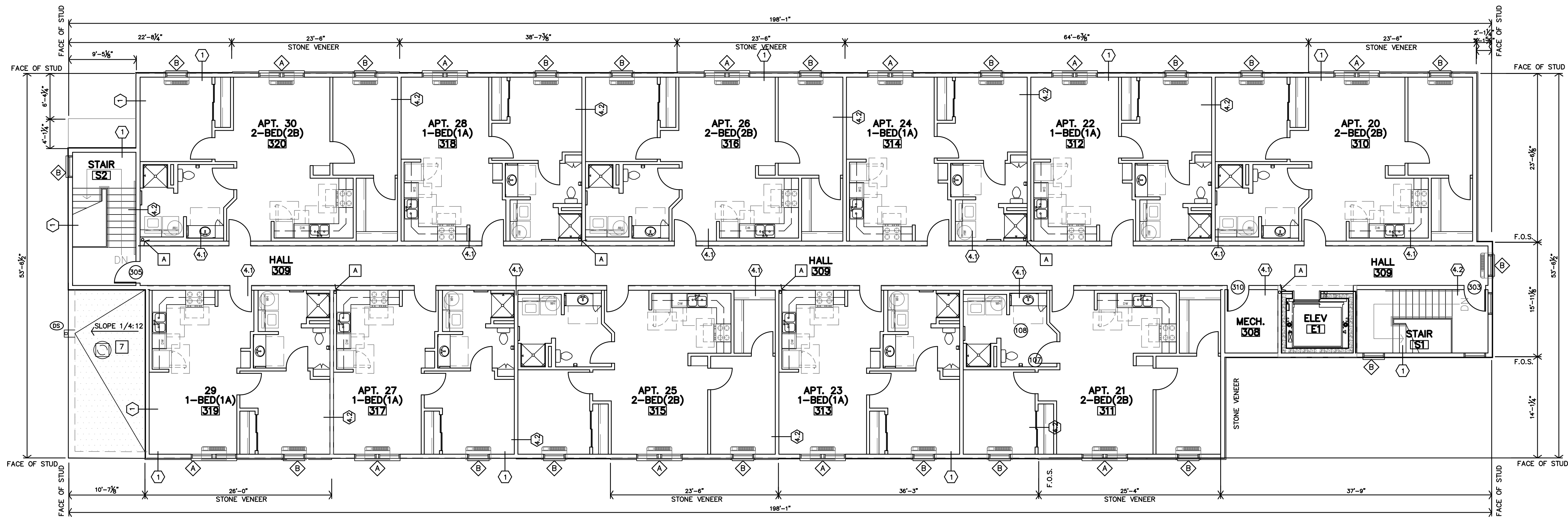
JGR JonesGillamRenz
 730 N. Ninth
 Salina, KS 67401
 785.827.0386
 1881 Main Street, Suite 301
 Kansas City, MO 64108
 jgr@jgarchitects.com

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

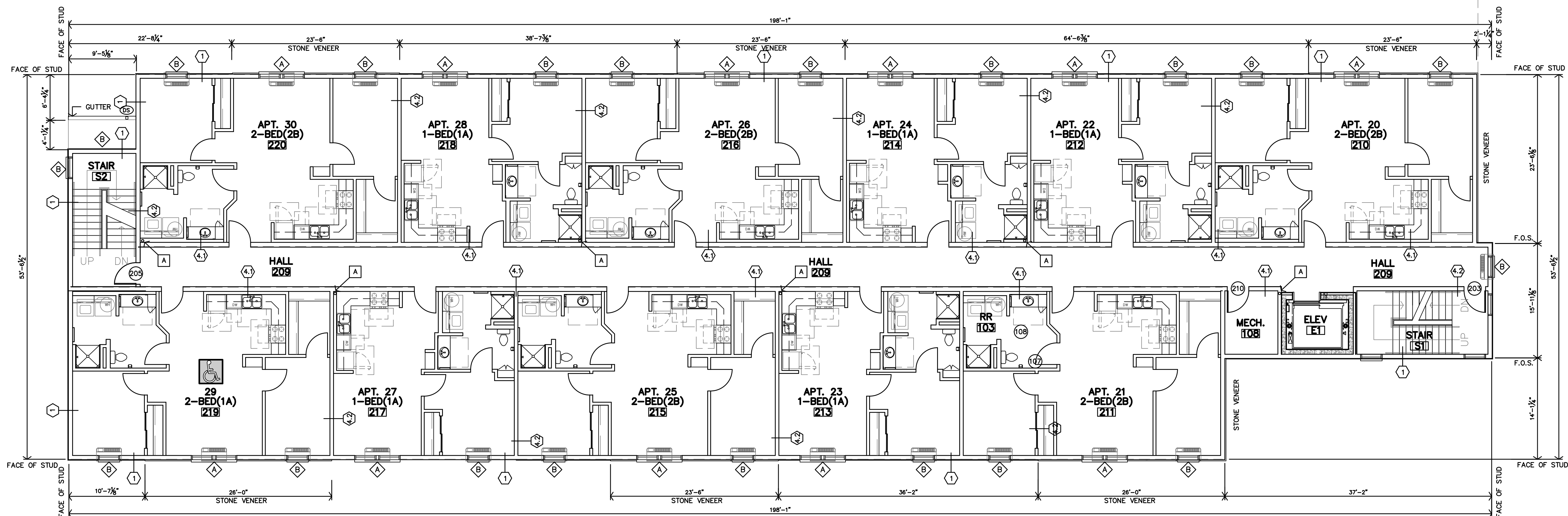
REGISTERED ARCHITECT
 STATE OF TEXAS
 22418

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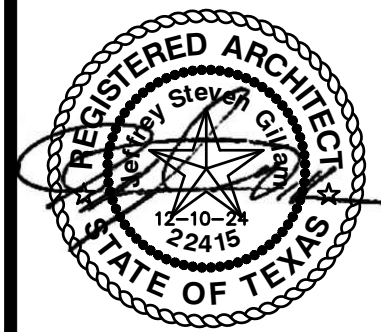
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B THIRD FLOOR PLAN
1/8"=1'-0"



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



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JOB:	24-3392
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APARTMENT GENERAL NOTES

- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
- CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS, PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2018 IBC, SECTION 708 & 718.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906. LOCATED PER FLOOR PLAN.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.5 FOR FIRE PENETRATION ASSEMBLIES
- HOSE BIBS TO BE LOCATED 6" MIN. ABOVE WAINSCOT (30" MIN. ABV. FIN. FLOOR).
- KITCHEN RECEPTACLES TO BE 44" MIN. ABOVE FIN. FLP.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET U.S. EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON BUILDING PLANS):
 - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
 - REF. ELECT. DWGS
- REF SHEET A2.1 AND THIS SHEET FOR PARTITION SCHEDULE.
- DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
- F.O.S. = FACE OF STUD

ADAPTABLE (TYPE-B) UNIT NOTES

- ADAPTABLE (TYPE-B) UNITS (WHERE INDICATED ON BUILDING PLANS):
 - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 - ALL UNITS:
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #03
 - TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH)
 - CONTRACTOR 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

- 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 BLOCKING PER ICC/ANSI A117.1-2017.
 - 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

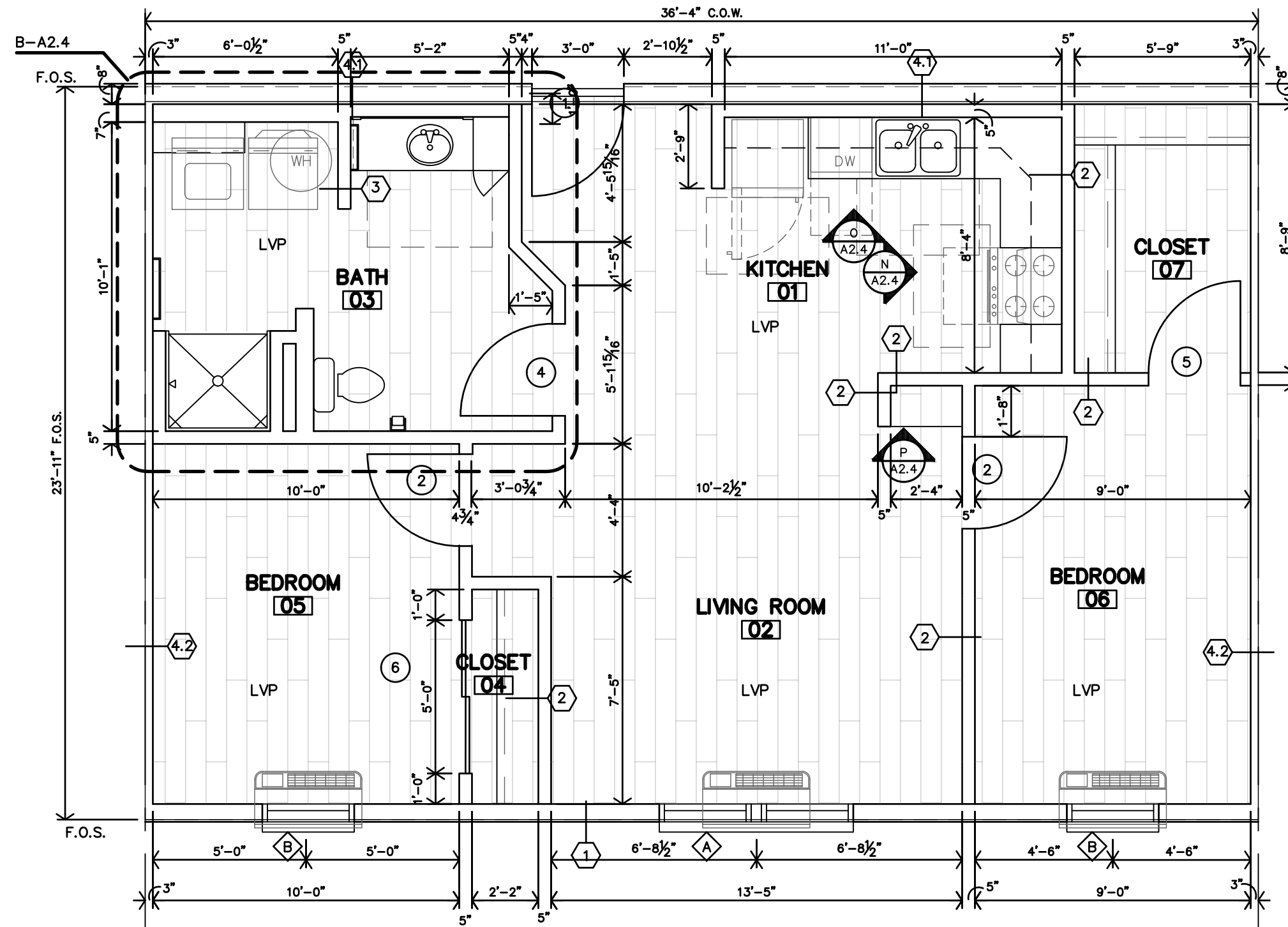
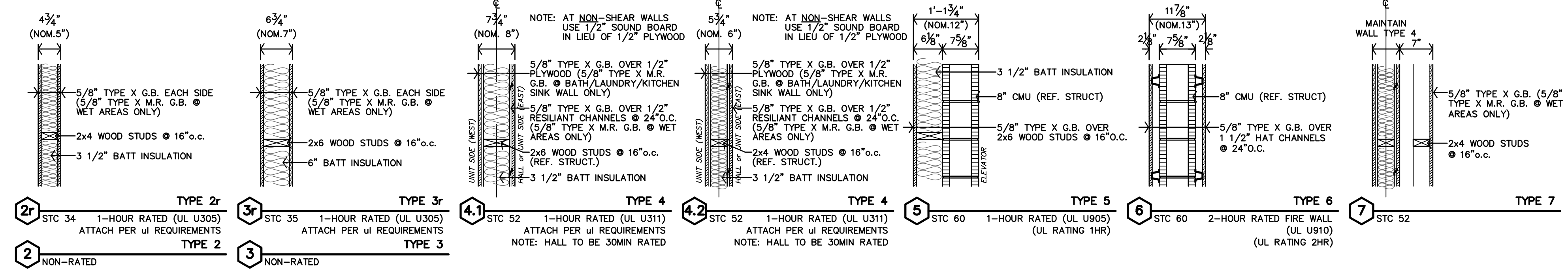
		FINISHES & INSTRUCTIONS							
		P LATEX ENAMEL		VP VINYL LVP TILE			CT CERAMIC TILE		
		C CARPET		ST STAIN & SEAL			TX TEXTURE		
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS
		CARPET	VINYL LVP TILE	WOOD	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	5/8" FIRE RATED G.B.	
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:

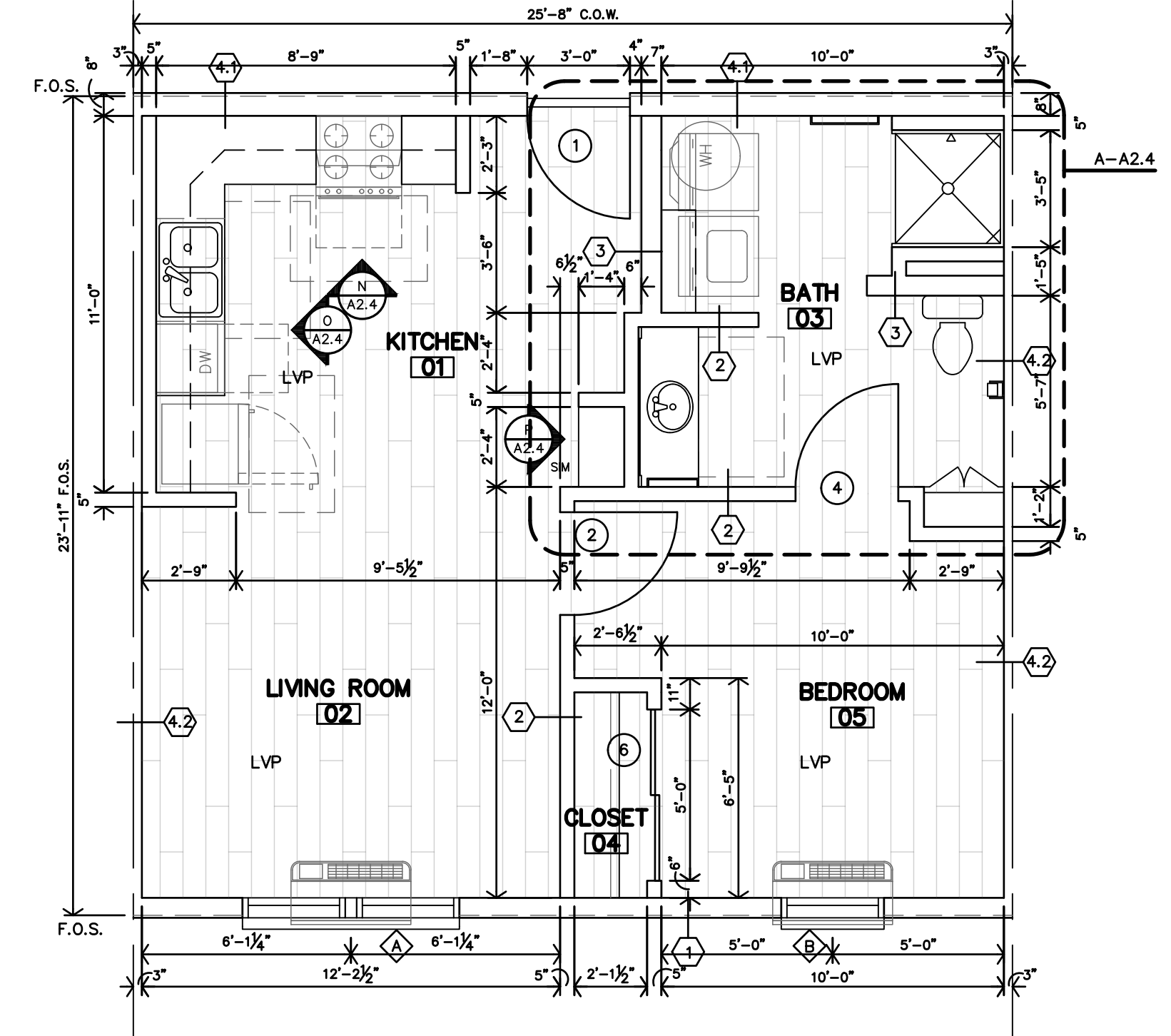
- INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
- ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS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

INTERIOR PARTITION SCHEDULE

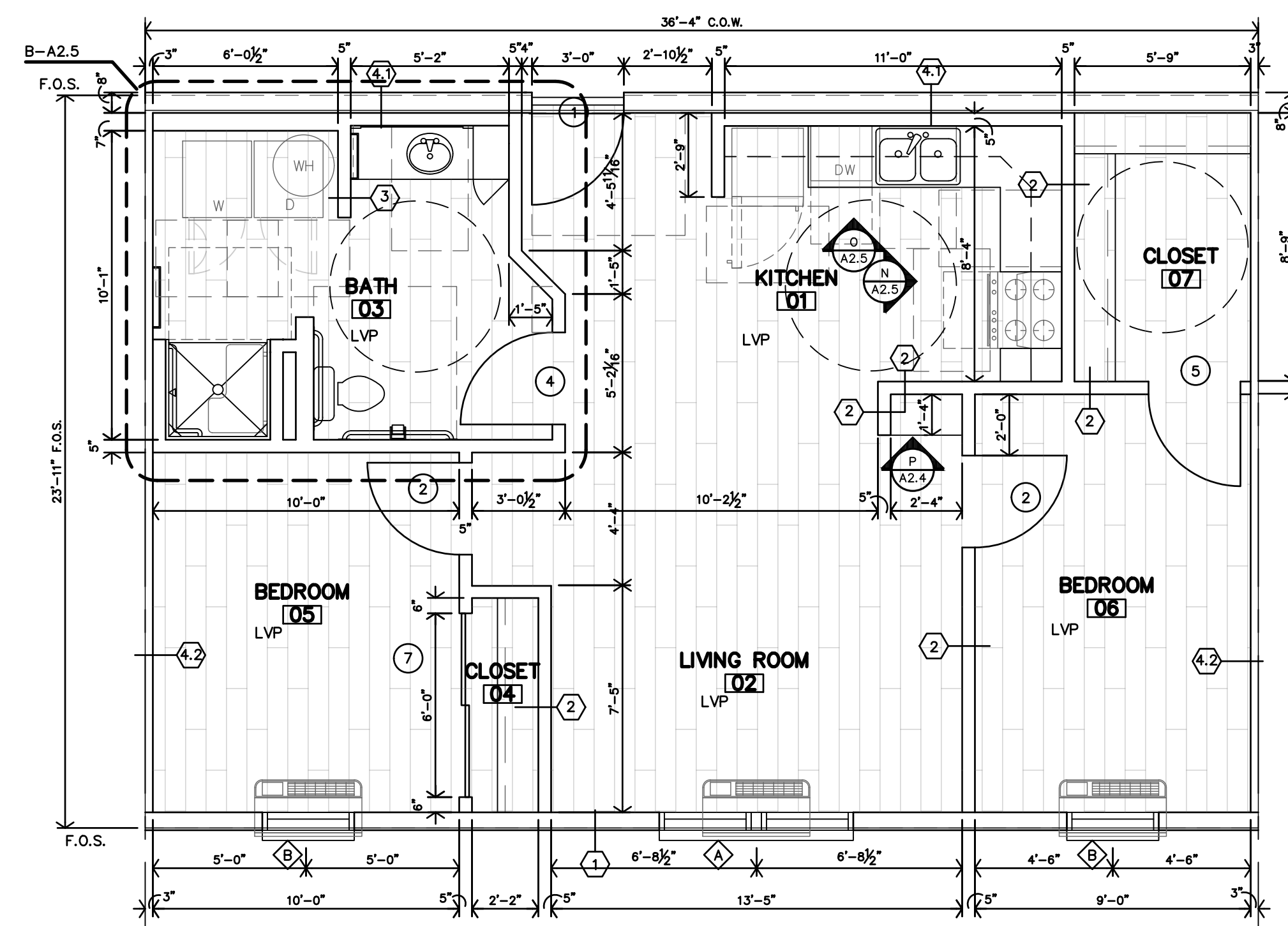
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



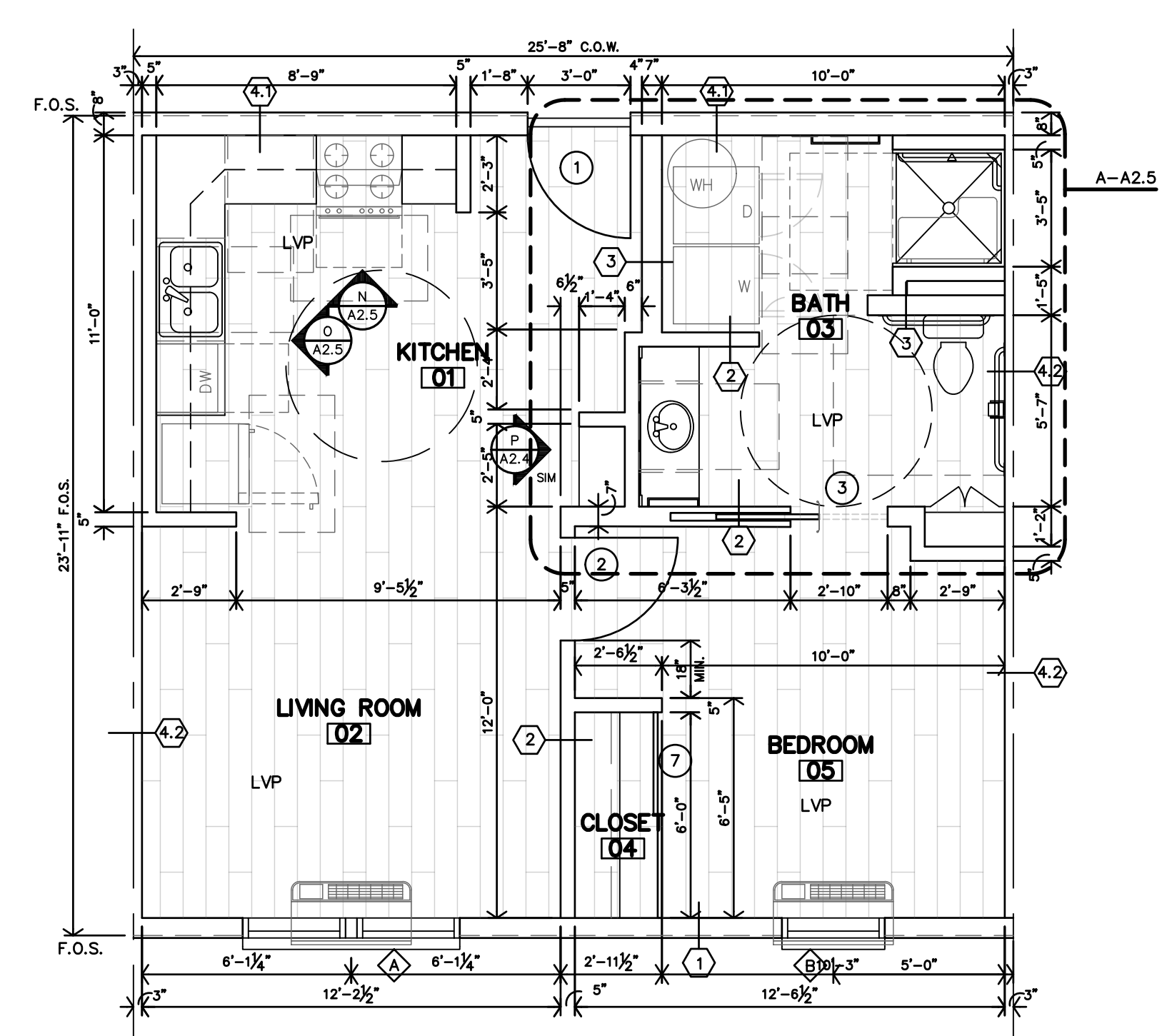
D 2B UNIT PLAN
2 BED 1 BATH ADAPTABLE
1/4" = 1'-0" TDHCA: 850 sf NRA



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



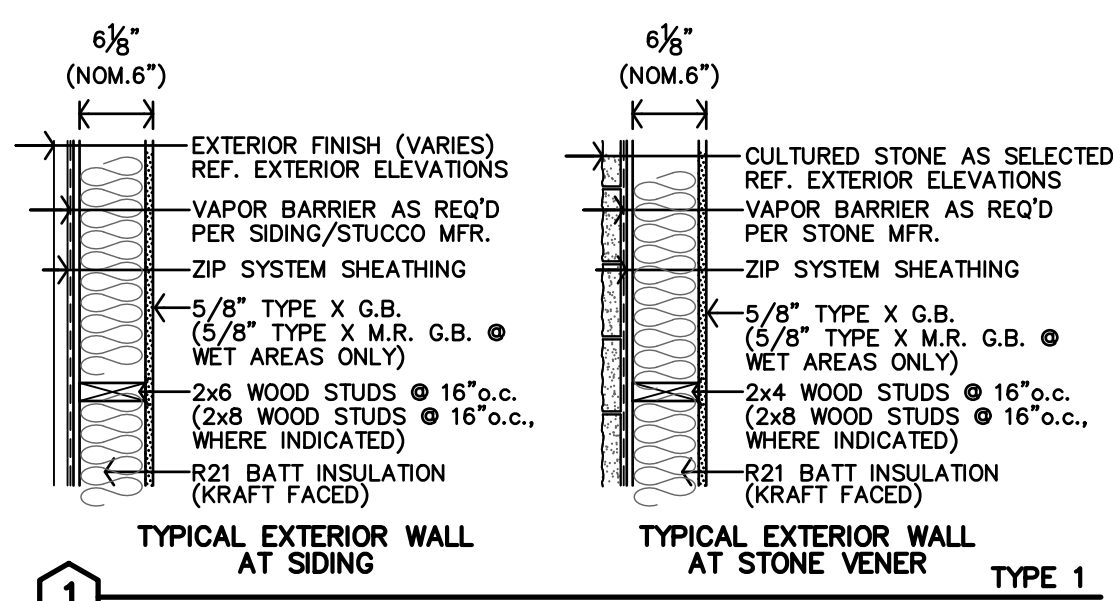
A 1A UNIT PLAN
1 BED 1 BATH ACCESSIBLE
1/4" = 1'-0" TDHCA: 600 sf NRA



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JOB:	24-3392
SHEET NO.:	

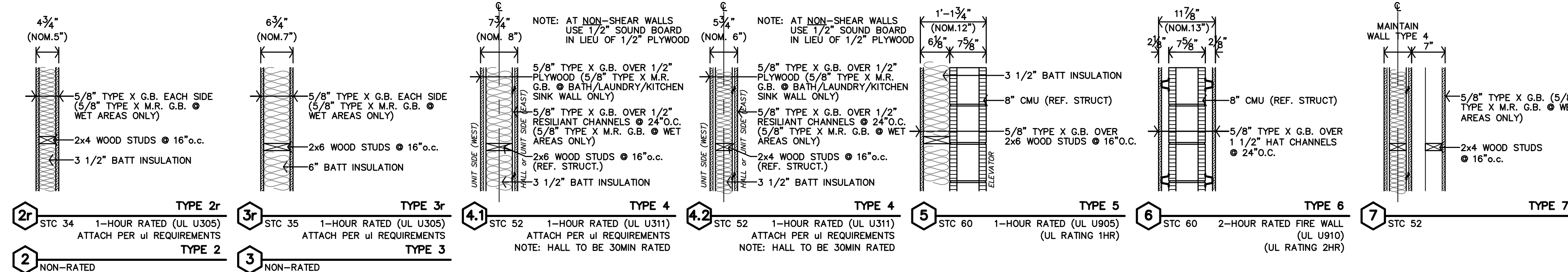
EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

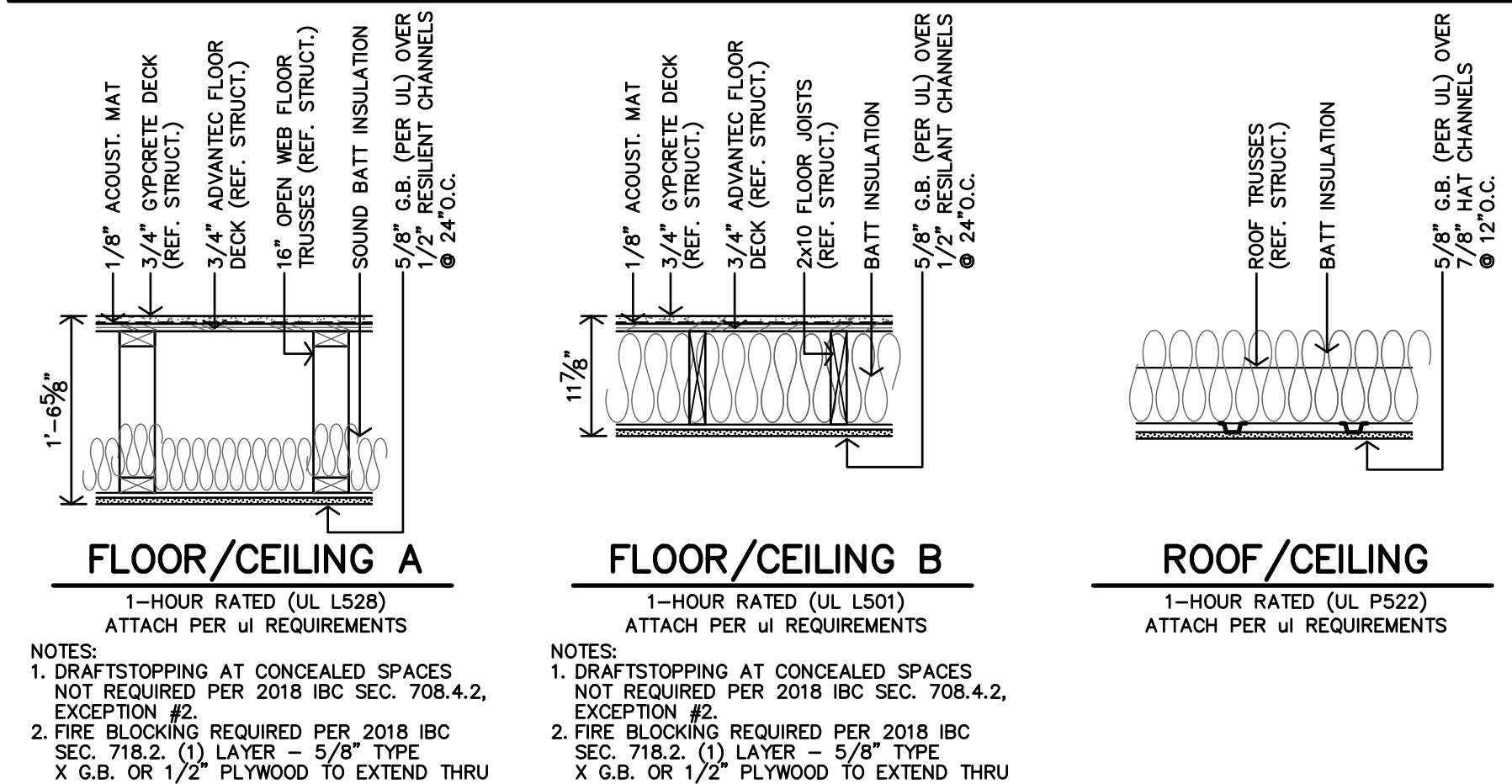


INTERIOR PARTITION SCHEDULE

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 • REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



ASSEMBLIES



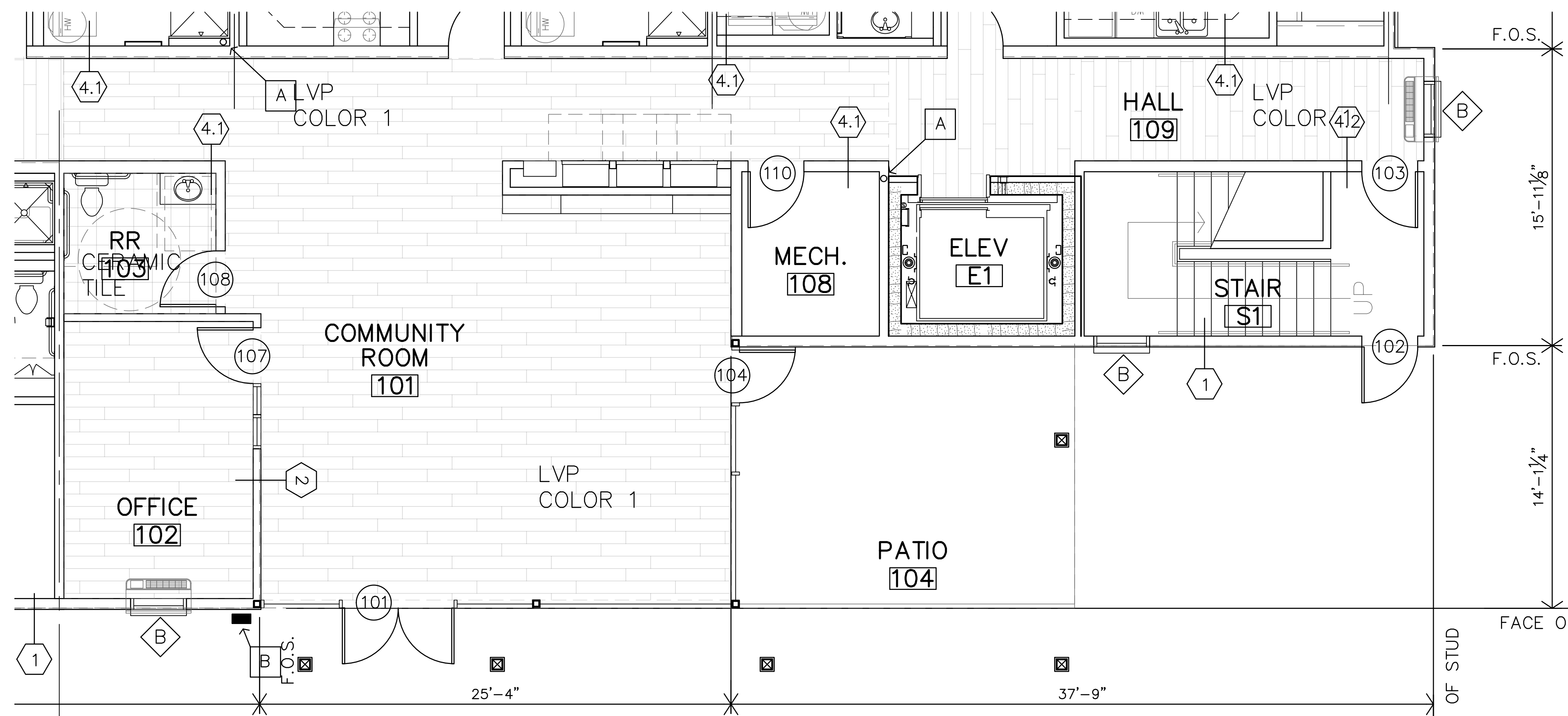
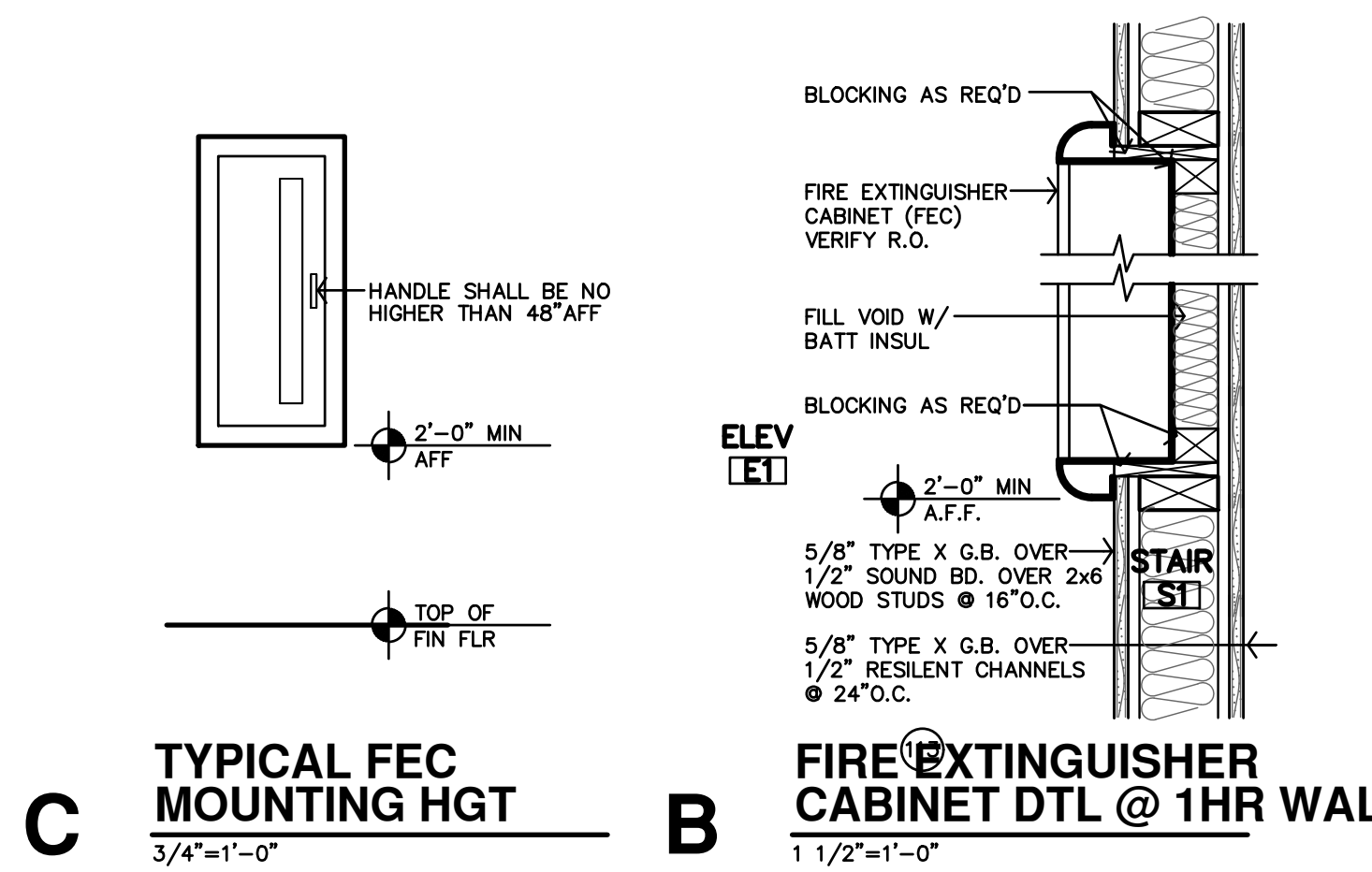
LEGEND

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

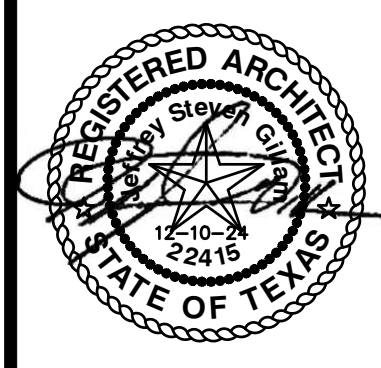
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ARCHITECTURAL GENERAL NOTES

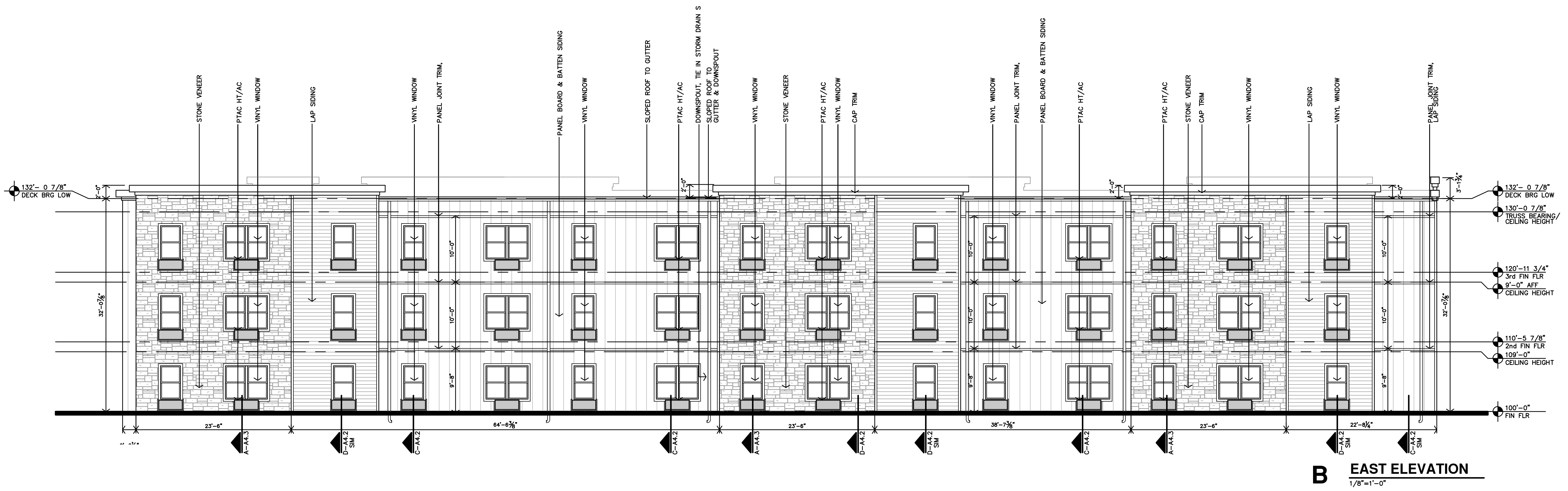
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- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF. SPECS. AND DETAILS B/C-A2.1
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES



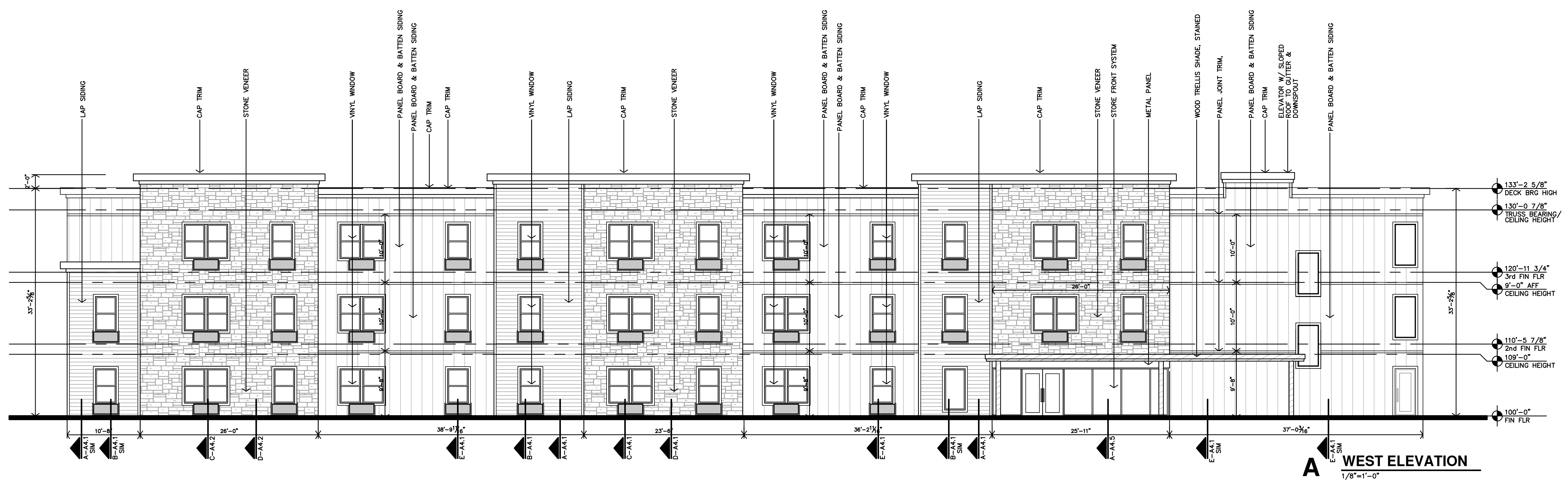
ENLARGED COMMUNITY RM PLAN
 1/4" = 1'-0"



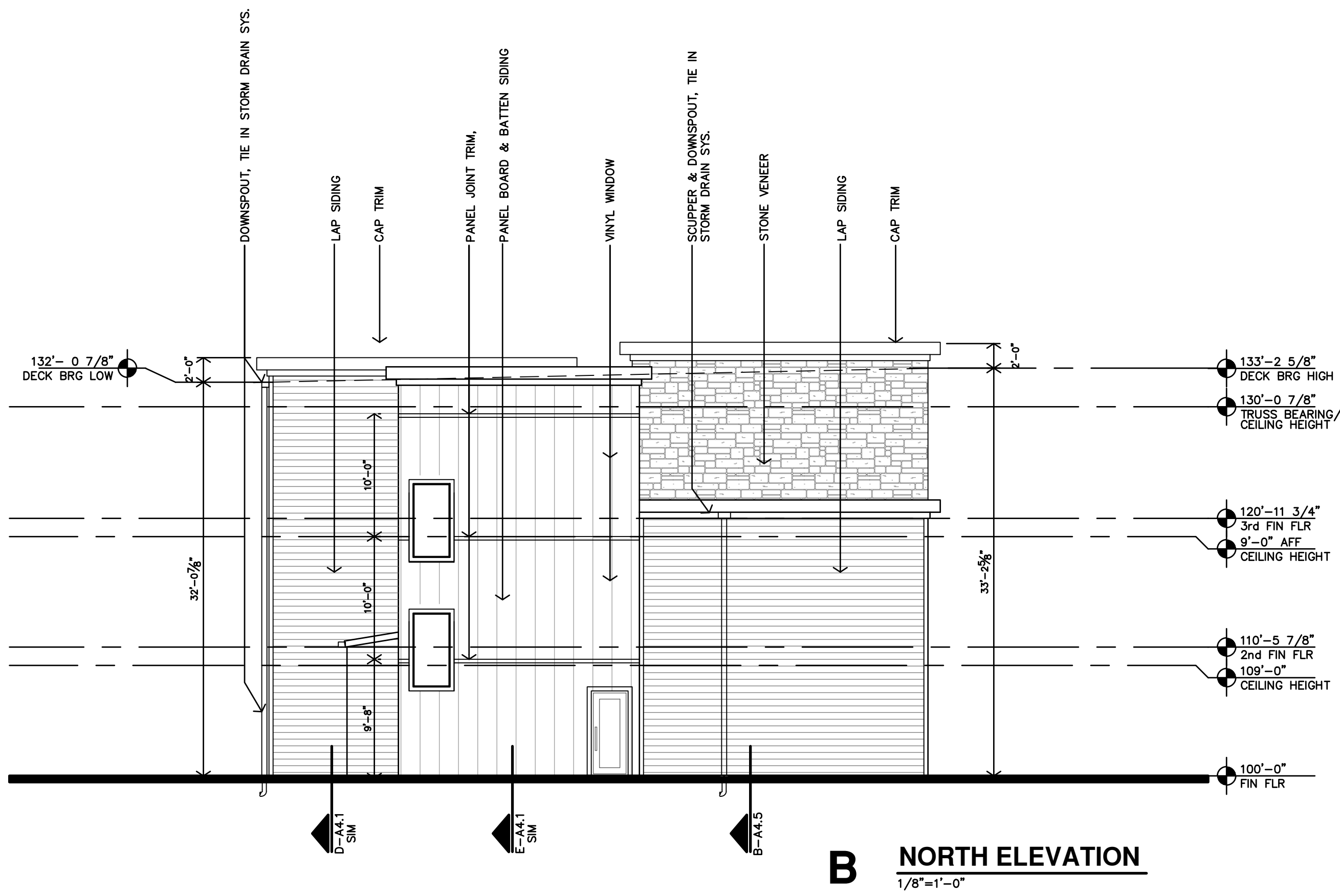
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DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	A3.1



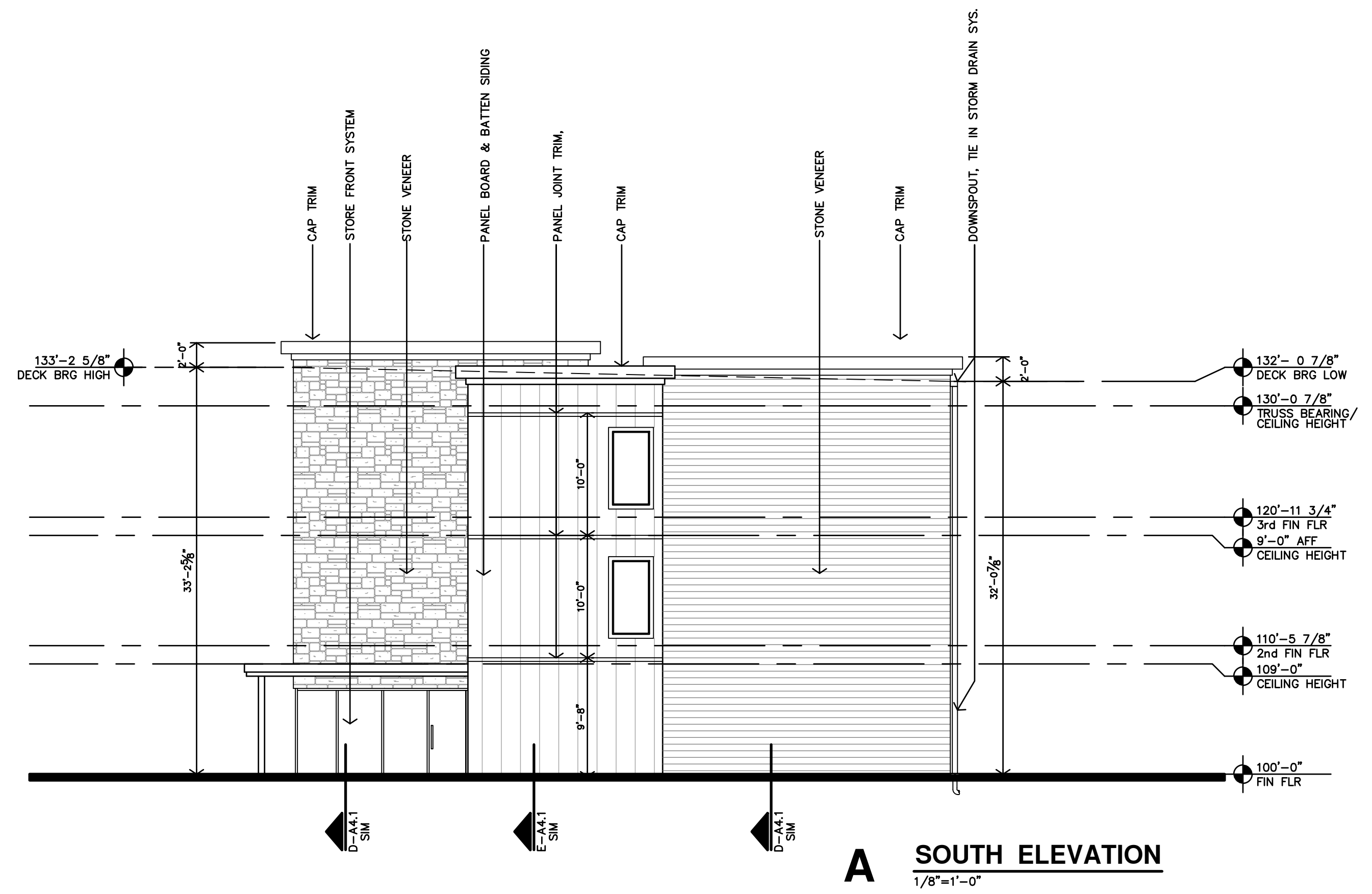
B EAST ELEVATION
 1/8"=1'-0"



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

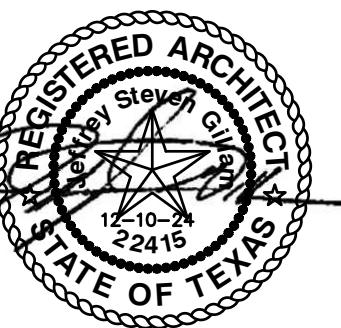


B NORTH ELEVATION
1/8"=1'-0"

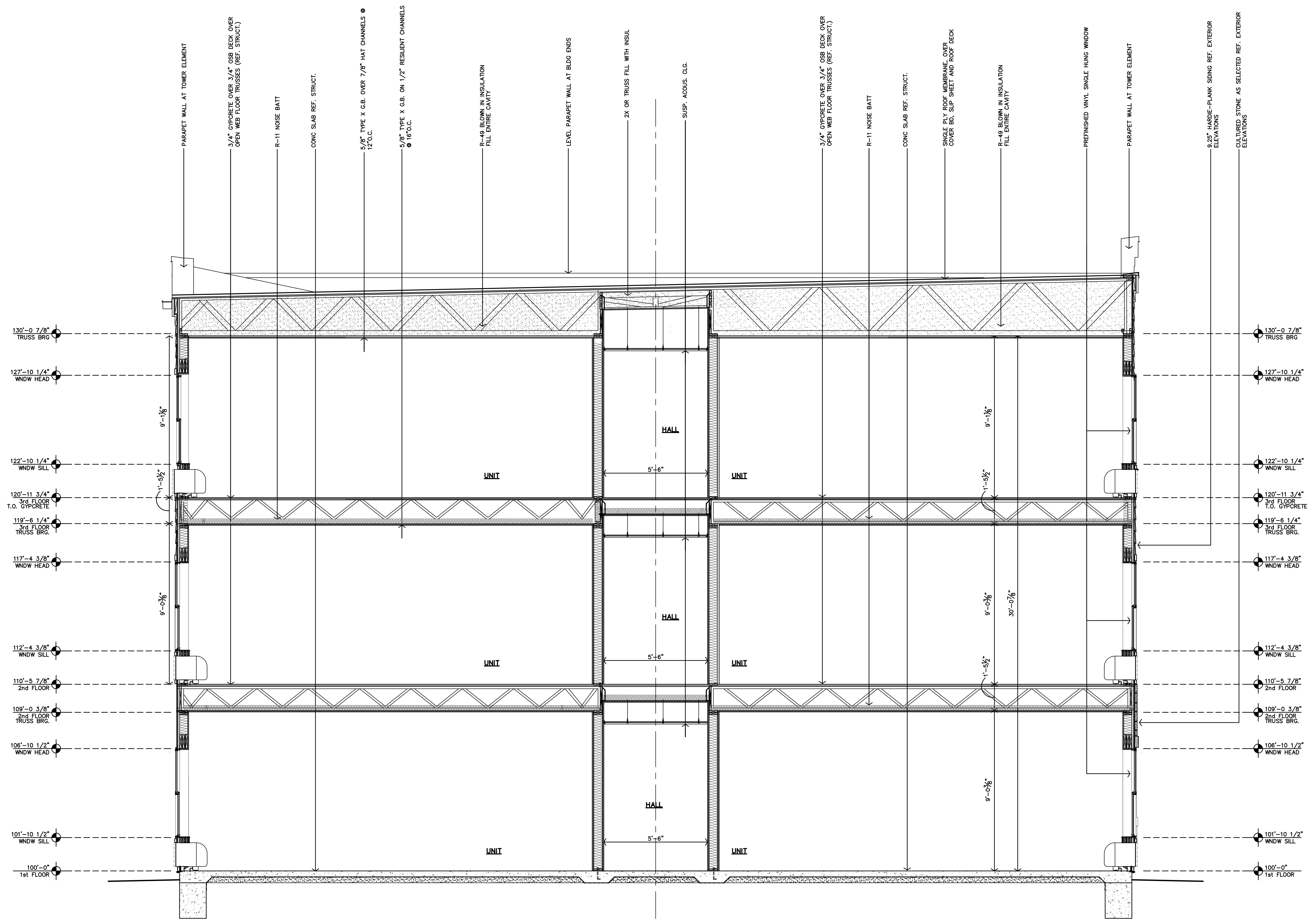


A SOUTH ELEVATION
1/8"=1'-0"

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



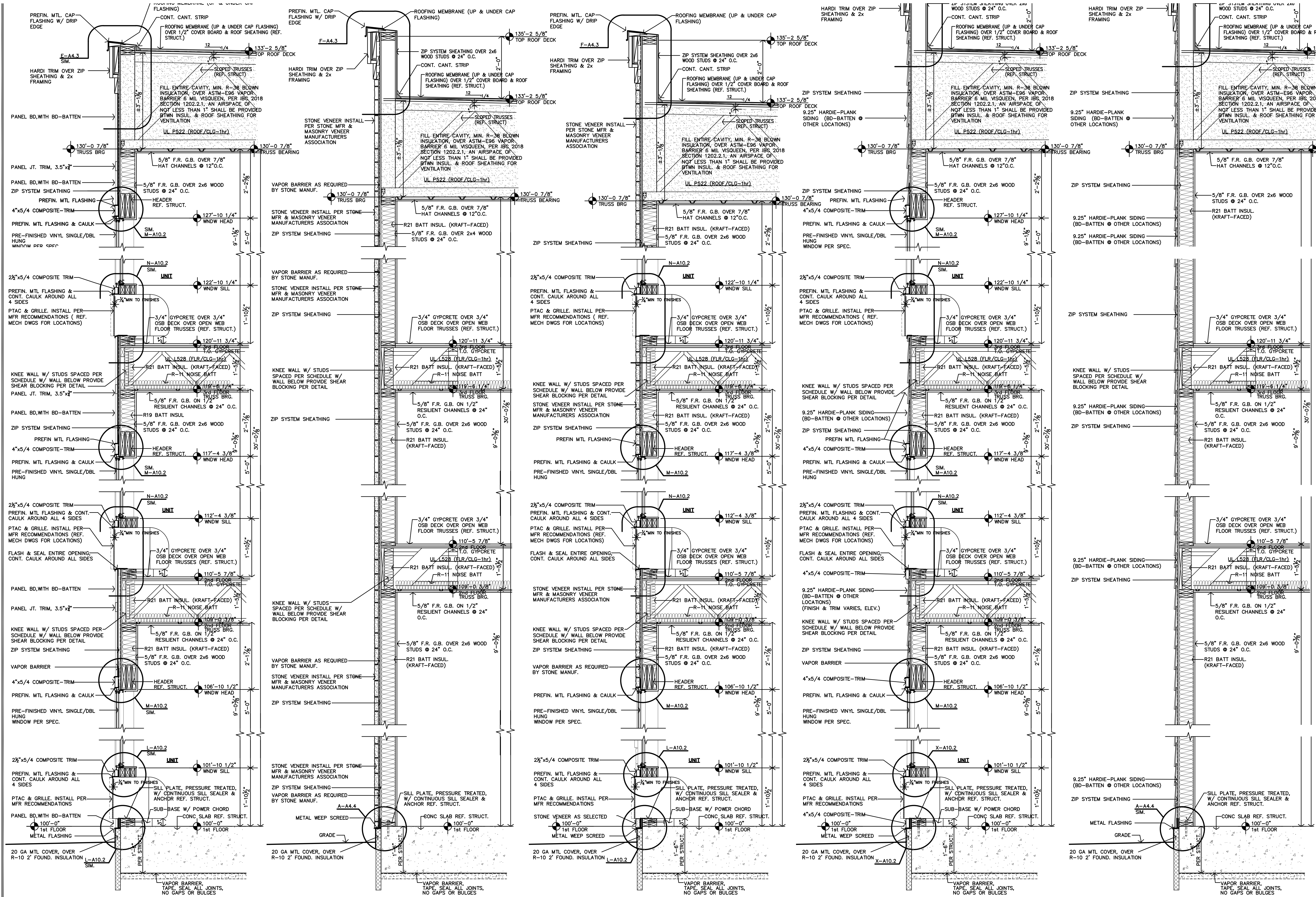
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A BUILDING SECTION
3/8"=1'-0"



REVISION:	
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JOB:	24-3392
SHEET NO.:	



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

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

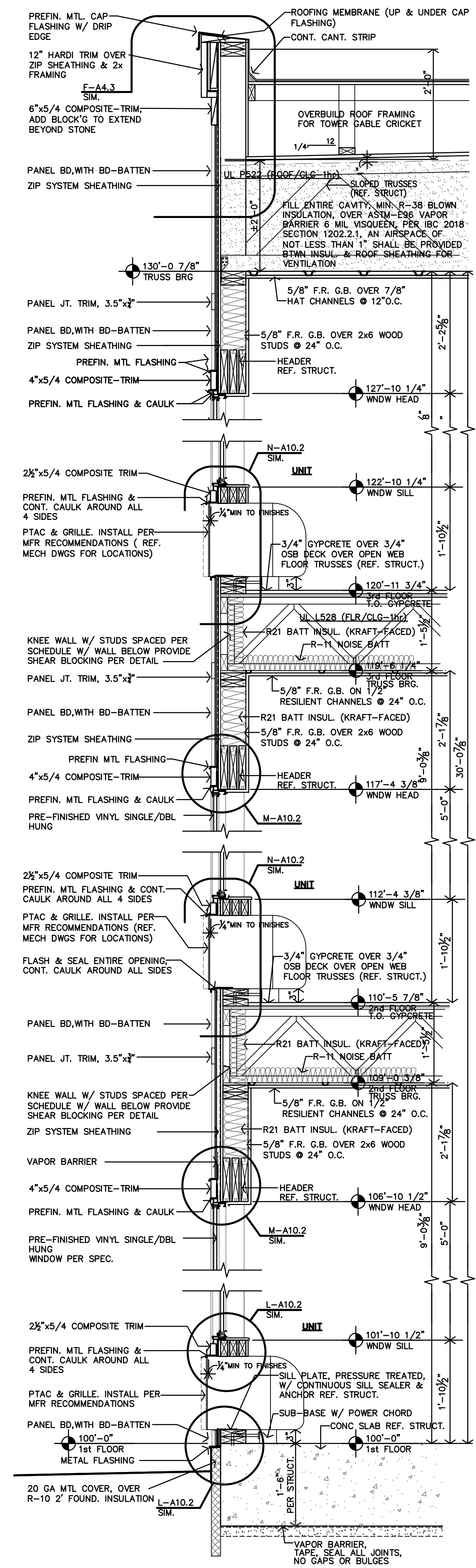
C TYP TOWER STONE WALL SECTION
3/4"=1'-0"

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

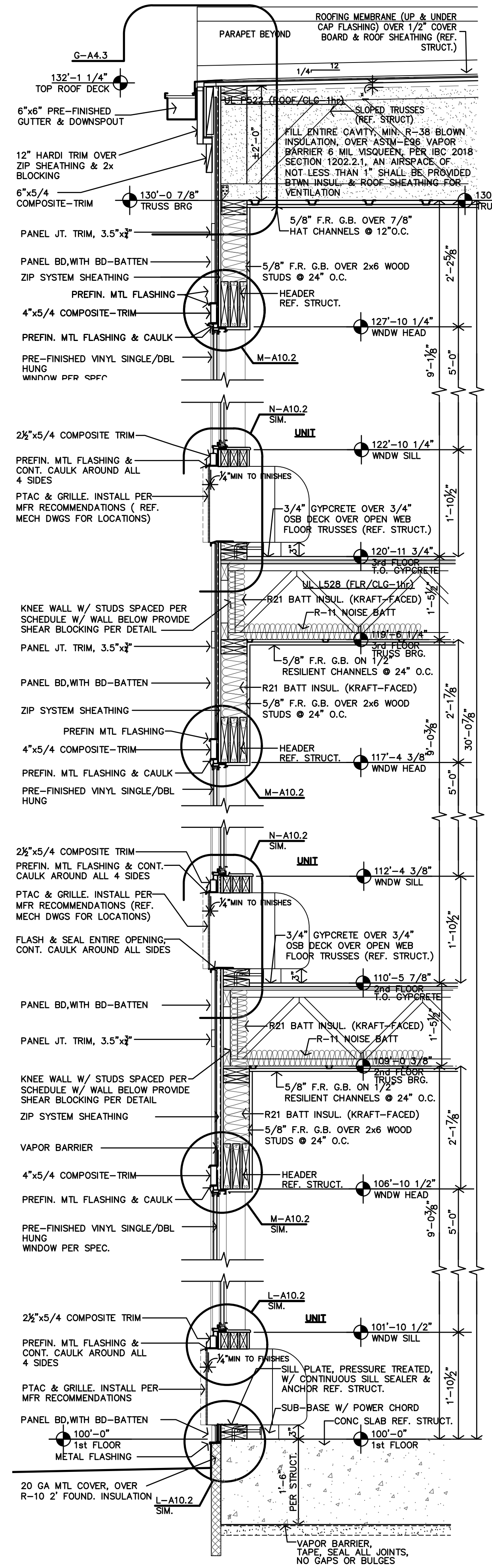
A TYP SIDING WALL SECTION
3/4"=1'-0"



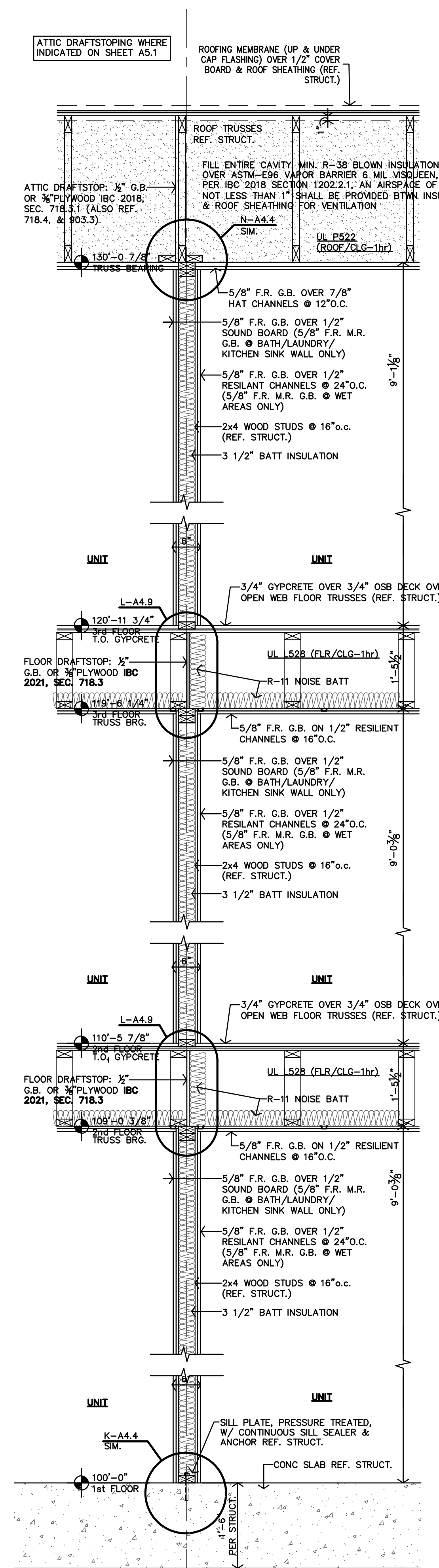
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JOB: 24-3392
SHEET NO.:



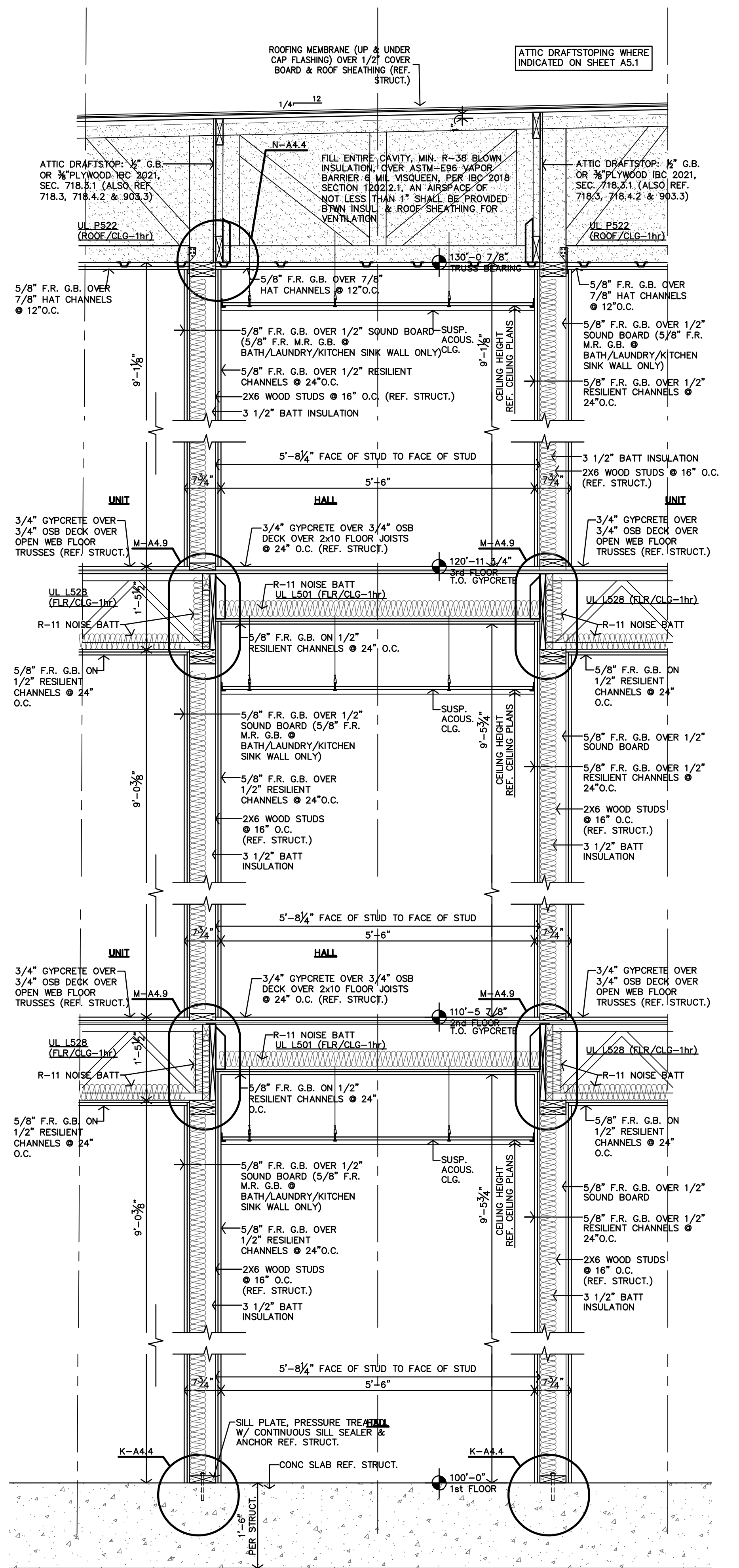
D TOWER & CRICKET REAR WALL SECT.
3/4"=1'-0"



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



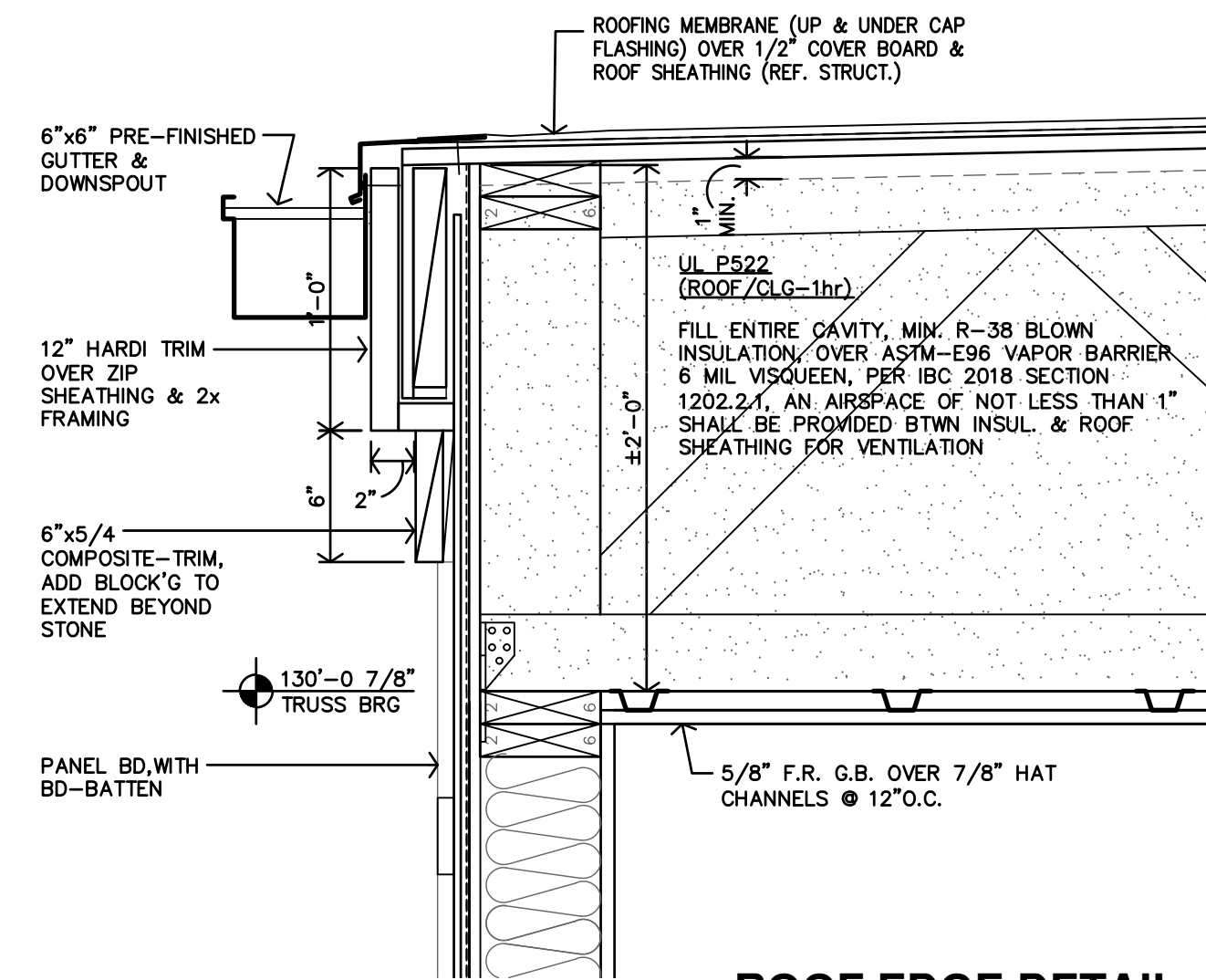
B TYP UNIT/UNIT WALL SECTION
3/4"=1'-0"



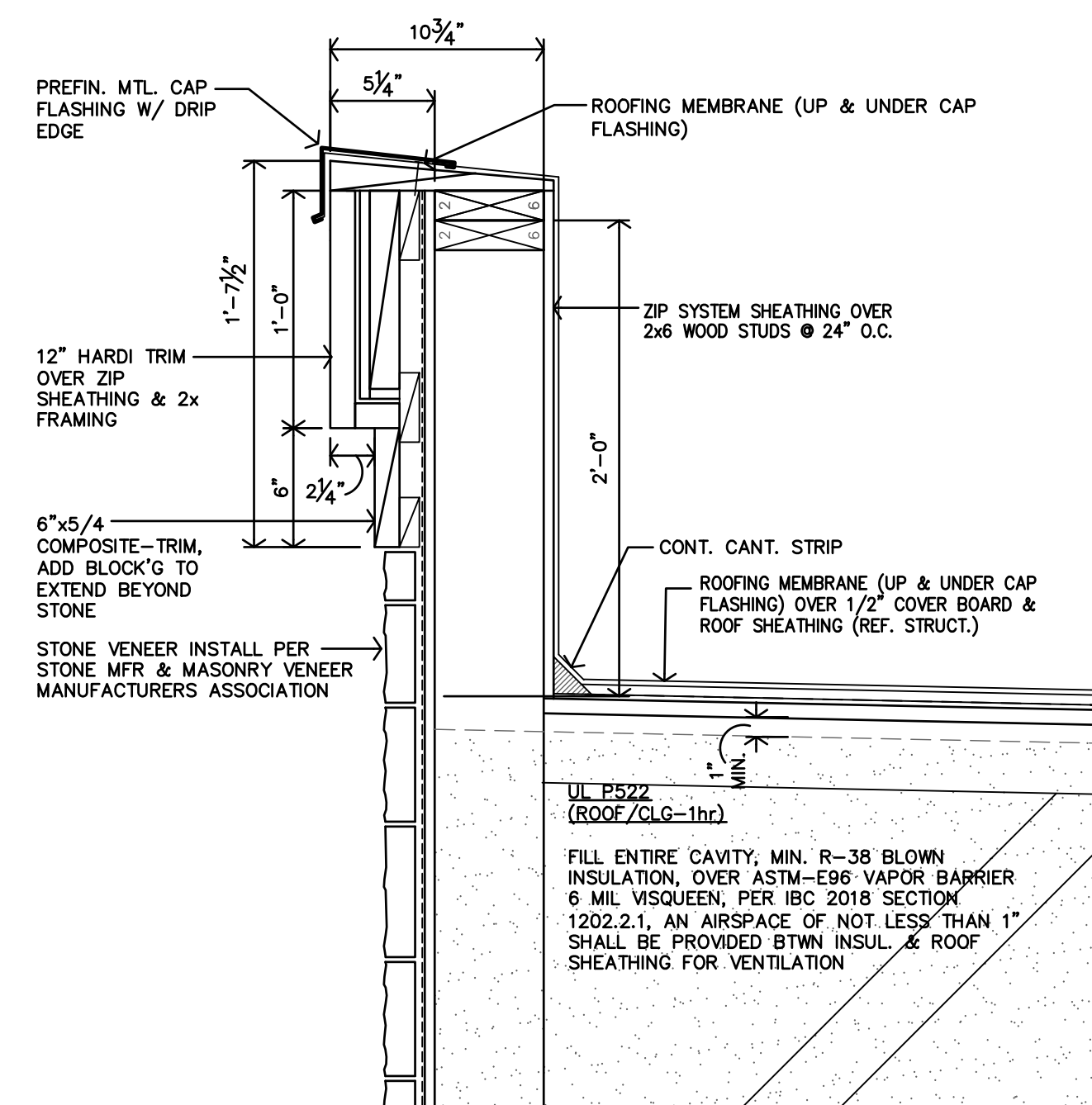
A TYPICAL HALL WALL SECTION
3/4"=1'-0"



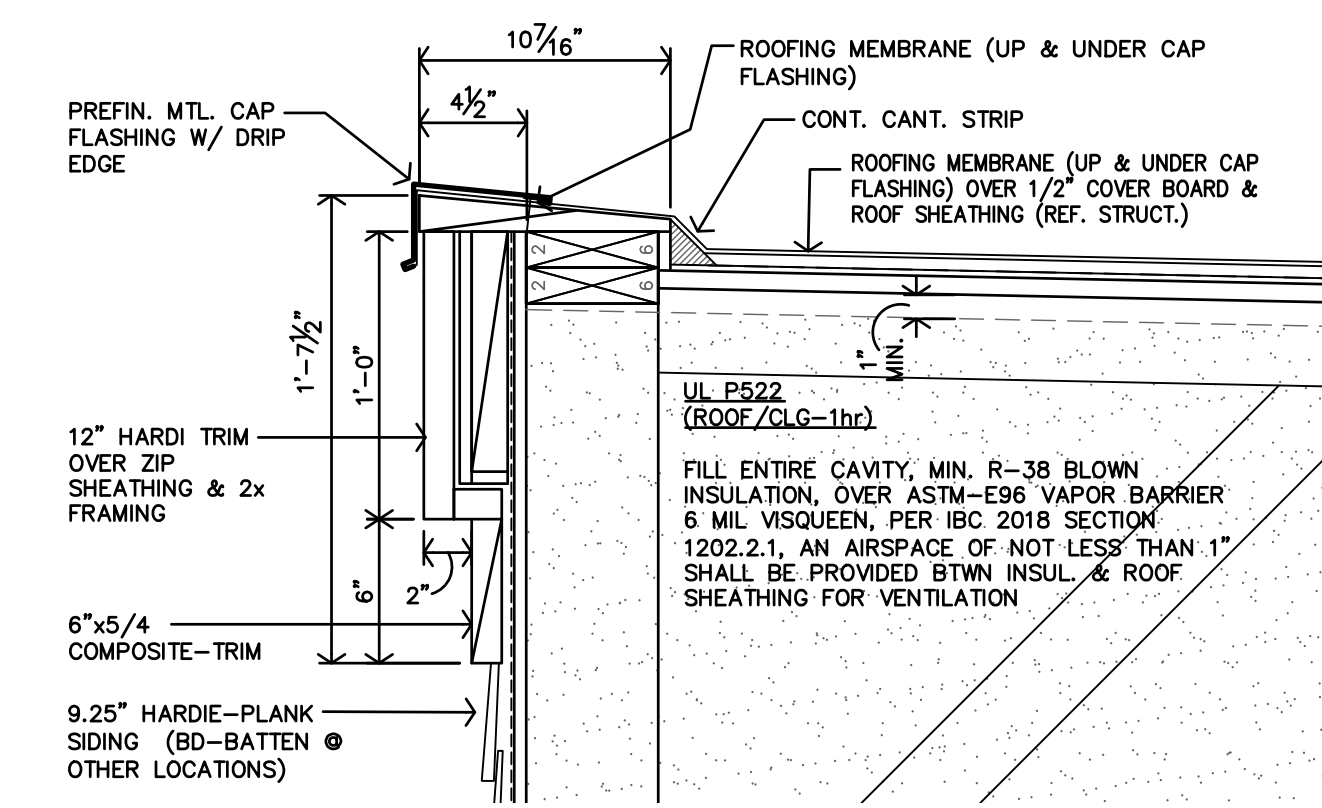
REVISION:	
DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	



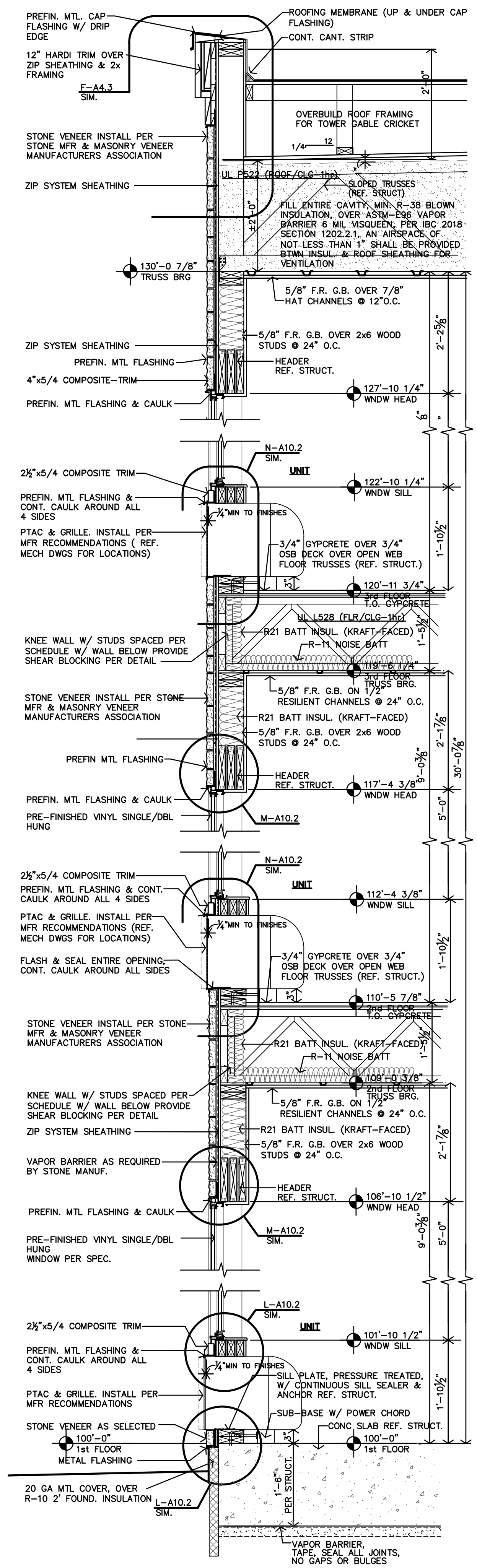
G ROOF EDGE DETAIL REAR WALL SECT.
3/4"=1'-0"



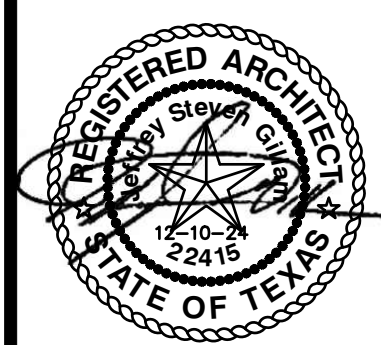
F ROOF EDGE DETAIL FRONT WALL SECT.
3/4"=1'-0"



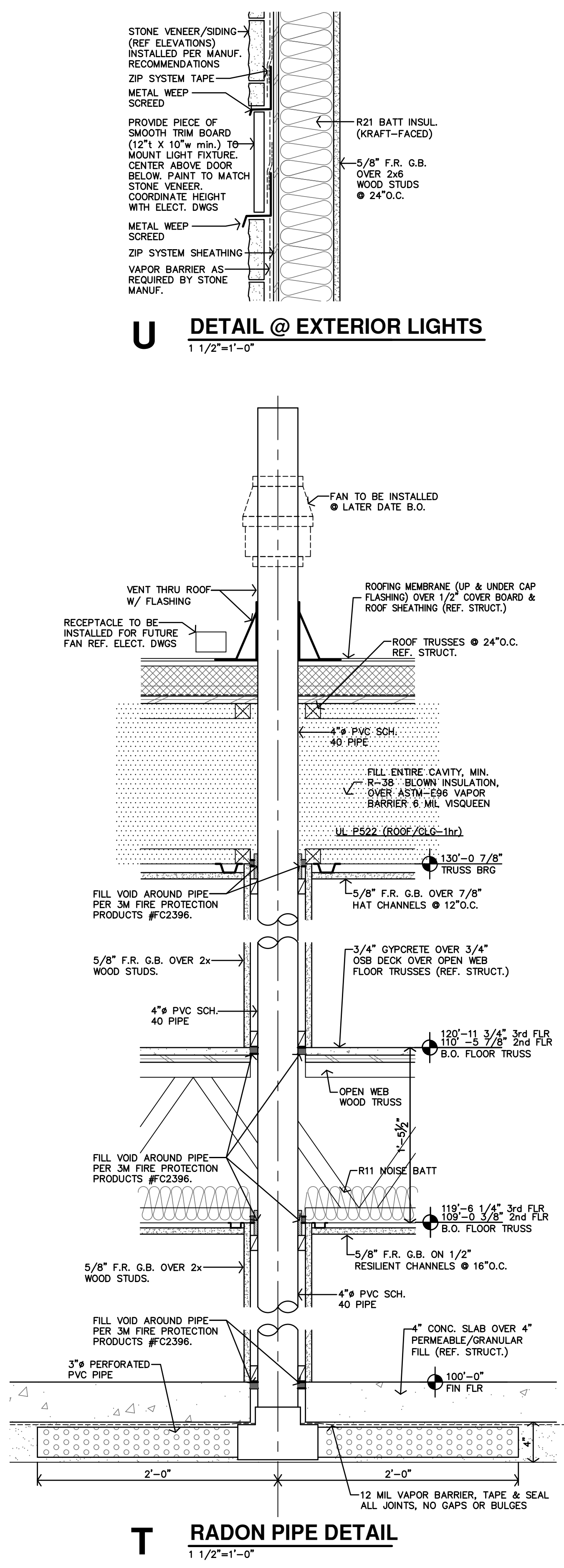
E ROOF EDGE DETAIL FRONT WALL SECT.
3/4"=1'-0"



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

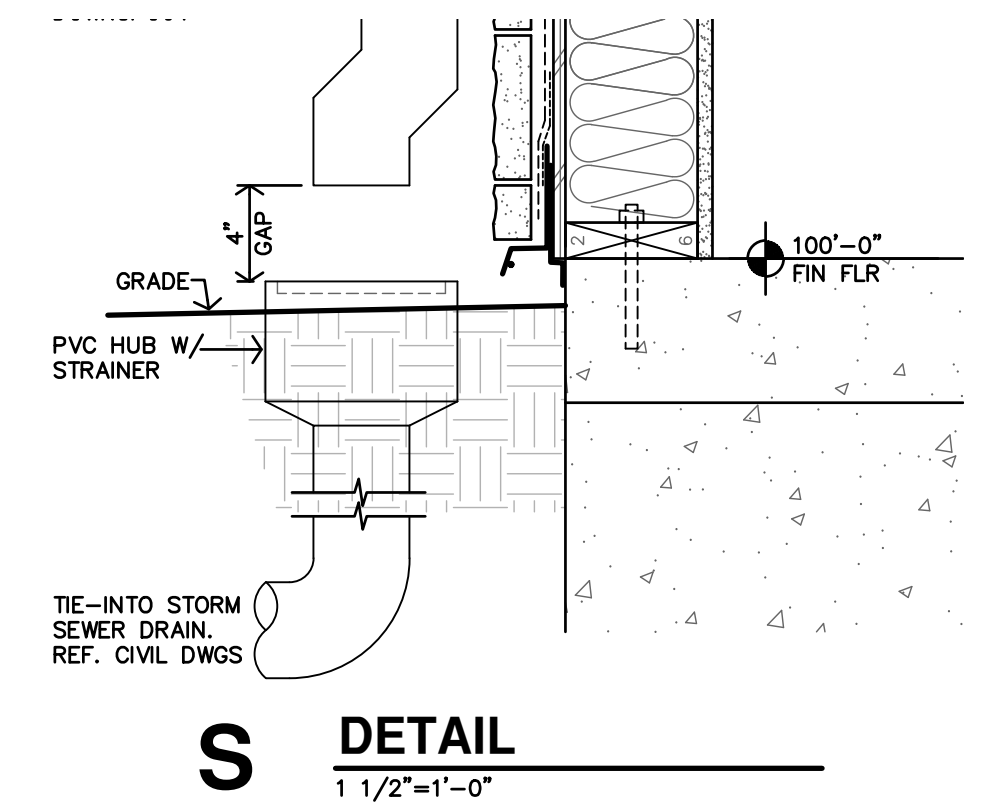


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DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	

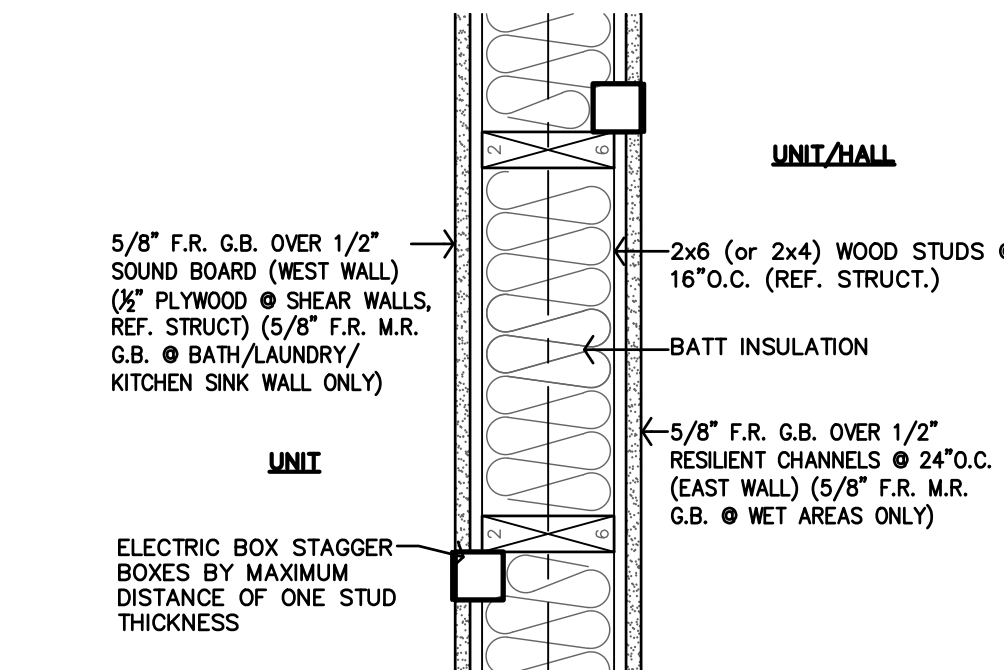


U DETAIL @ EXTERIOR LIGHTS
1 1/2"=1'-0"

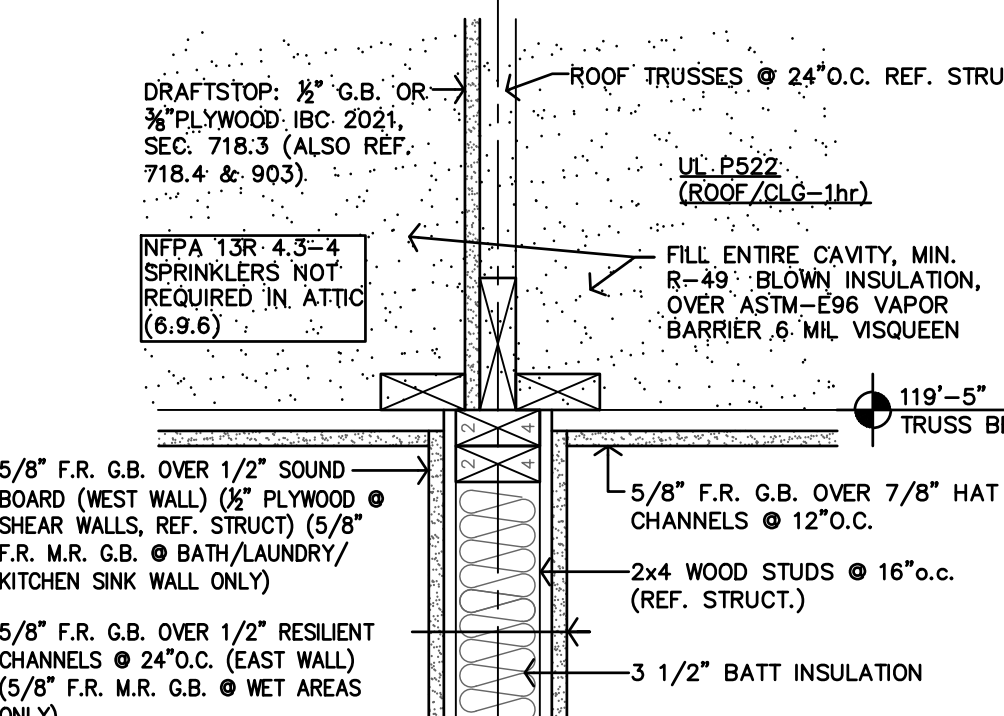
T RADON PIPE DETAIL
1 1/2"=1'-0"



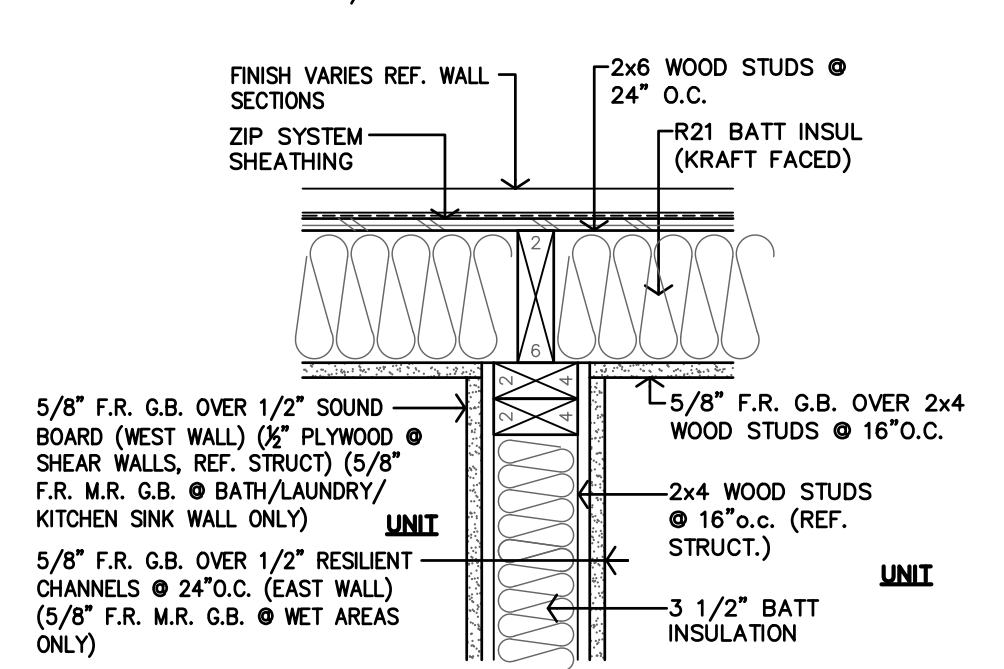
S DETAIL
1 1/2"=1'-0"



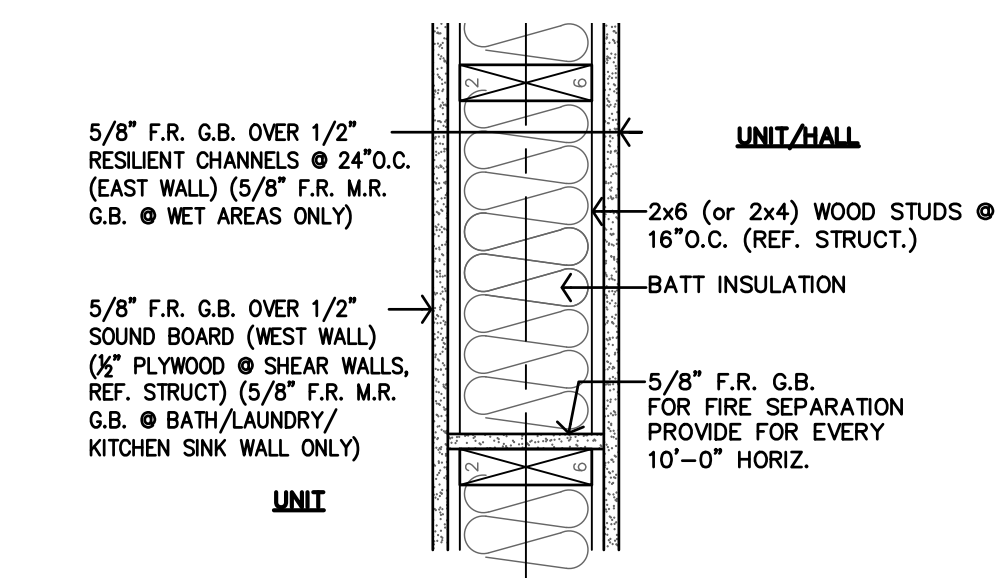
R FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



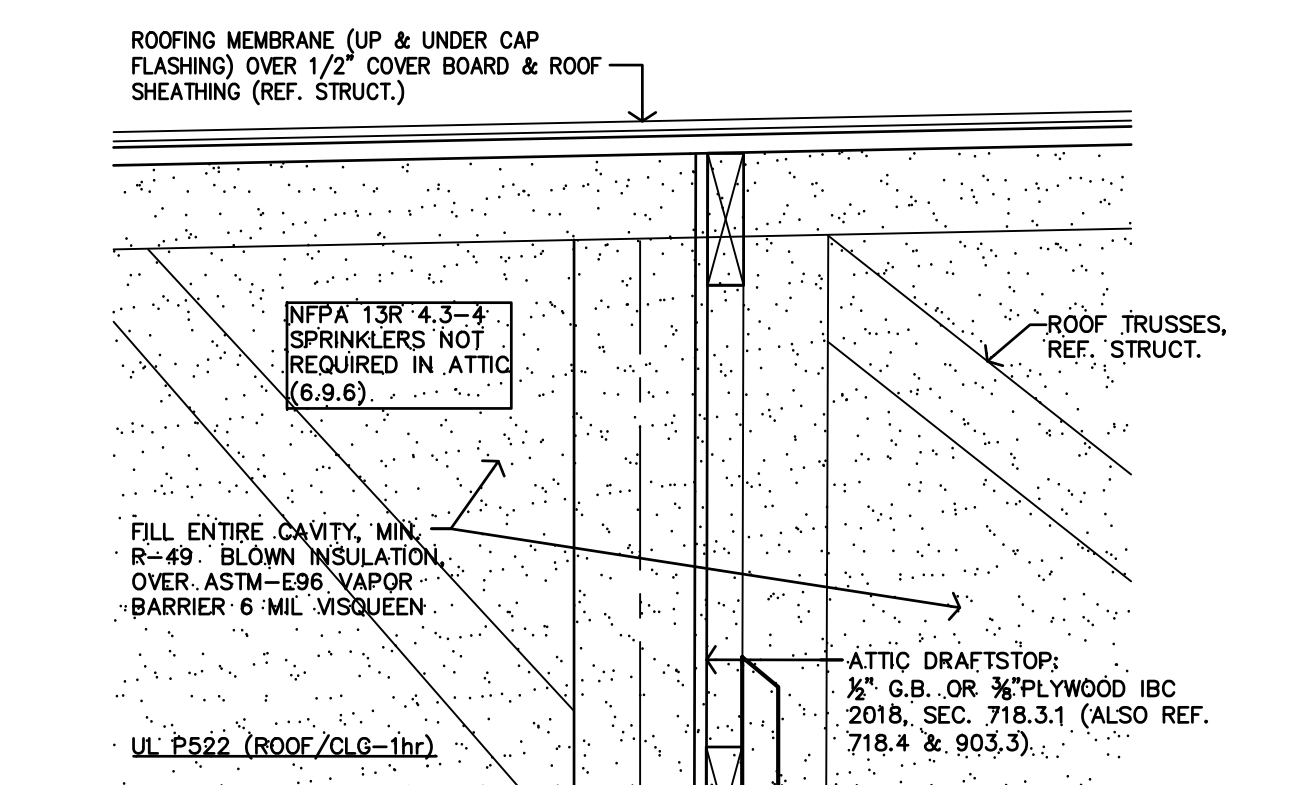
Q PARTY WALL DRAFTSTOP
1 1/2"=1'-0"



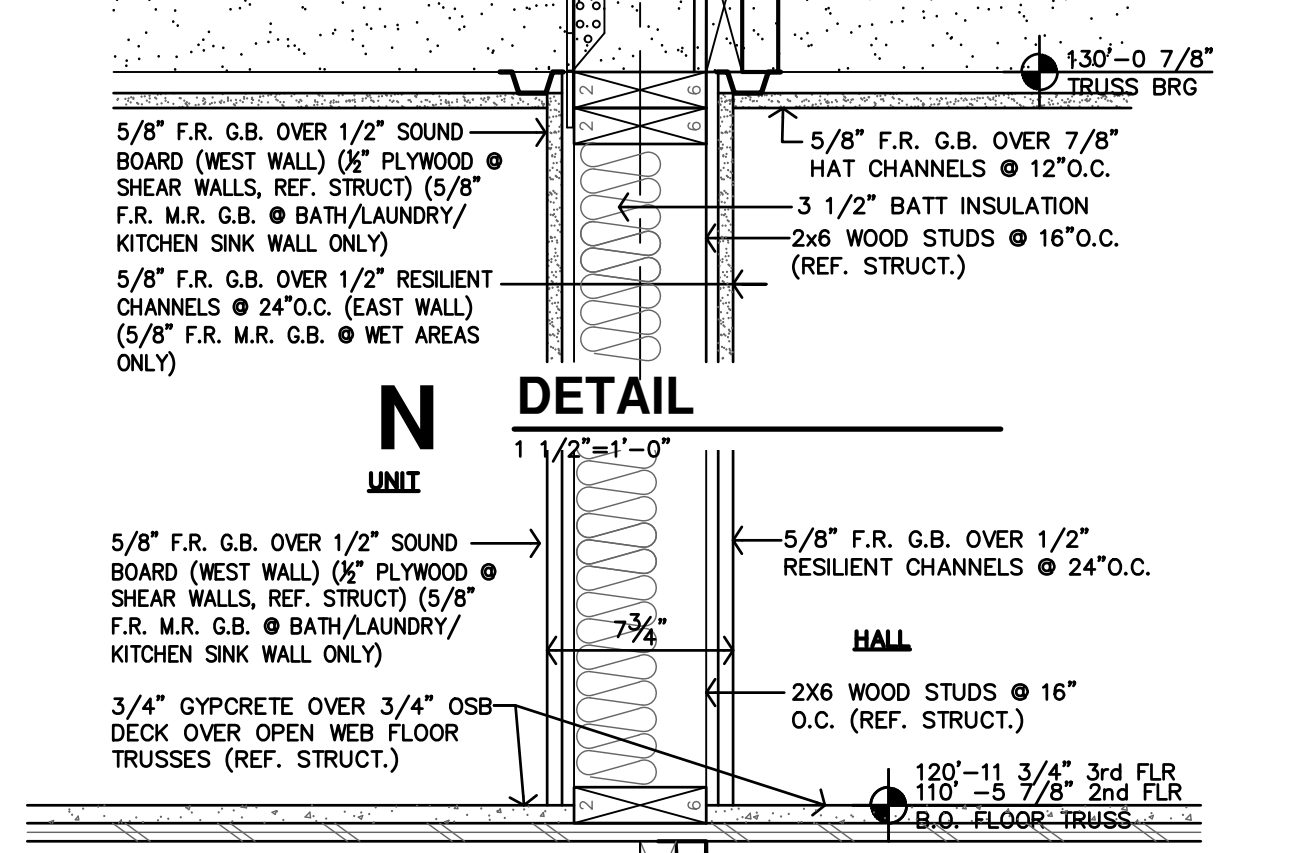
P EXT. WALL DETAIL
1 1/2"=1'-0"



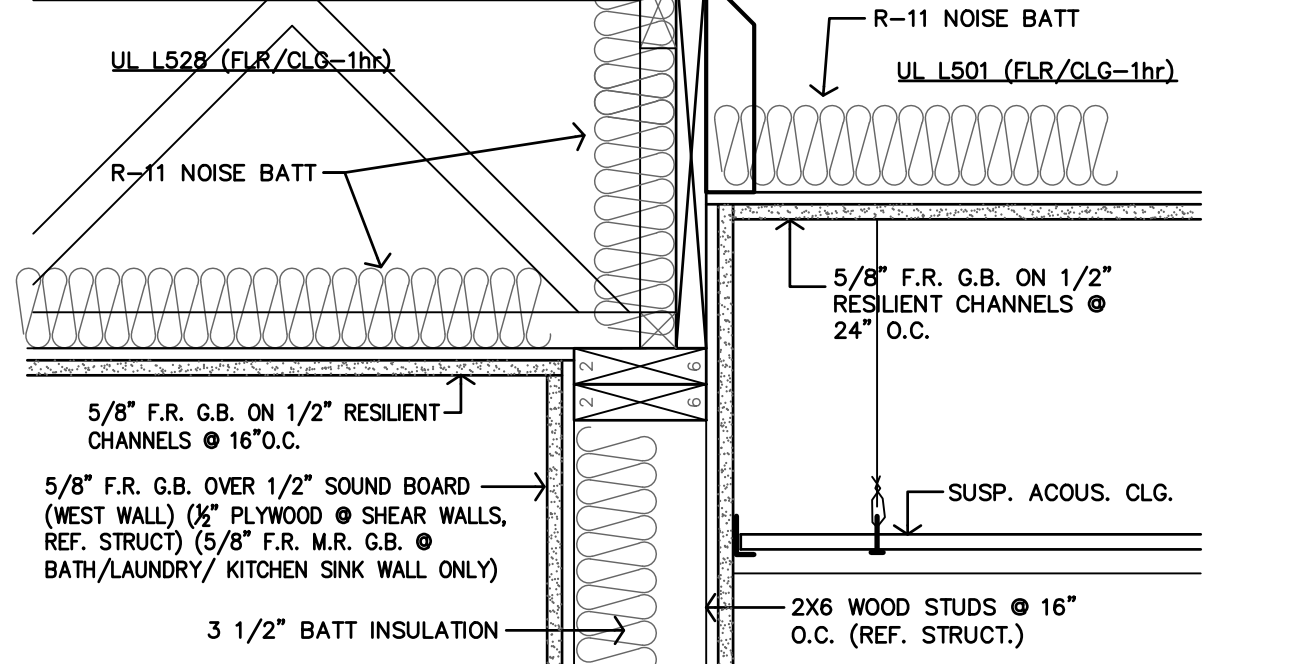
O FIRE BLOCKING DETAIL
1 1/2"=1'-0"



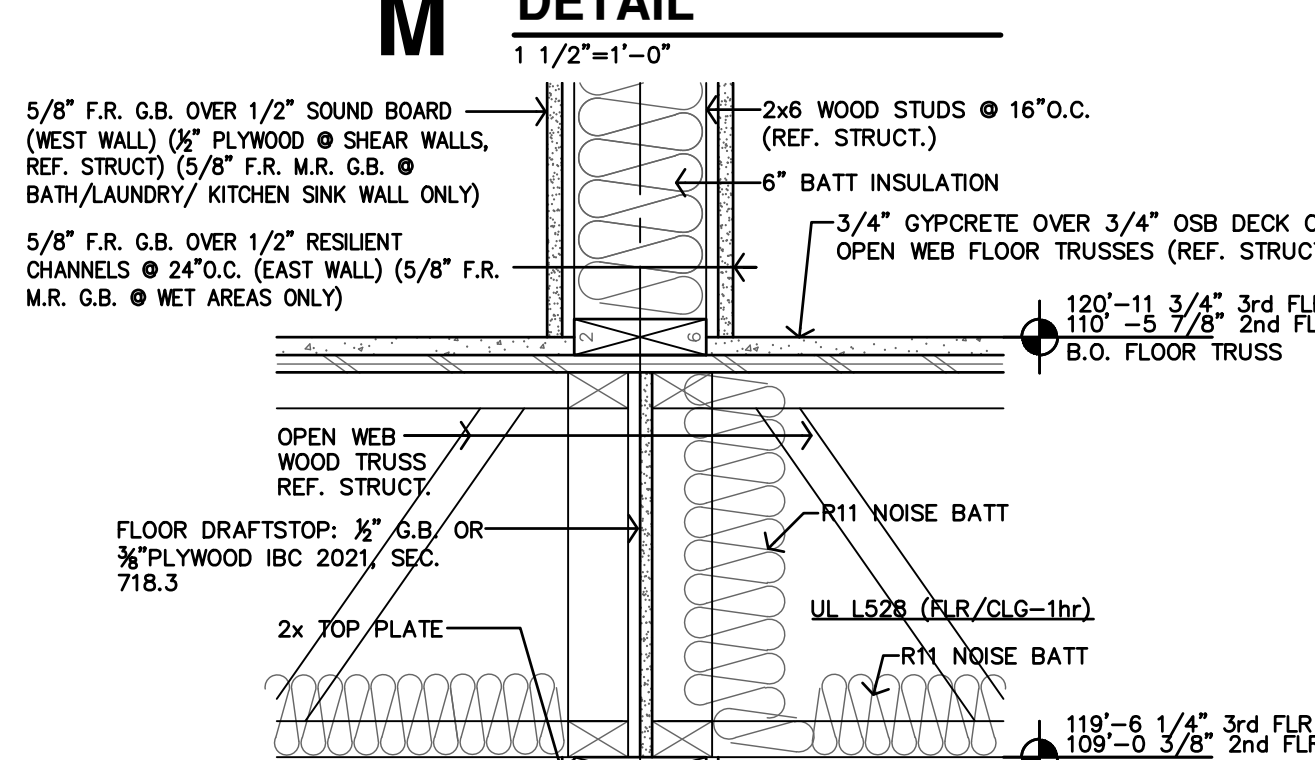
N DETAIL
1 1/2"=1'-0"



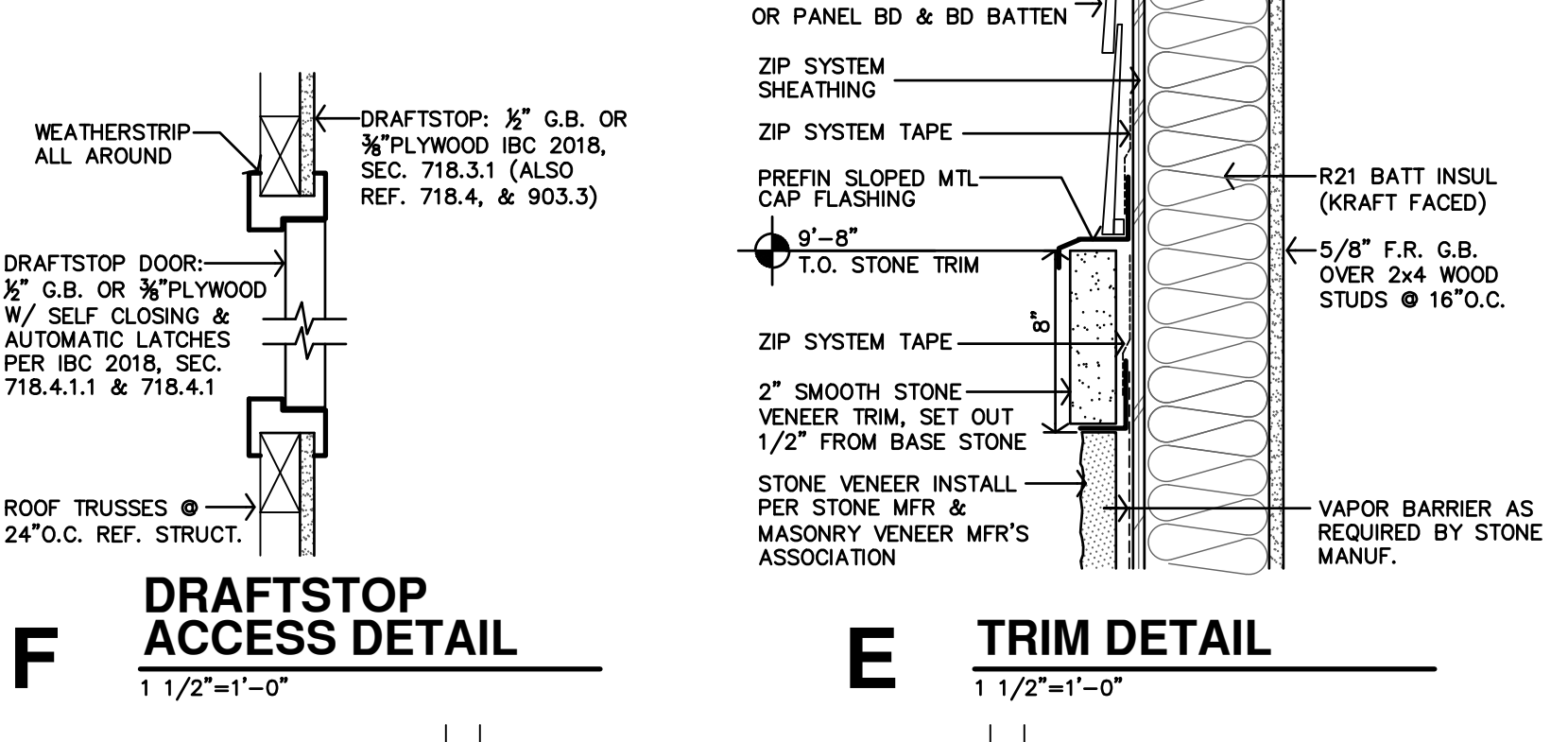
M DETAIL
1 1/2"=1'-0"



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

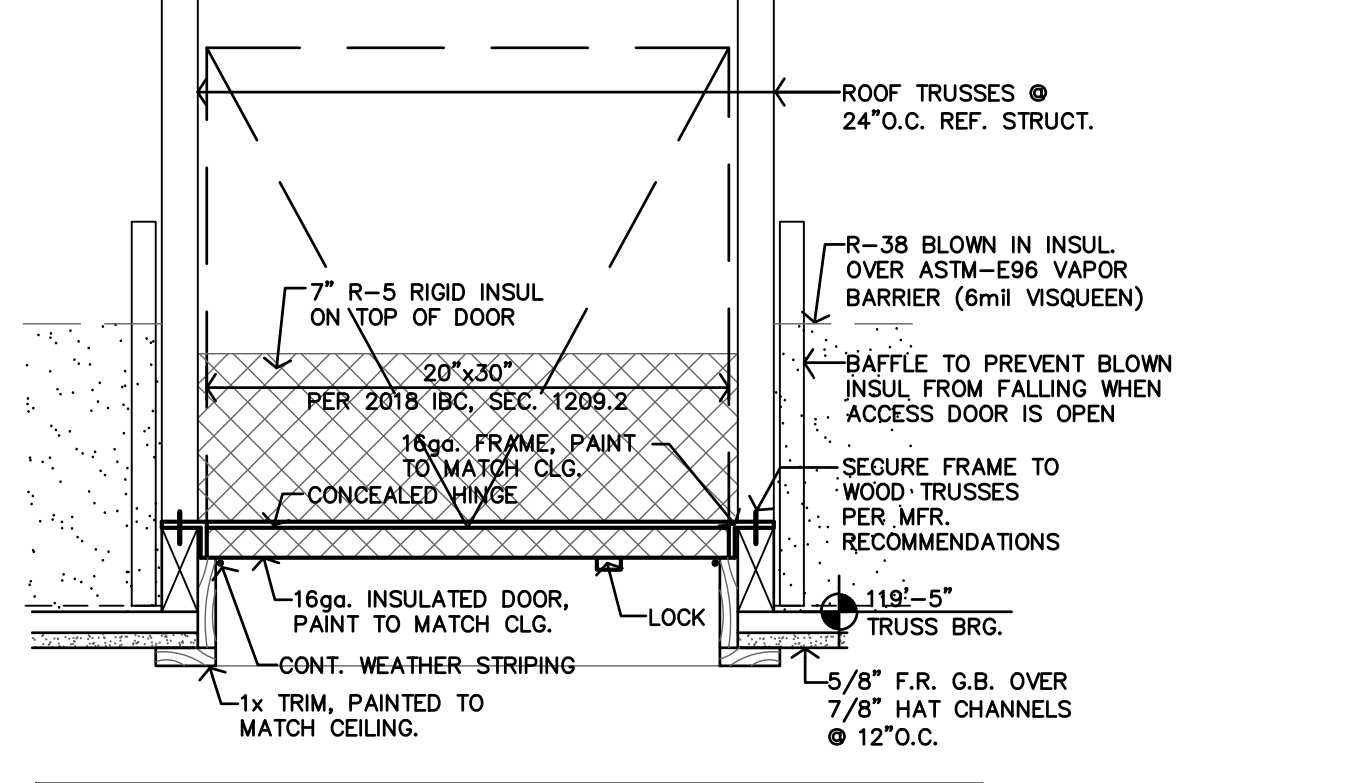


K DETAIL
1 1/2"=1'-0"



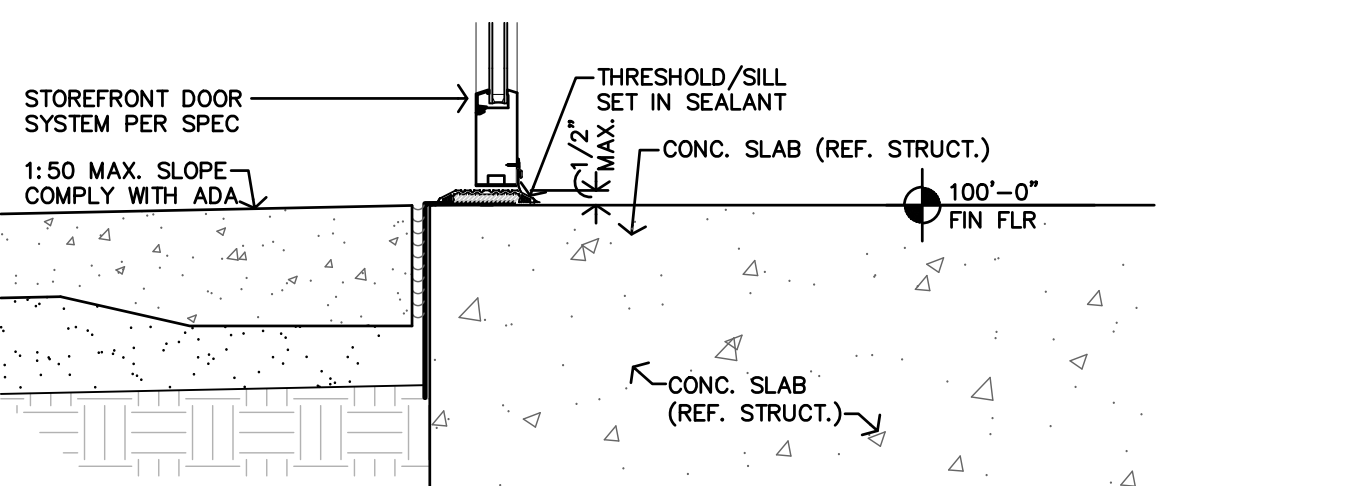
F DRAFTSTOP ACCESS DETAIL
1 1/2"=1'-0"

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

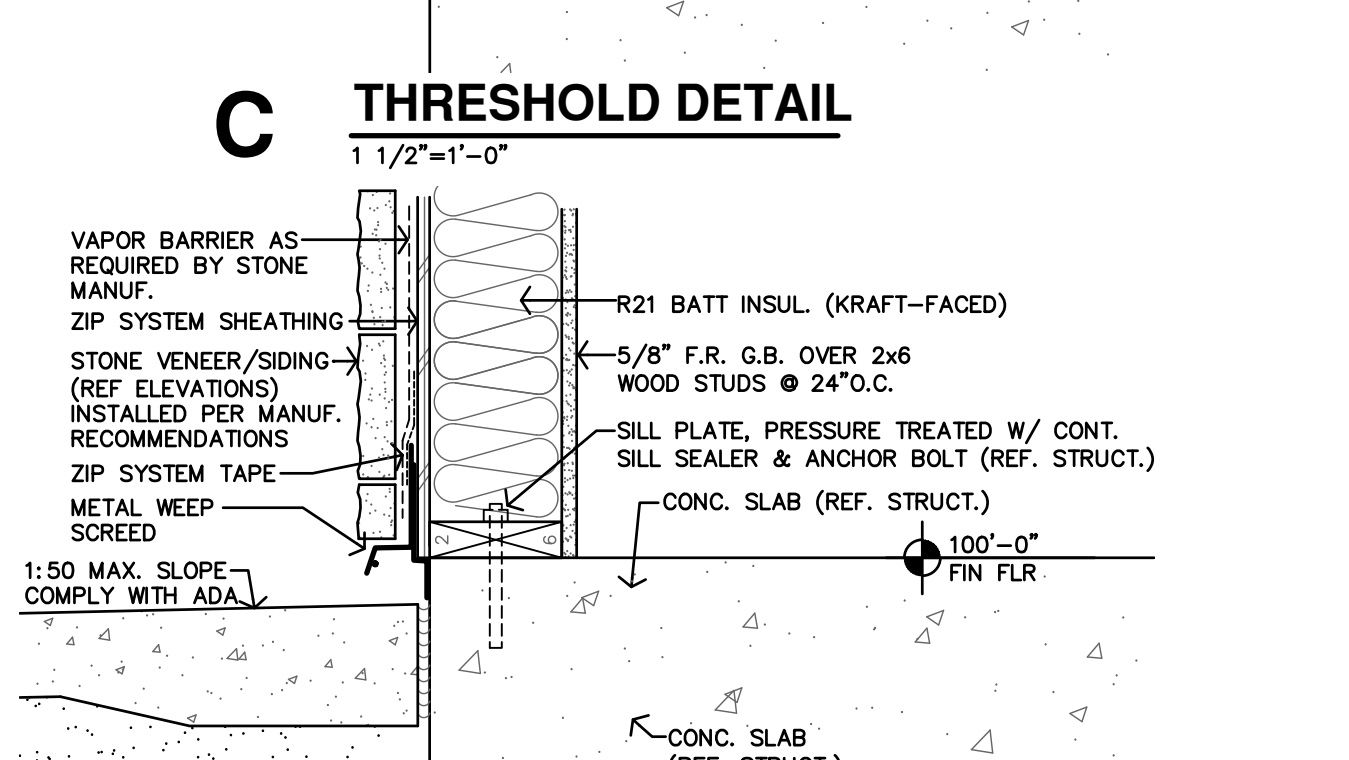


D ATTIC ACCESS DETAIL
1 1/2"=1'-0"

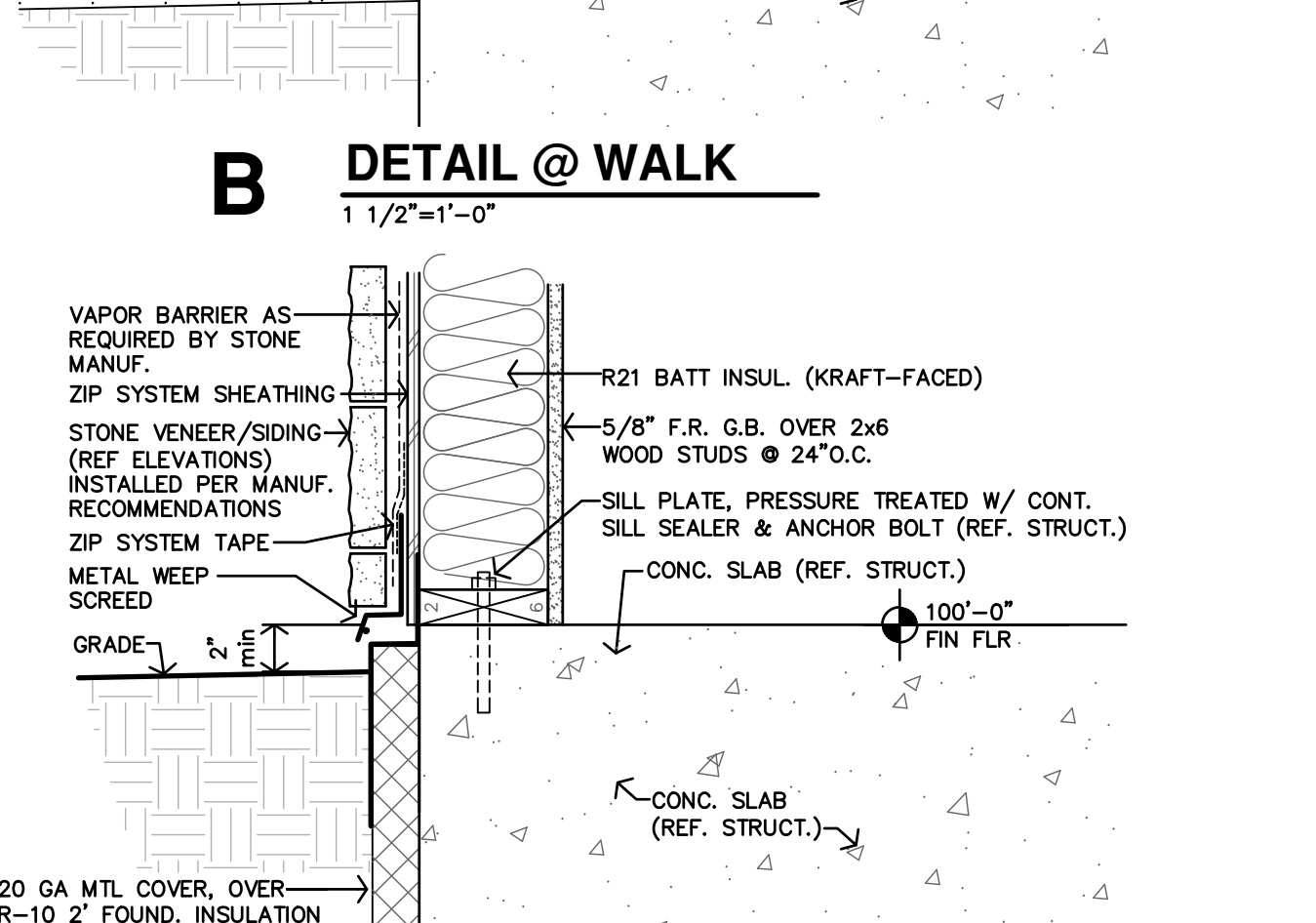
NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2018 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING



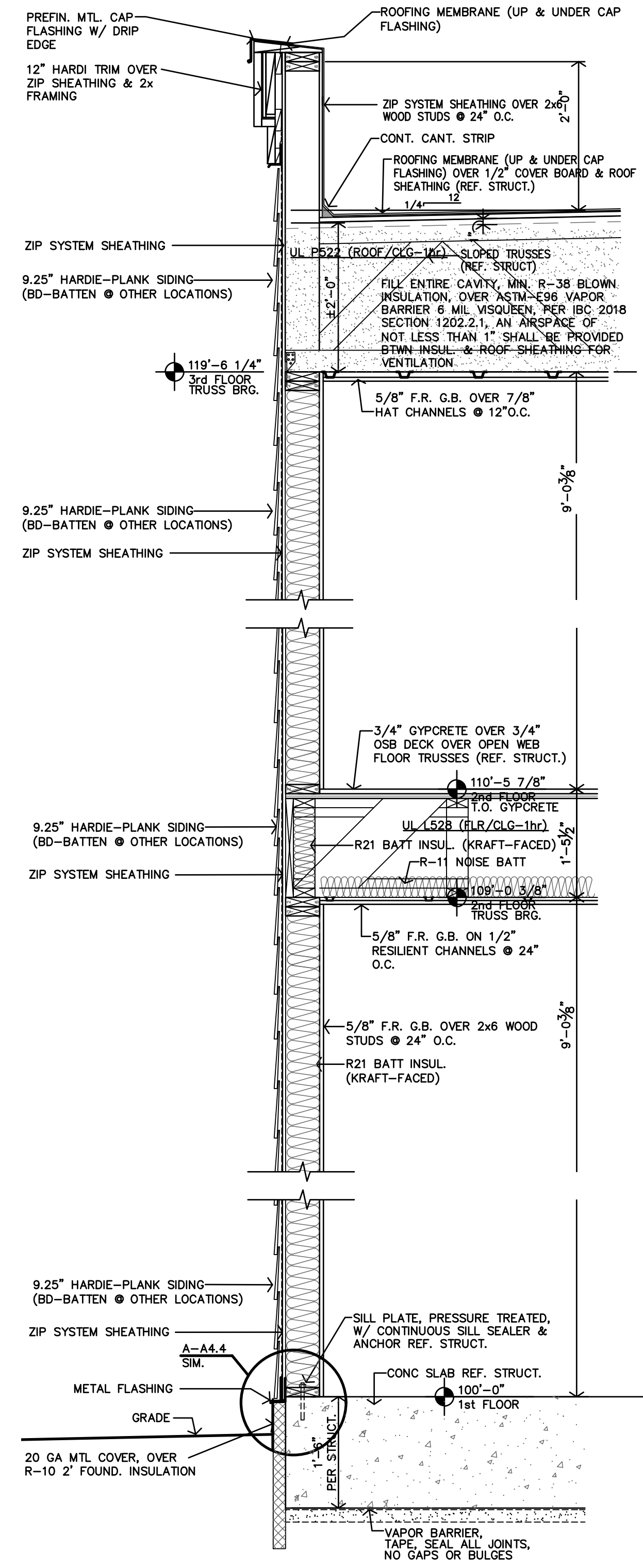
C THRESHOLD DETAIL
1 1/2"=1'-0"



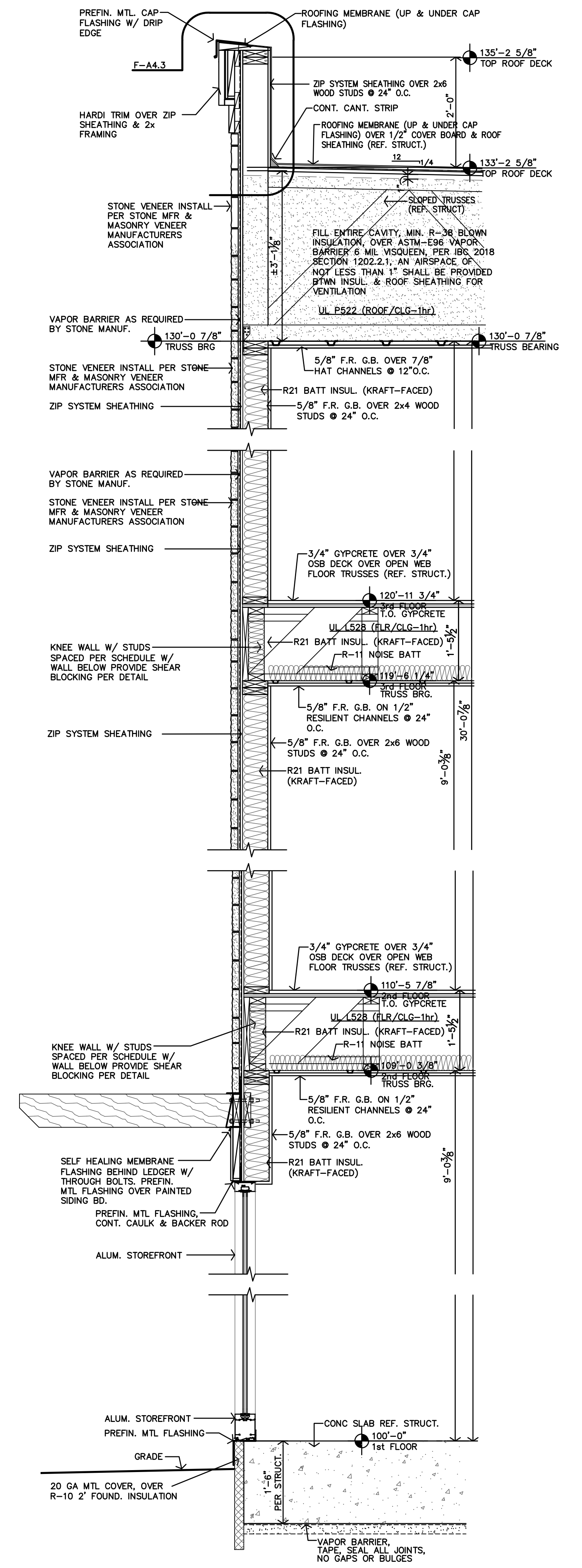
B DETAIL @ WALK
1 1/2"=1'-0"



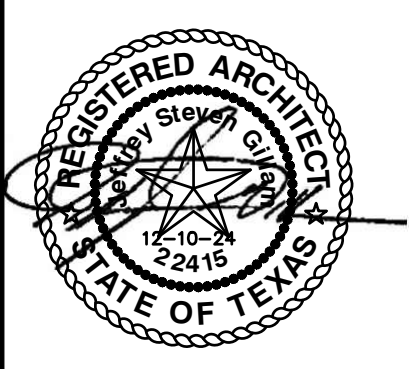
A FOUNDATION DETAIL
1 1/2"=1'-0"



B TYP SIDING WALL SECTION

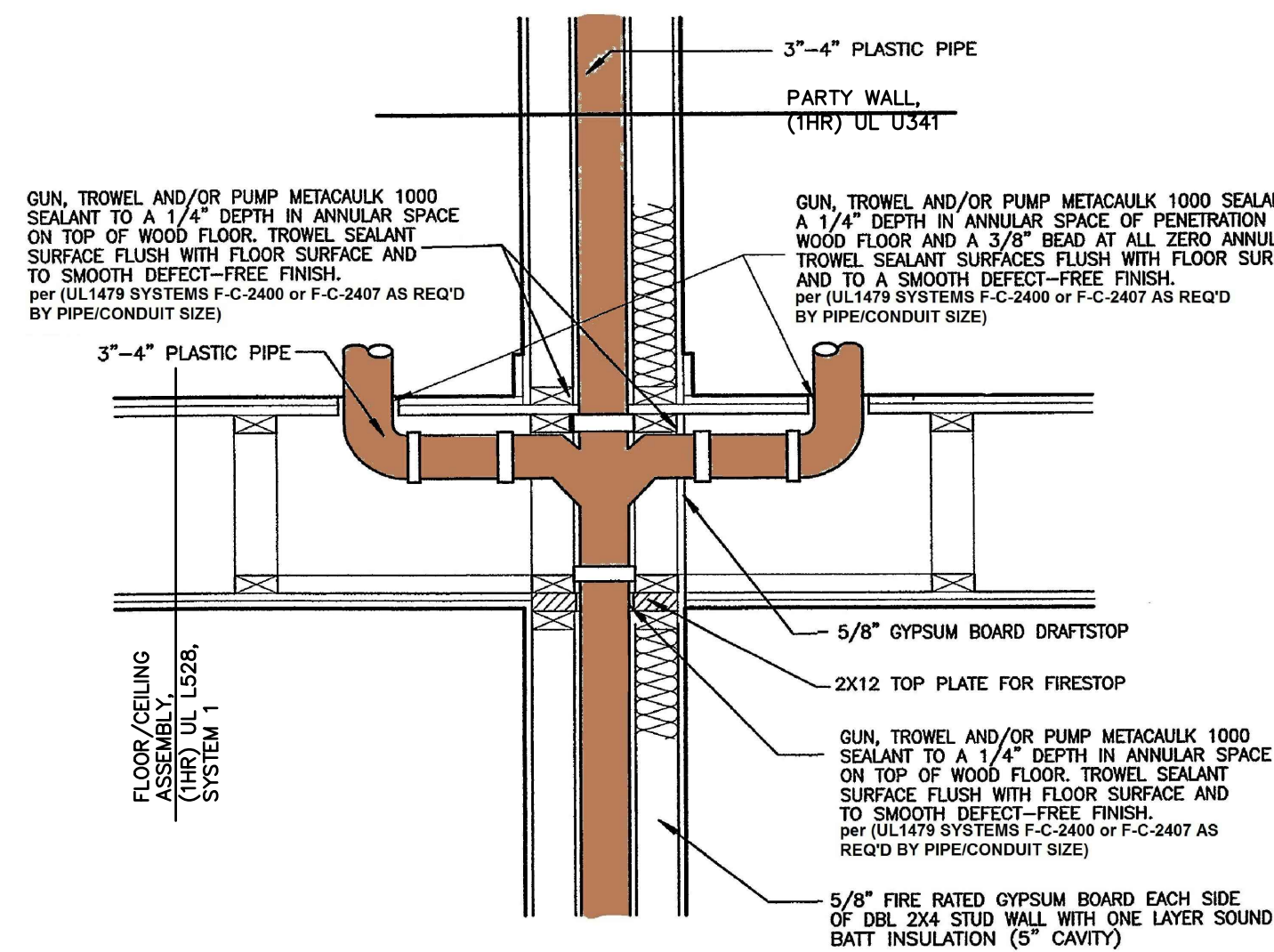


A TYP TOWER STONE WALL SECTION

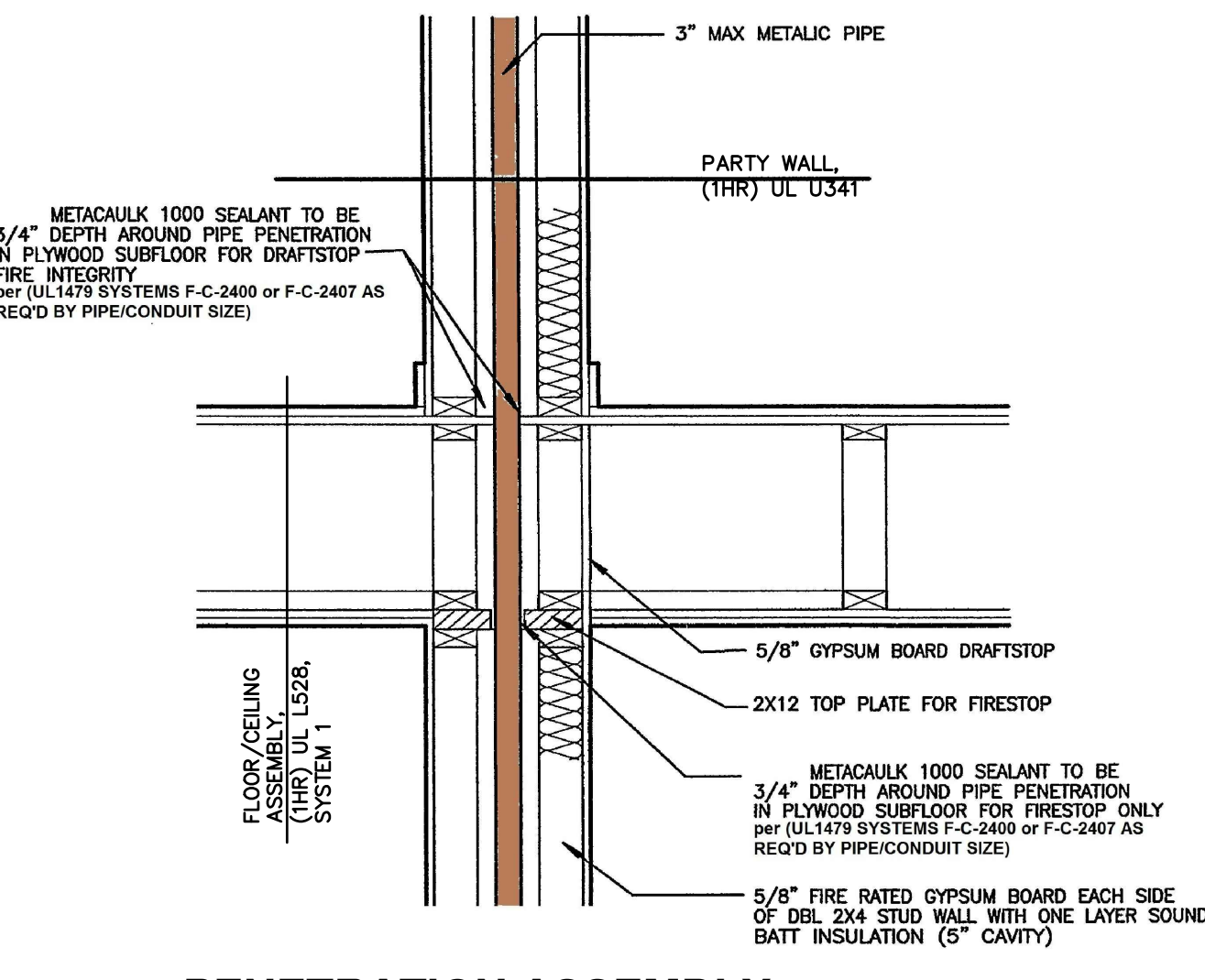


REVISION:

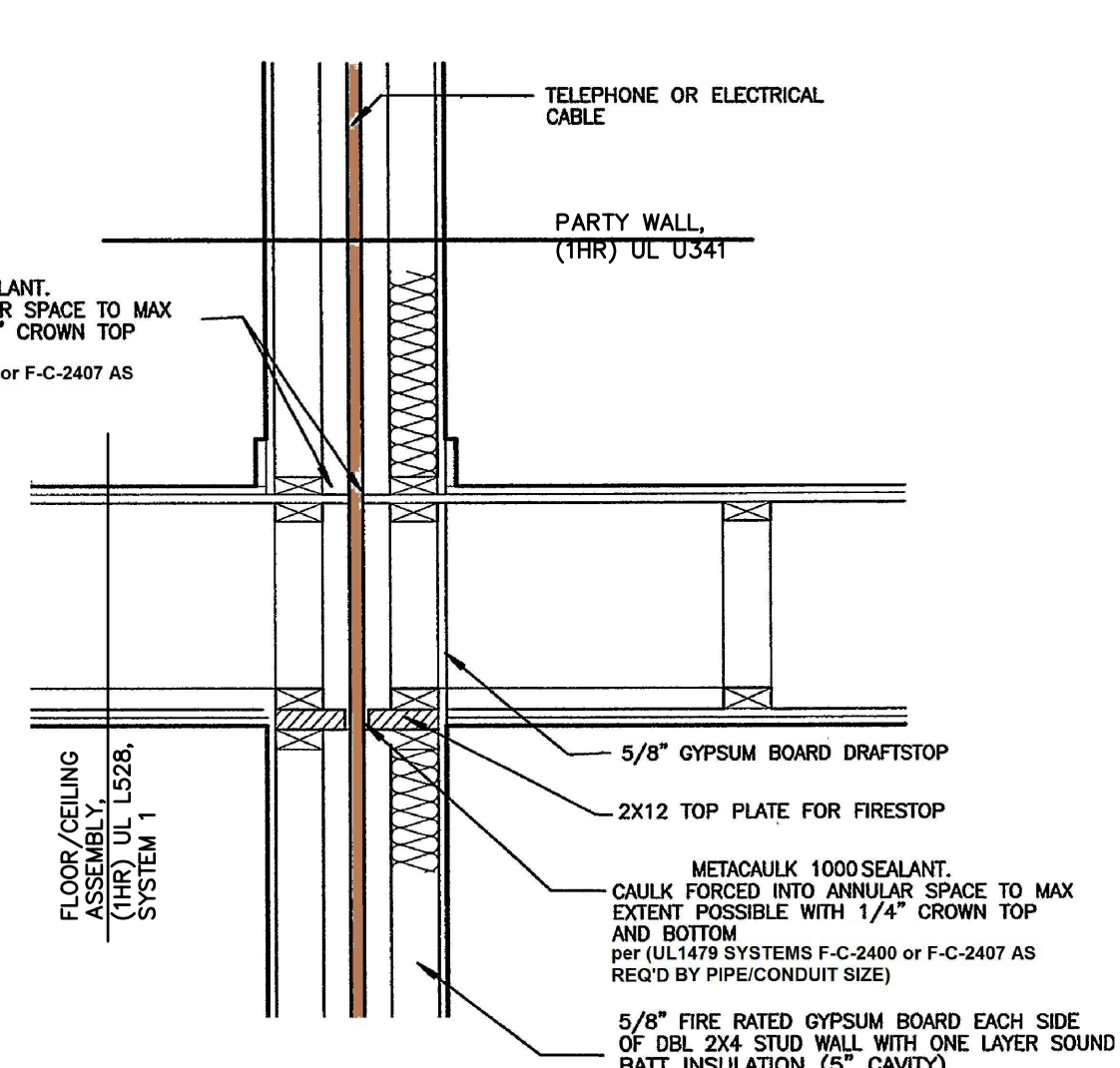
DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:



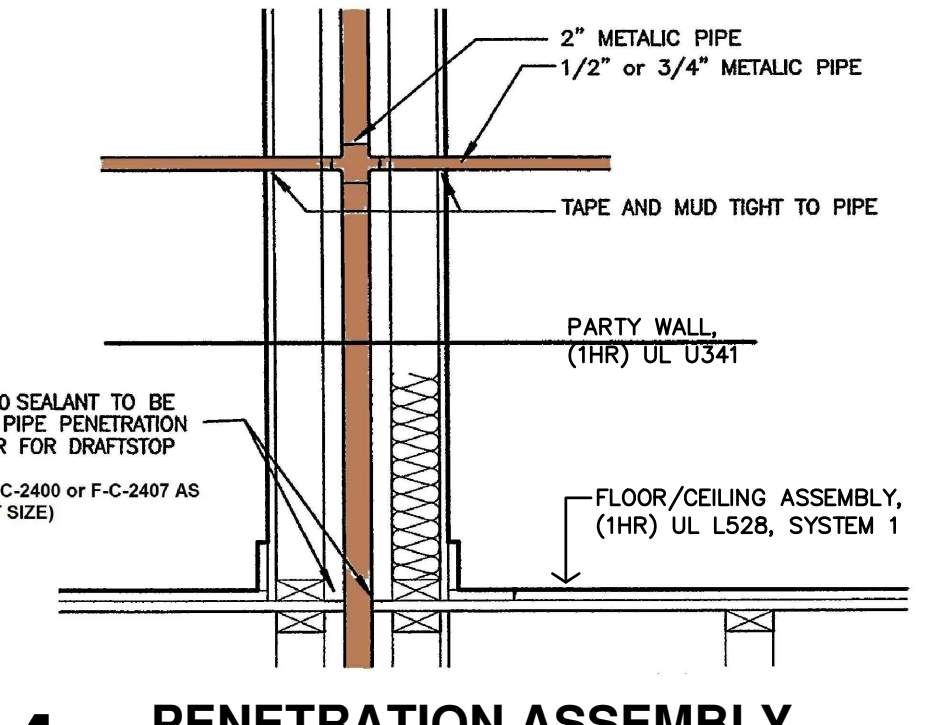
1 PENETRATION ASSEMBLY
NO SCALE



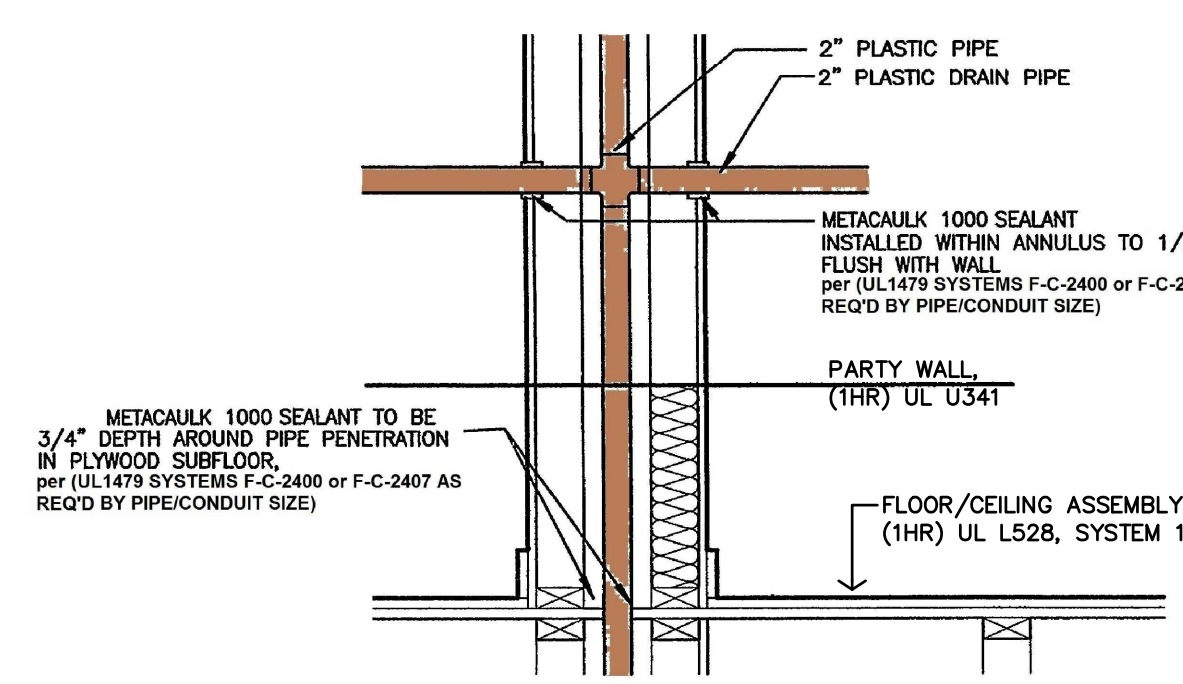
2 PENETRATION ASSEMBLY
NO SCALE



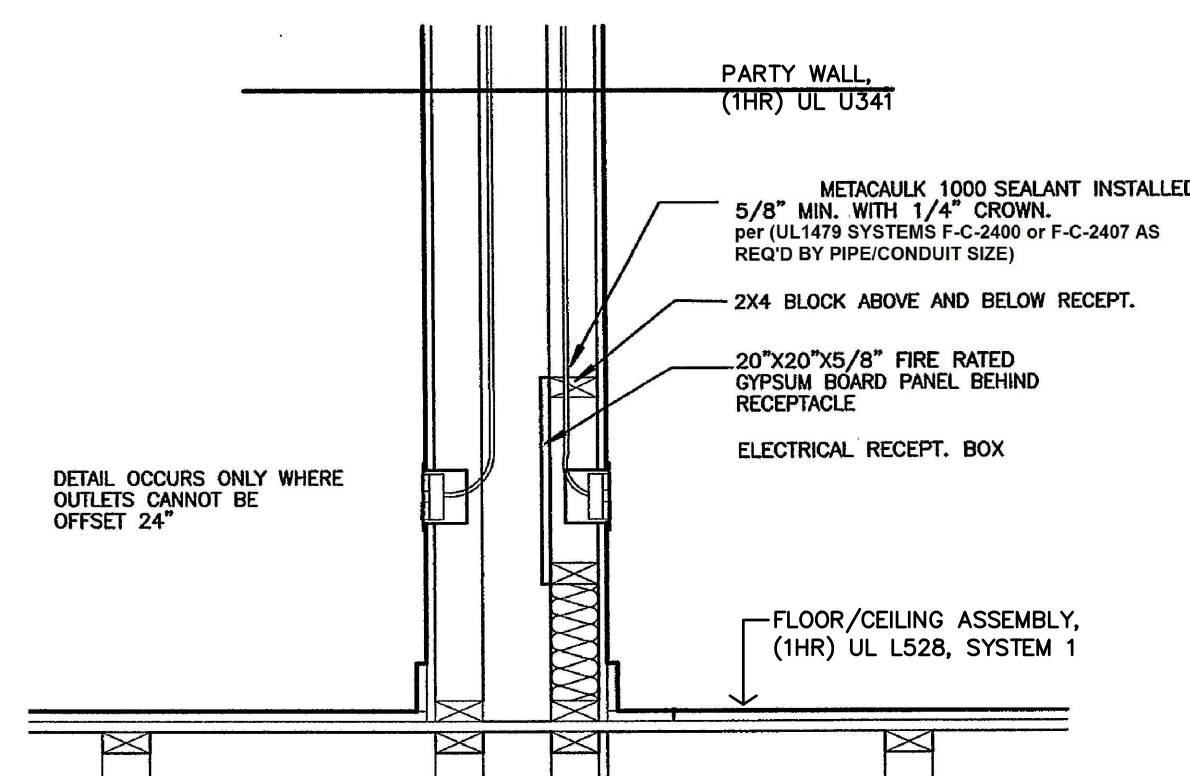
3 PENETRATION ASSEMBLY
NO SCALE



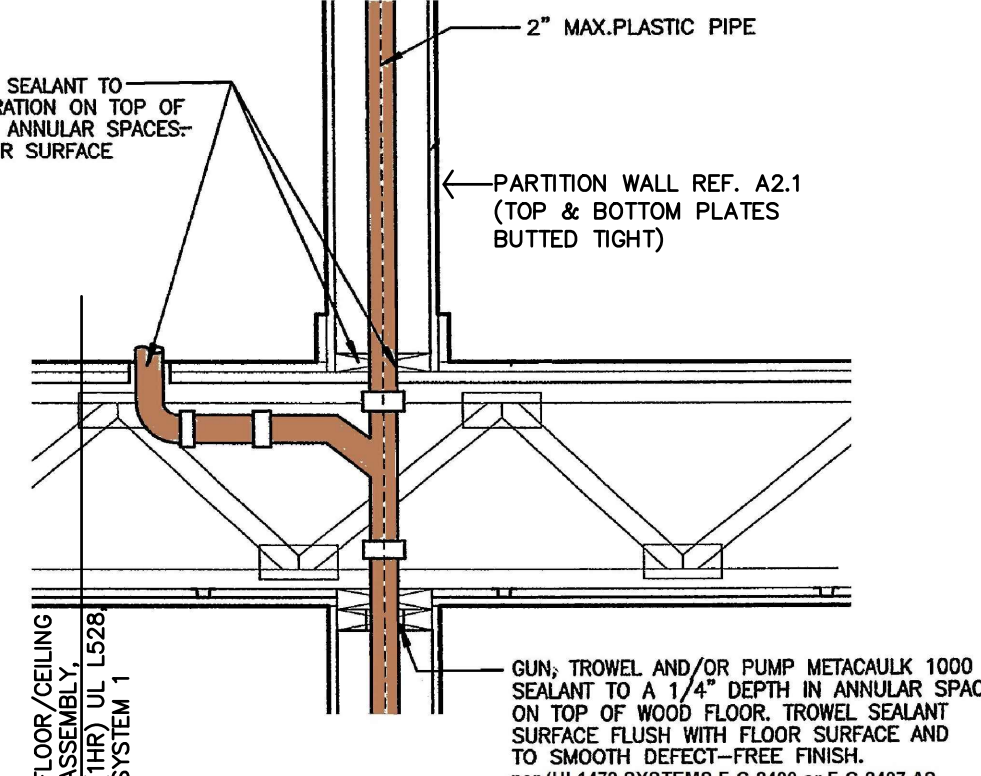
4 PENETRATION ASSEMBLY
NO SCALE



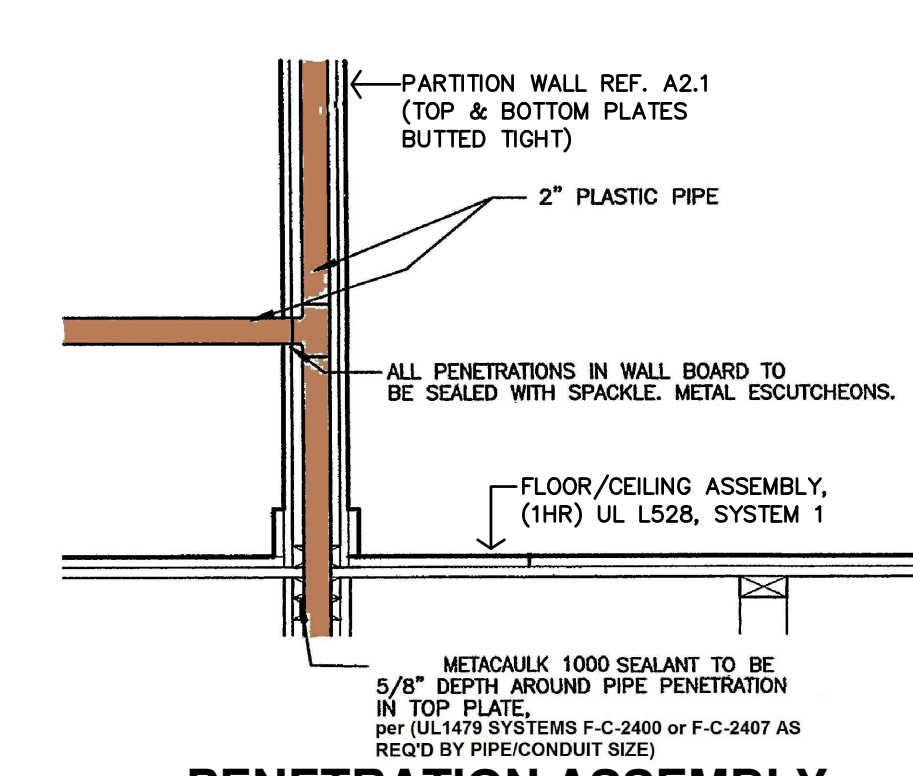
5 PENETRATION ASSEMBLY
NO SCALE



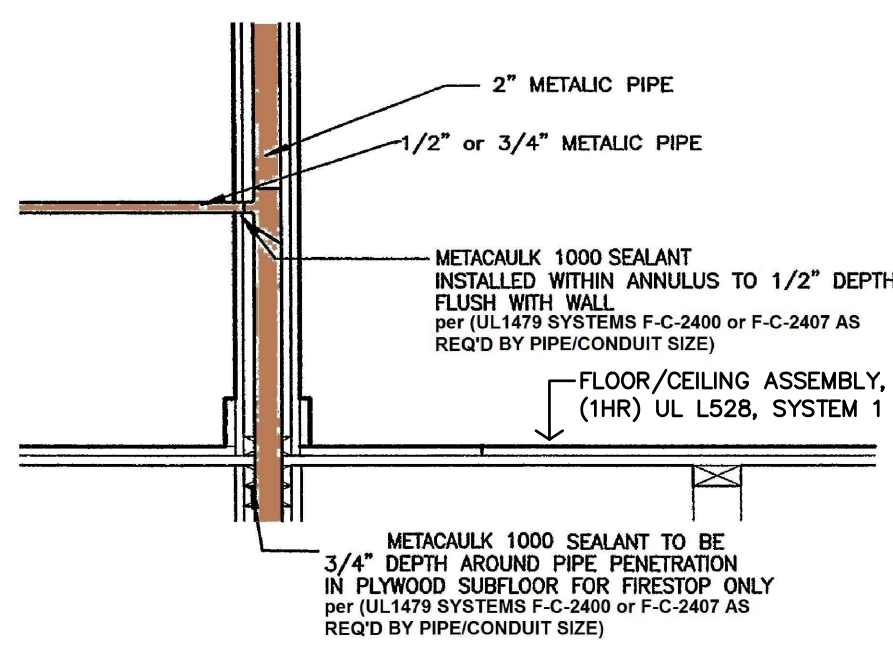
6 PENETRATION ASSEMBLY
NO SCALE



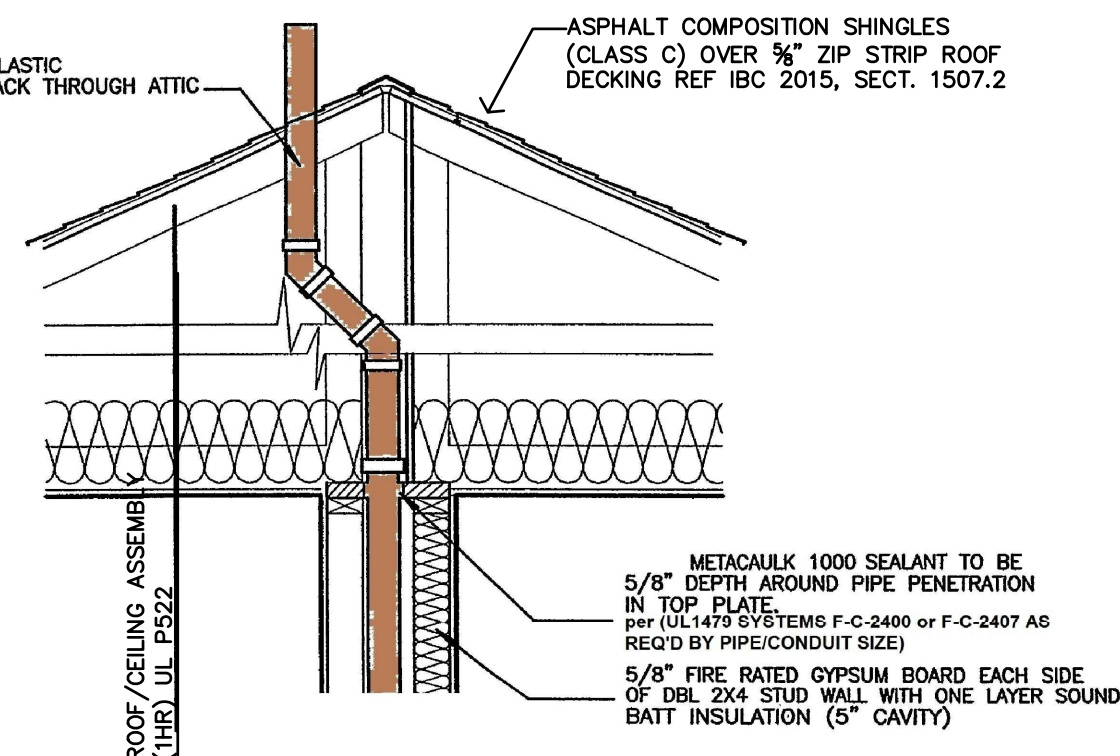
7 PENETRATION ASSEMBLY
NO SCALE



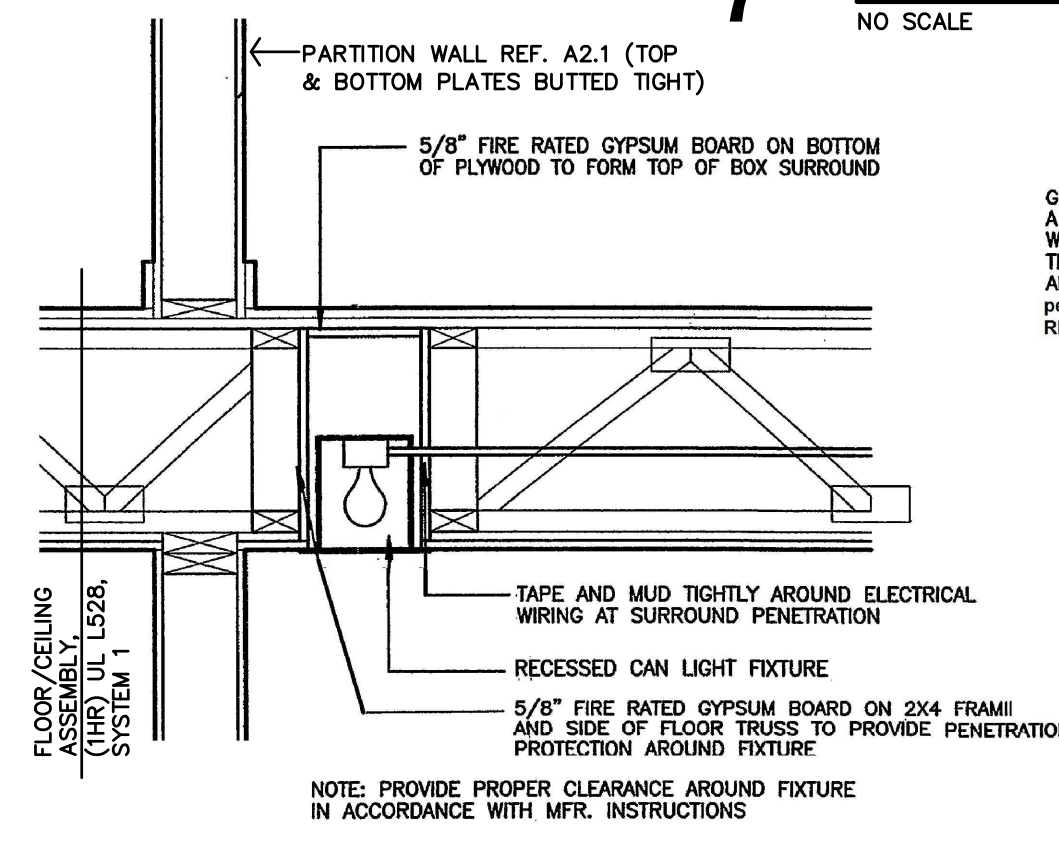
8 PENETRATION ASSEMBLY
NO SCALE



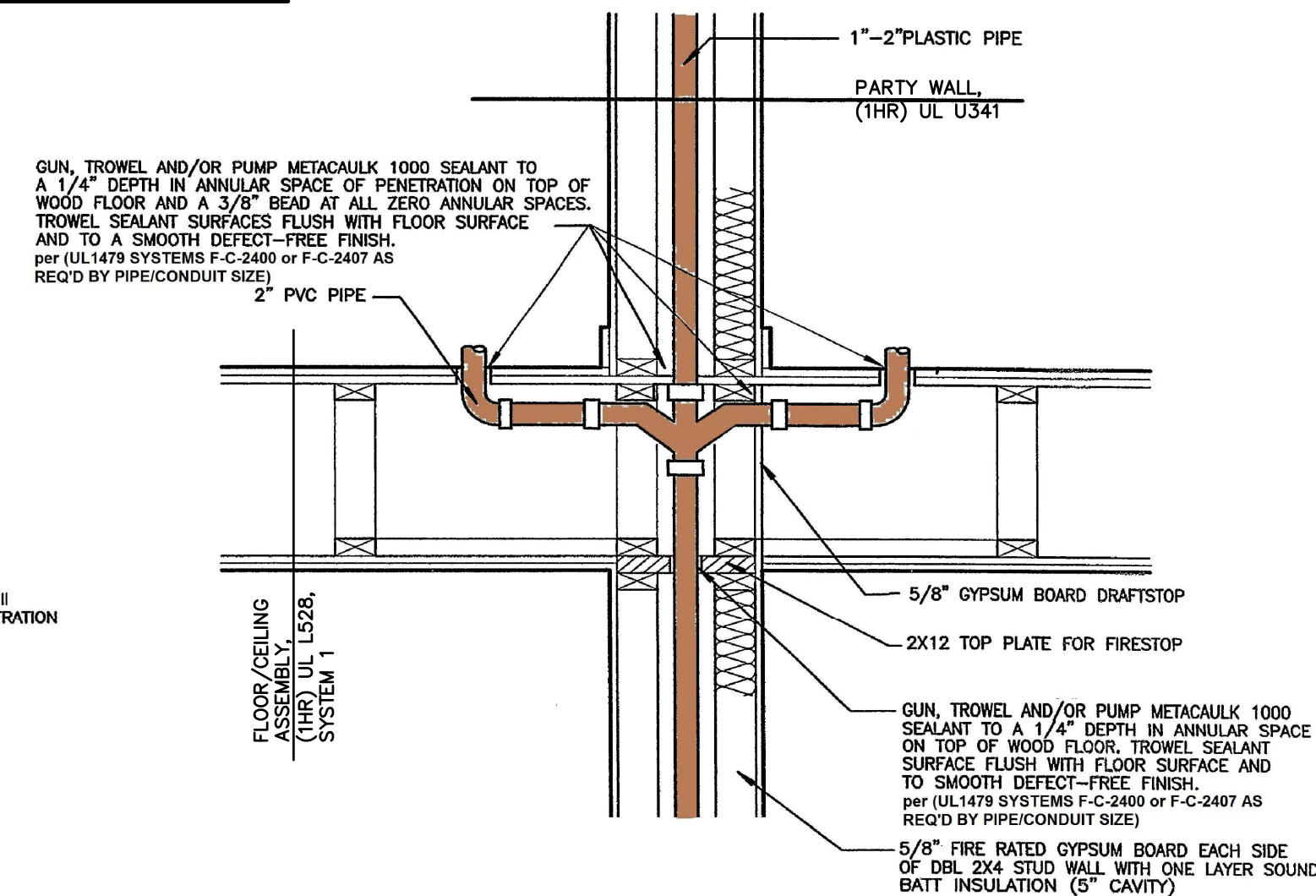
9 PENETRATION ASSEMBLY
NO SCALE



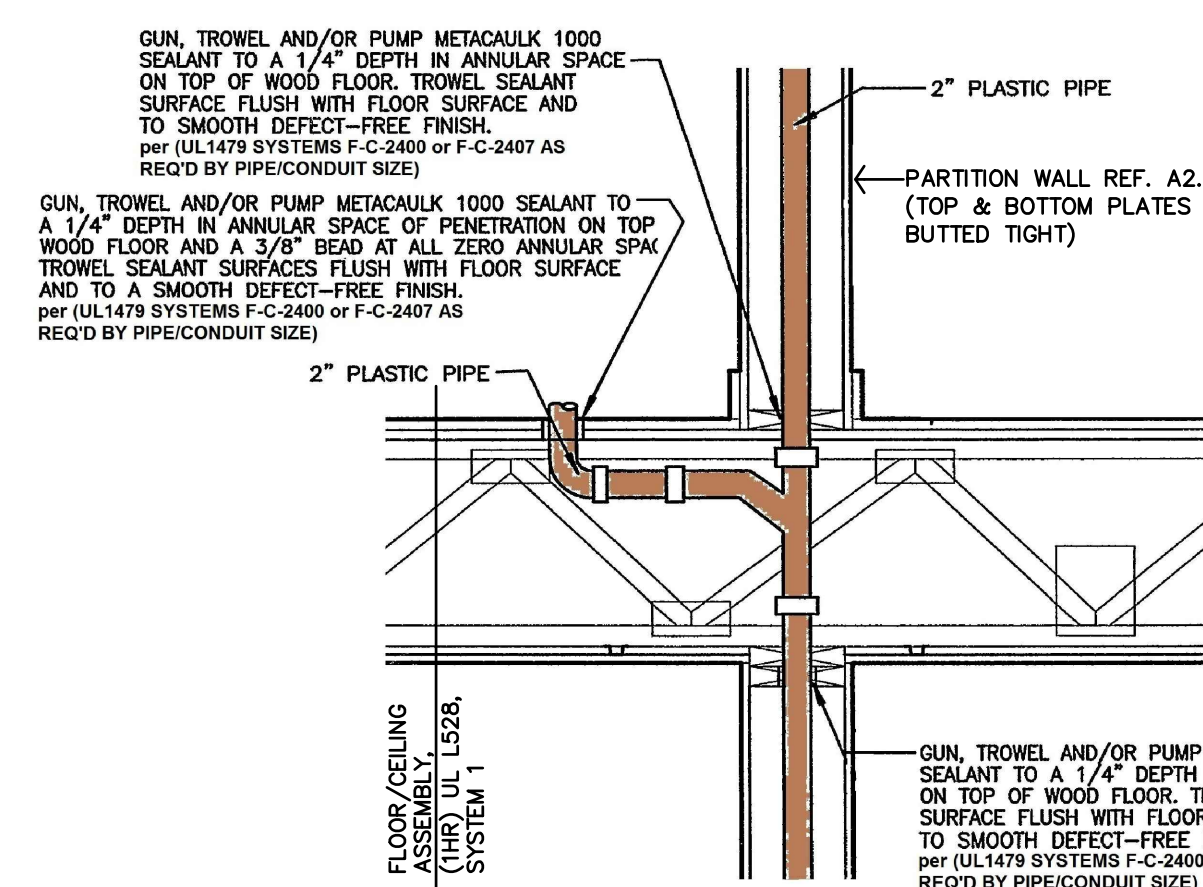
10 PENETRATION ASSEMBLY
NO SCALE



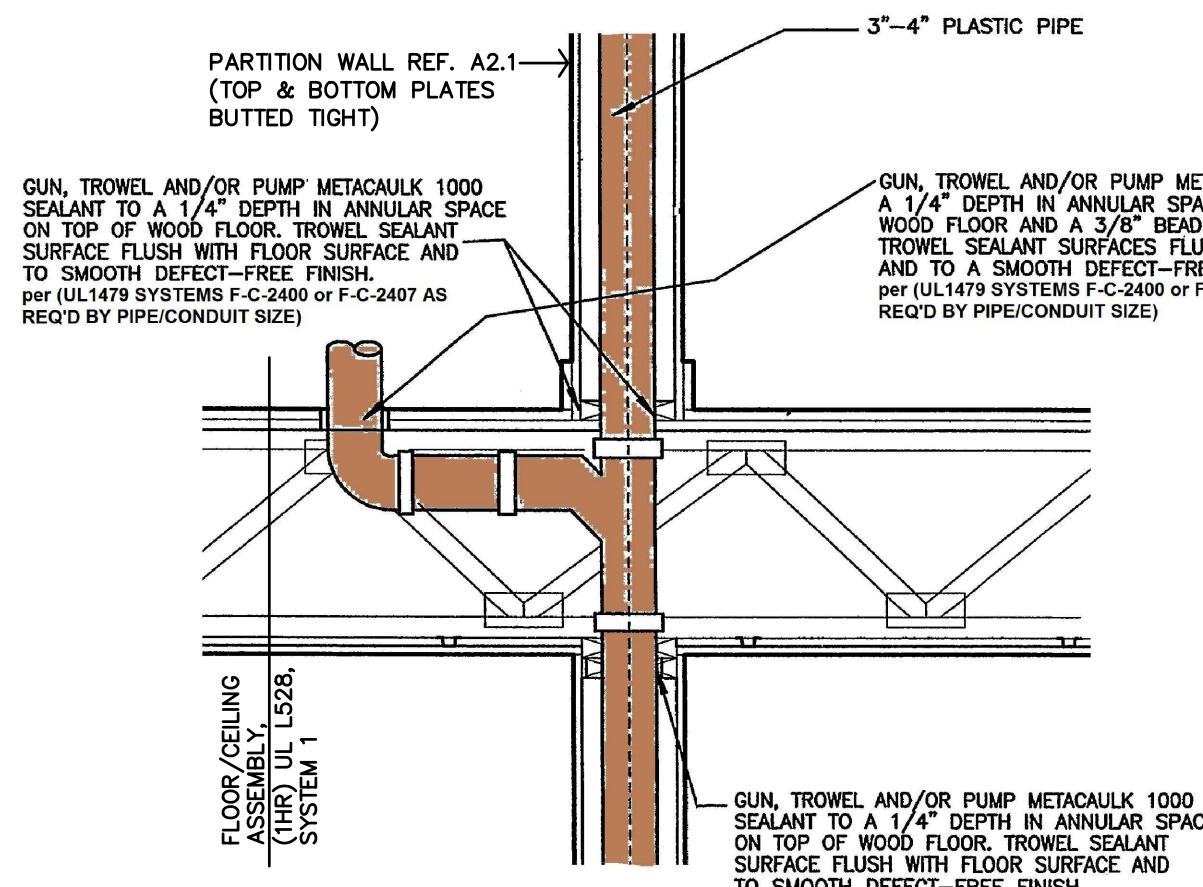
11 PENETRATION ASSEMBLY
NO SCALE



12 PENETRATION ASSEMBLY
NO SCALE

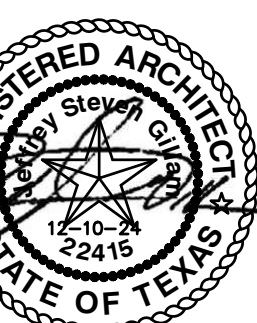


13 PENETRATION ASSEMBLY
NO SCALE



14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE



ROOF GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- 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.
- MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
- REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
- CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CAULK & SEAL WATER TIGHT ALL JOINTS & TRANSITIONS.
- 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."
- CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
- PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS.
- CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
- BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2018 IBC SECTION 903.3.1.2. PROTECTION NOT REQUIRED IN ATTIC SPACE PER IBC SECTION 903.3.1.2.3
- MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
- 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.
- INSTALL ATTIC ACCESS PER DETAIL H-A4.5. LOCATE PER ROOF PLAN
- 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.
- CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
- 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 ADDITIONAL 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 5 (1,416 SF) ATTIC AREA MUST PROVIDE (1,416/150 = 9.44 (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 7 (822 SF) ATTIC AREA MUST PROVIDE (822/150 = 5.48 (OF NET FREE AREA VENTILATION)
AREA 4 (840 SF) ATTIC AREA MUST PROVIDE (840/150 = 5.60 (OF NET FREE AREA VENTILATION)	AREA 8 (1,409 SF) ATTIC AREA MUST PROVIDE (1,409/150 = 9.39 (OF NET FREE AREA VENTILATION)
AREA 5 (1,426 SF) ATTIC AREA MUST PROVIDE (1,426/150 = 9.51 (OF NET FREE AREA VENTILATION)	

LEGEND

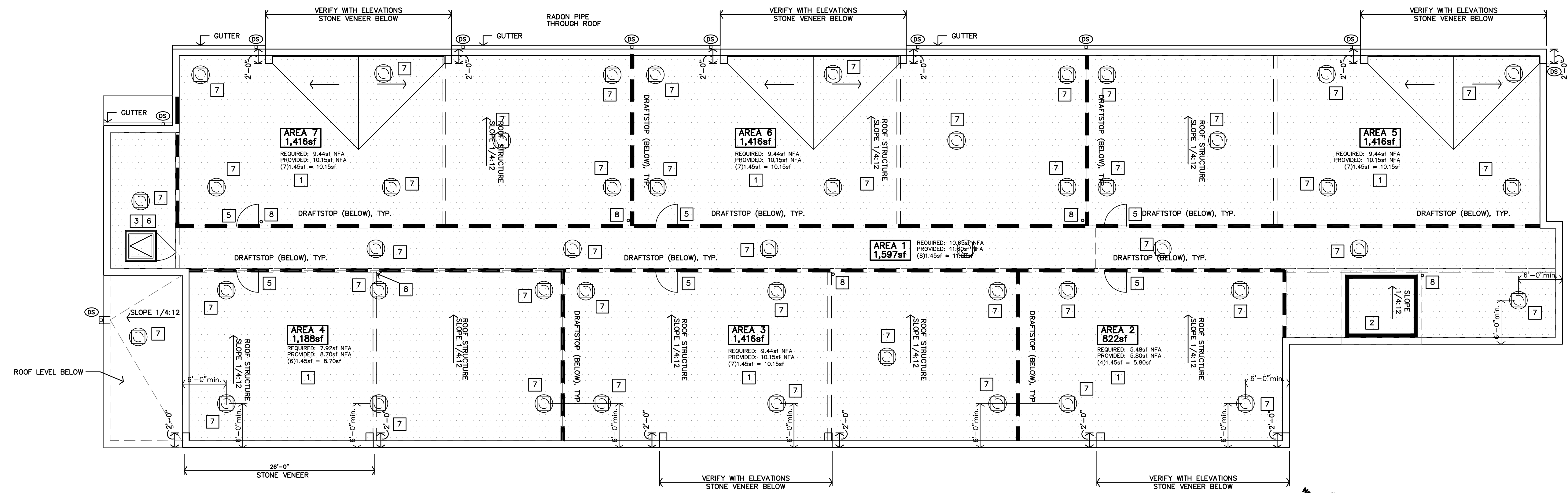
- INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL. (5"min), (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS 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.
- 1-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
- LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
- NOT USED
- INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL F-A4.4
- INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL D-A4.4
- INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GR5-16-OD. (MUST HAVE 1.45 SF OF NFA OR GREATER).
- RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.

INDICATES 60-MIL TPO ROOFING MATERIAL

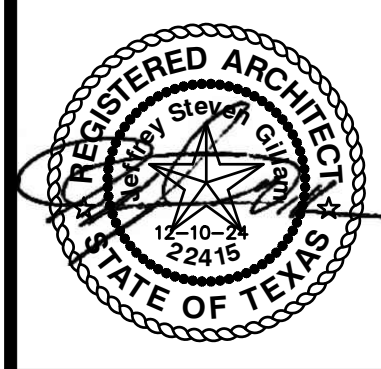
CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

INDICATES LOCATION OF A PREFIN. 3x4 DOWNSPOUT

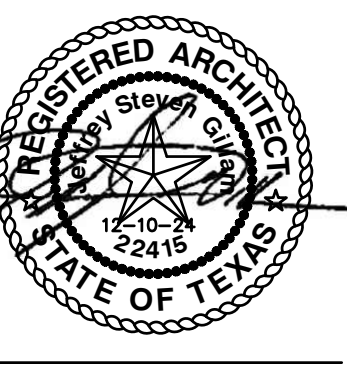
MINIMUM GUTTER & DOWNSPOUT
 GUTTER - PREFIN. 4x5
 DOWNSPOUT - PREFIN. 3x4



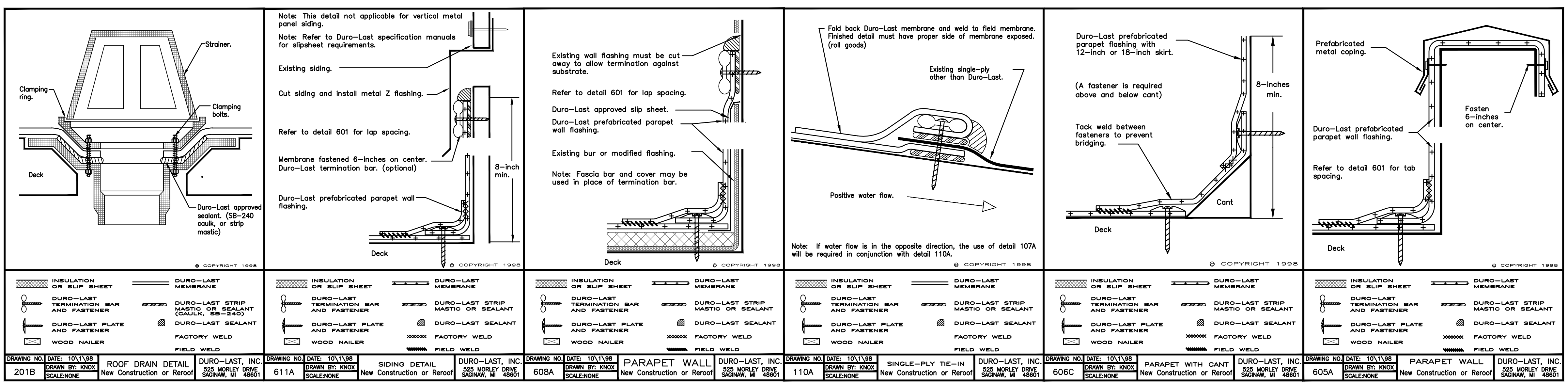
ROOF PLAN
 1/8"=1'-0"



REVISION:
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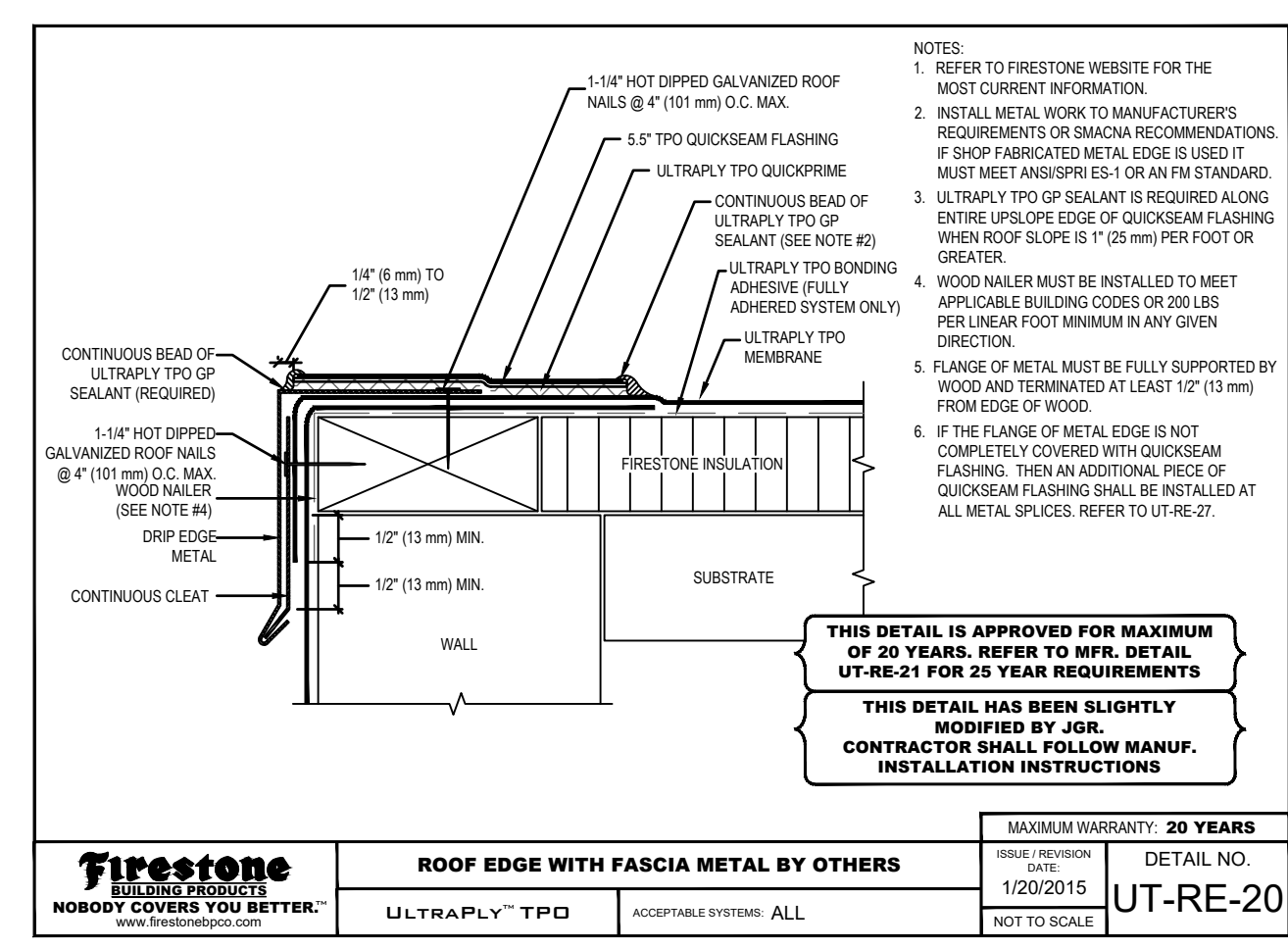
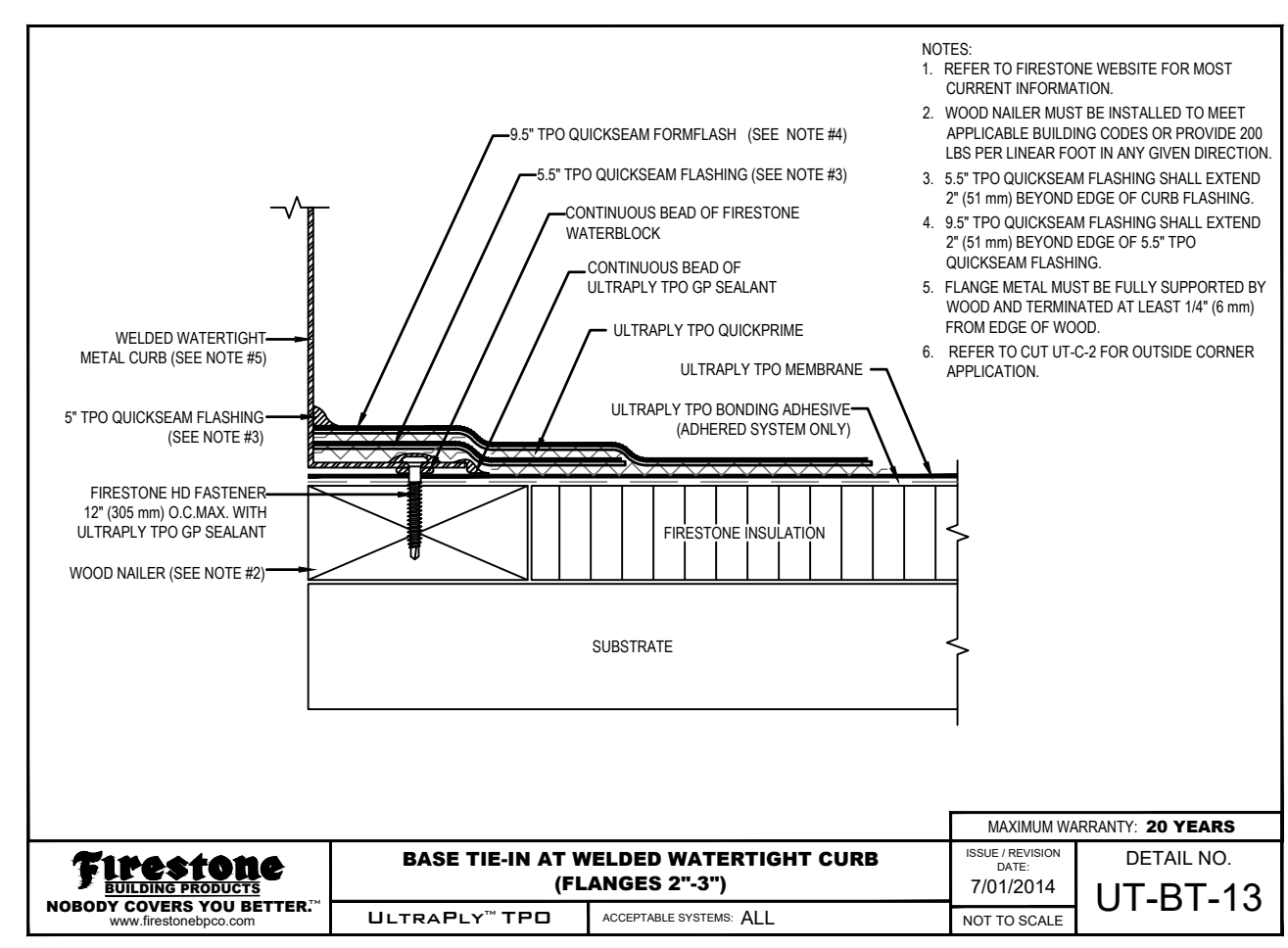
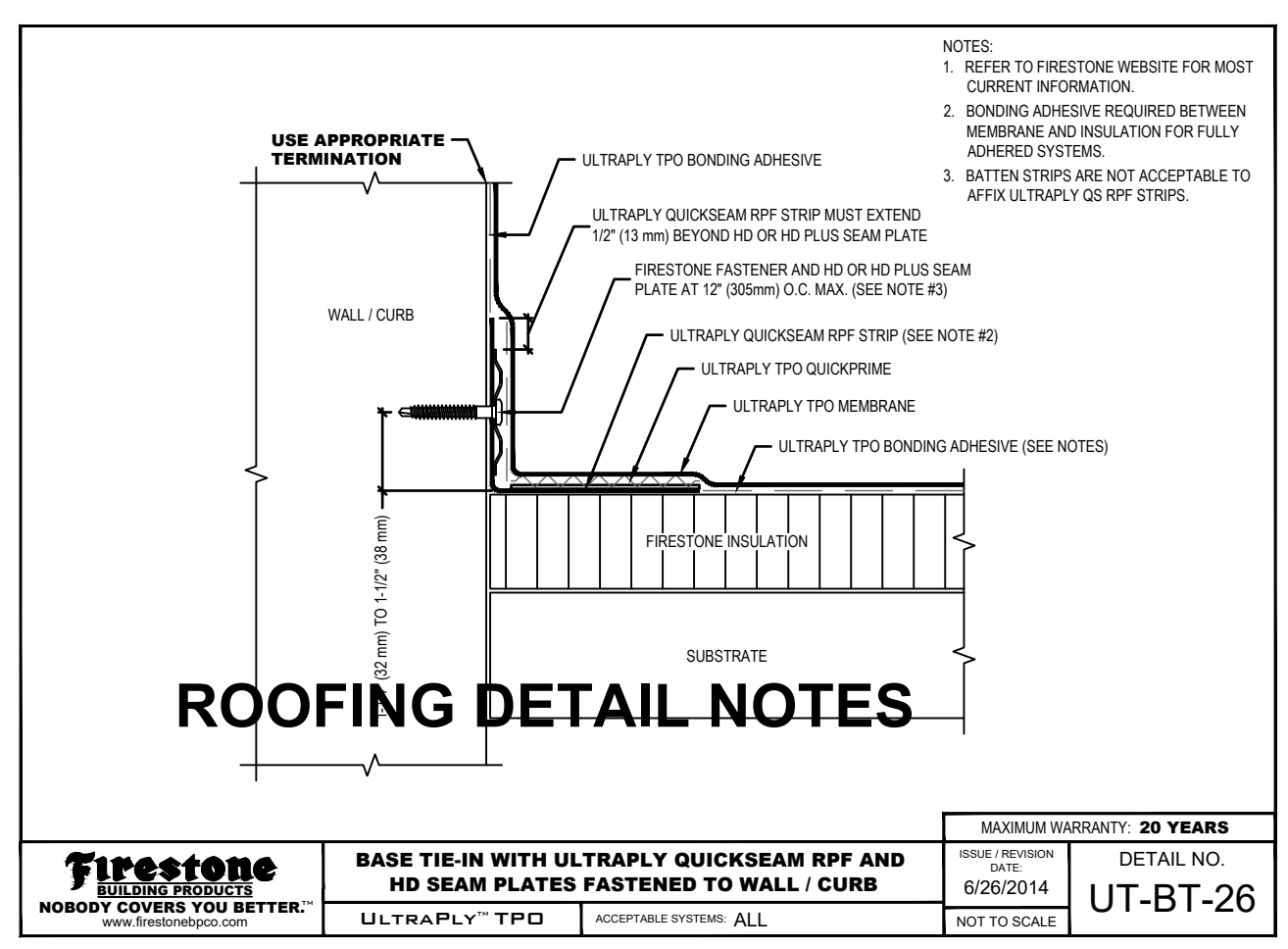
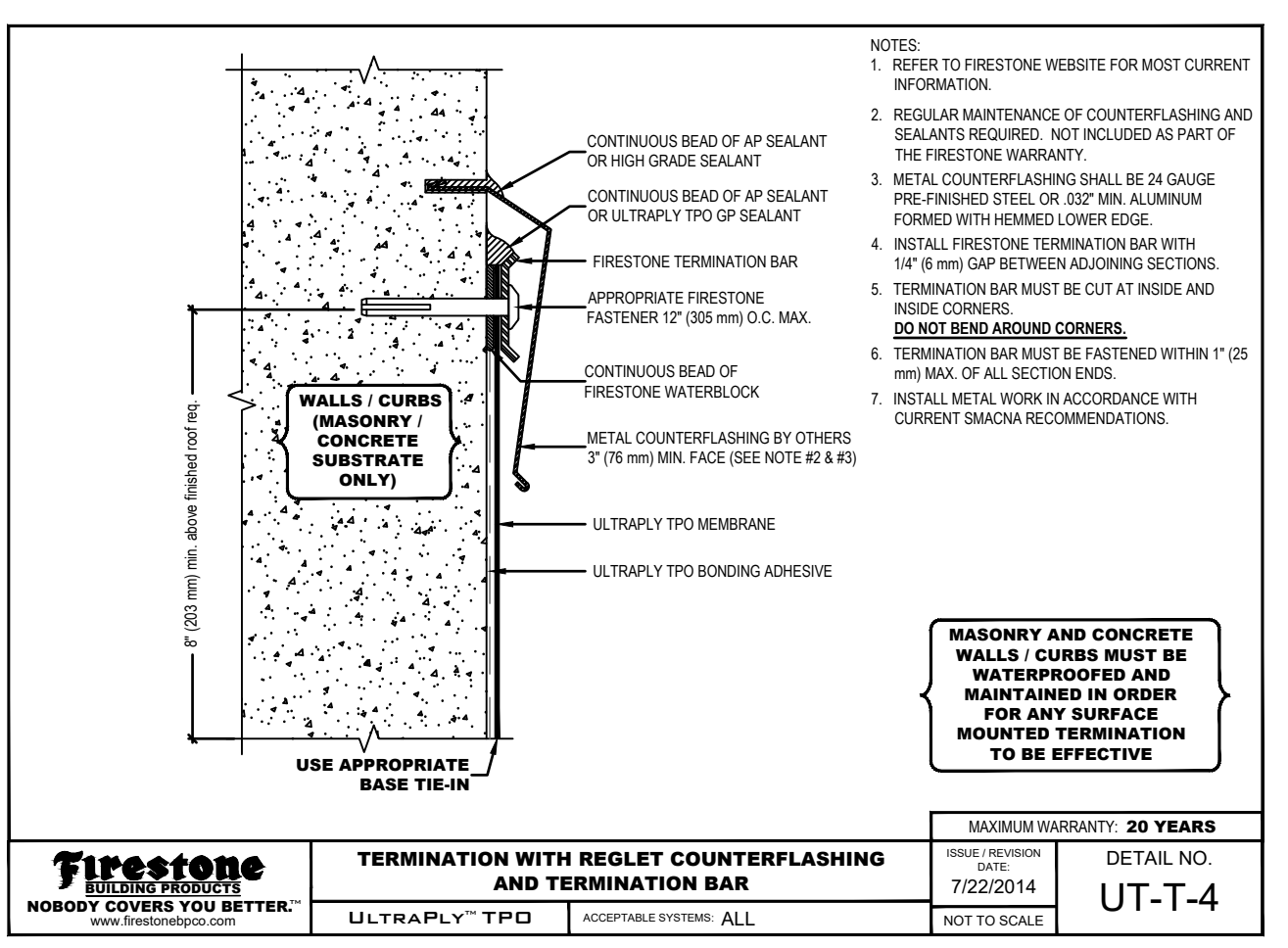
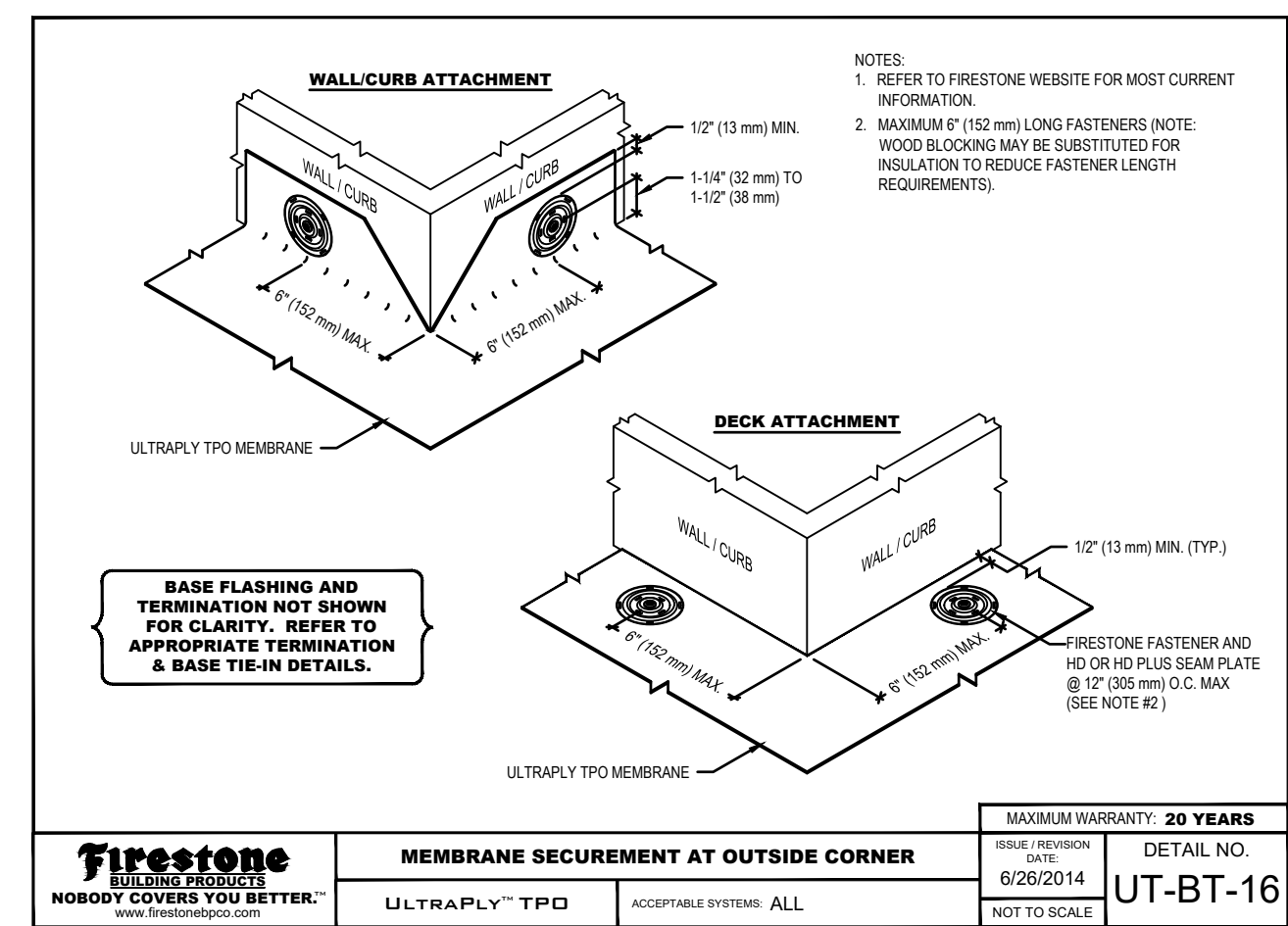
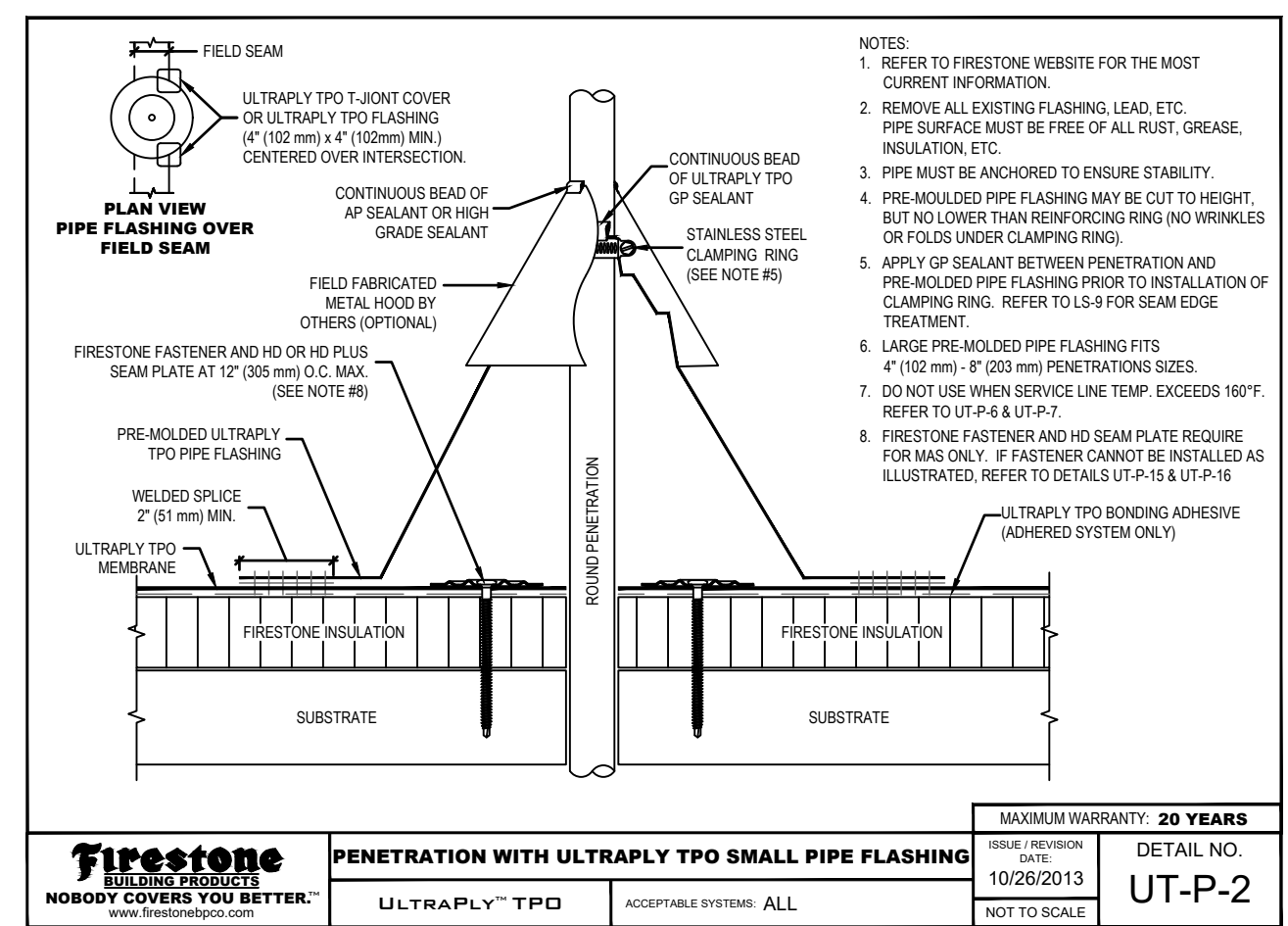
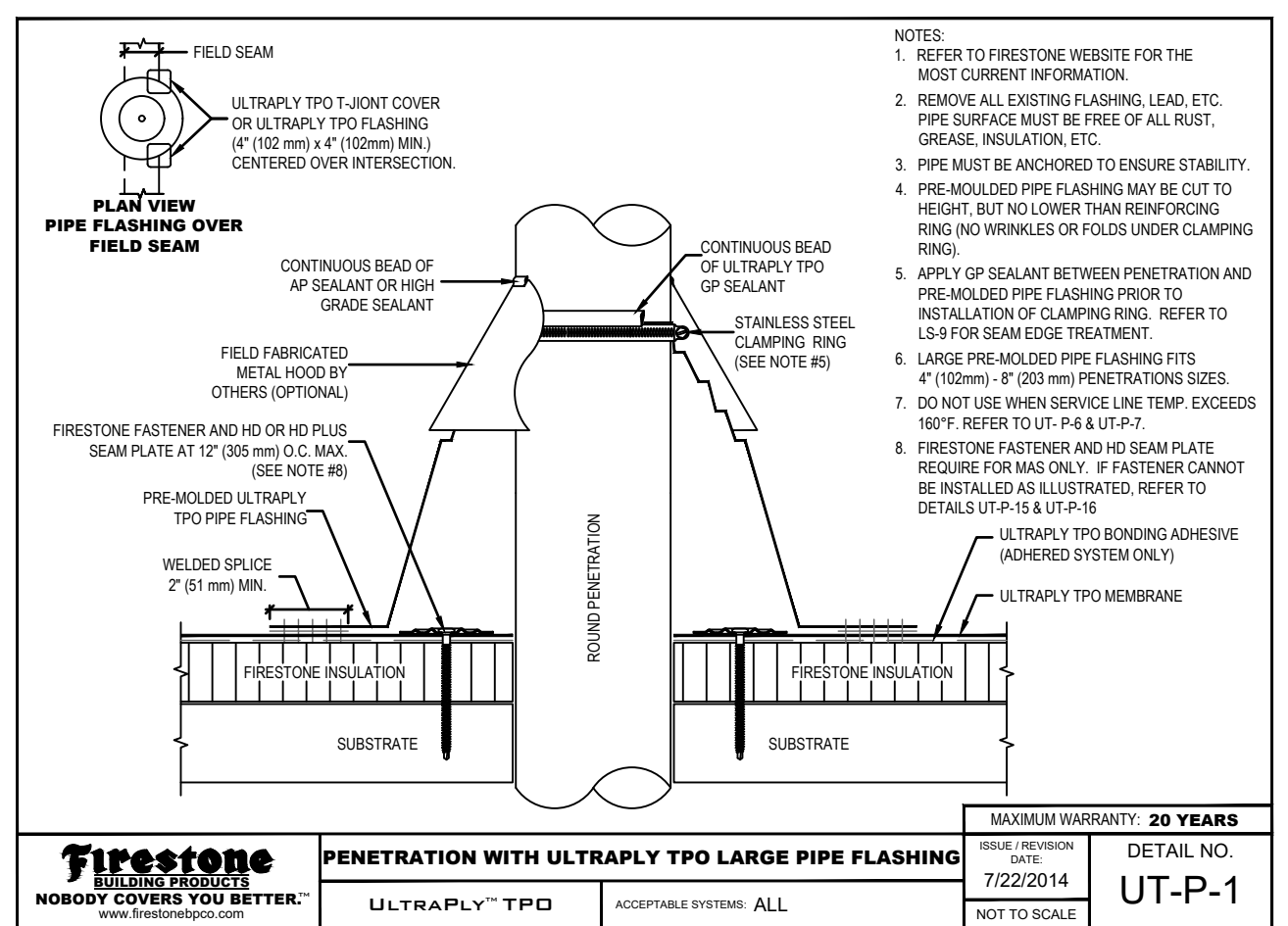


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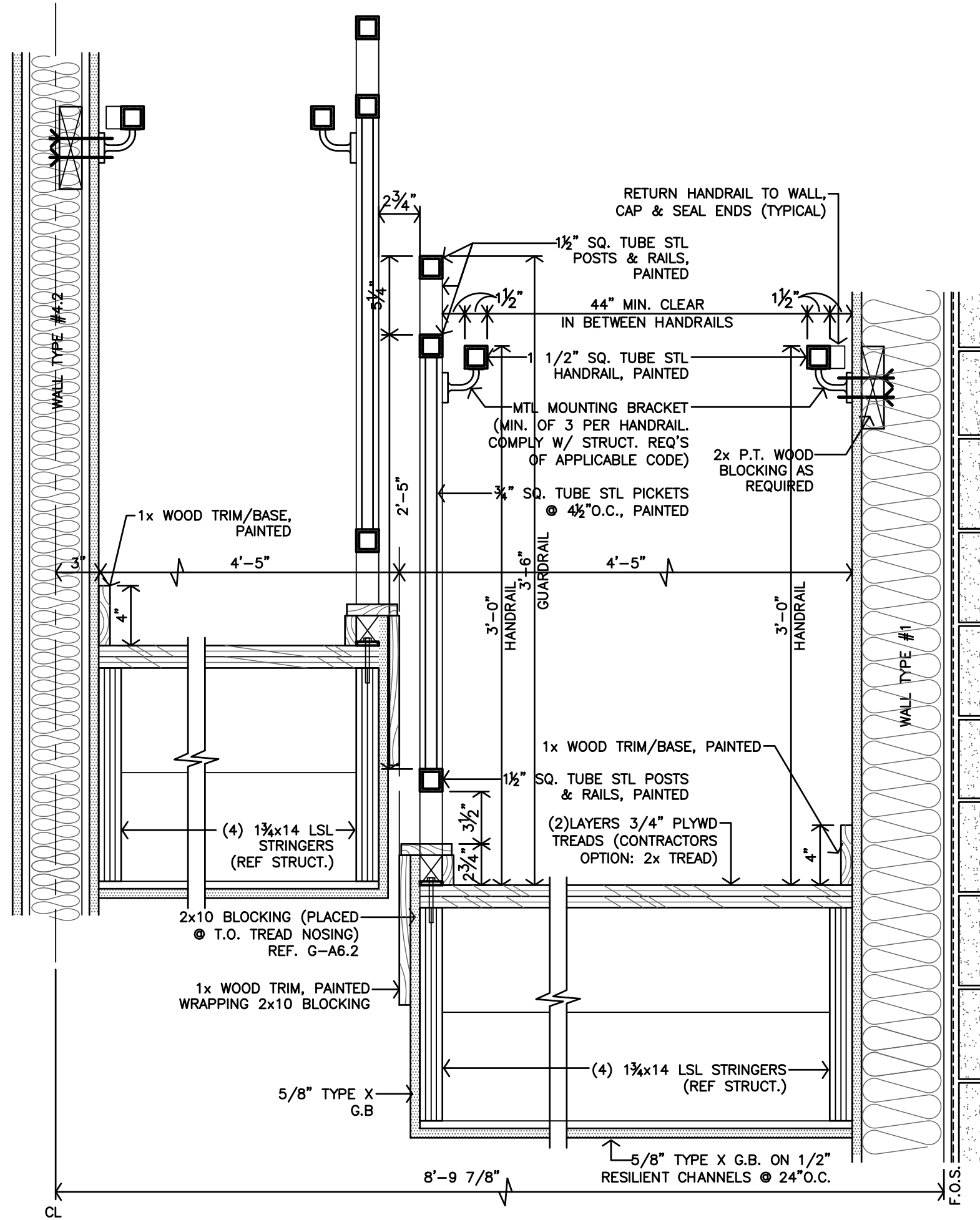


DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS
 BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

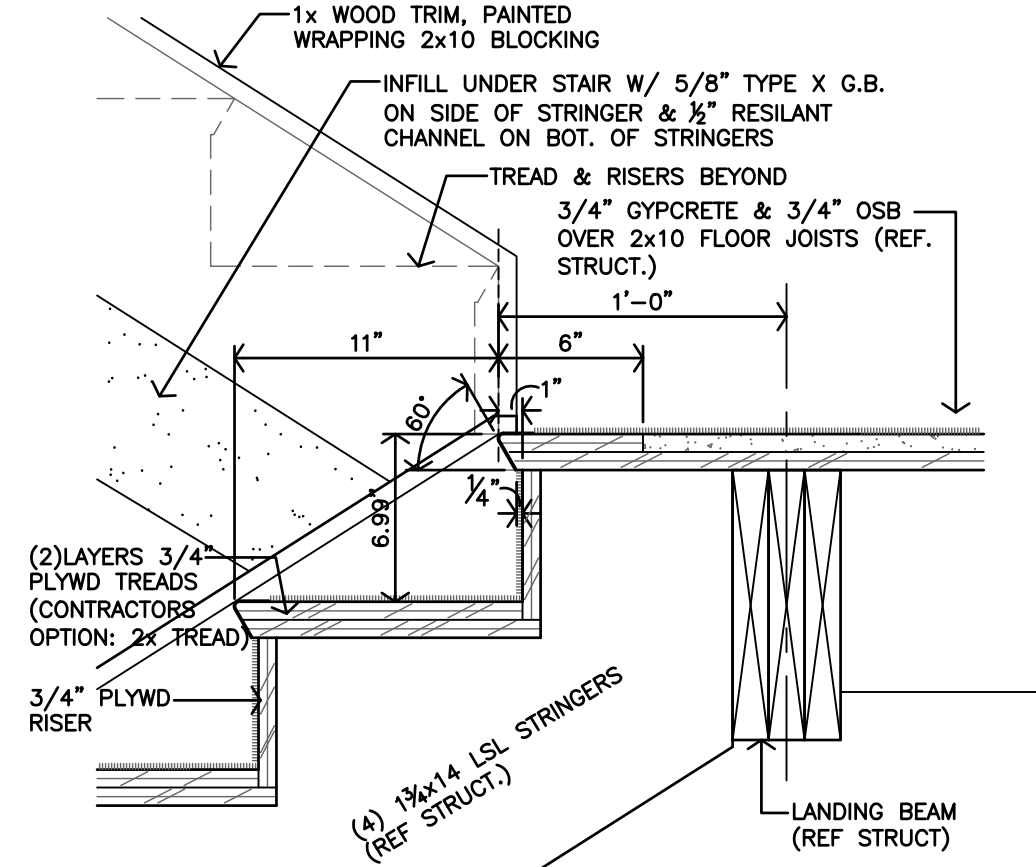
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE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



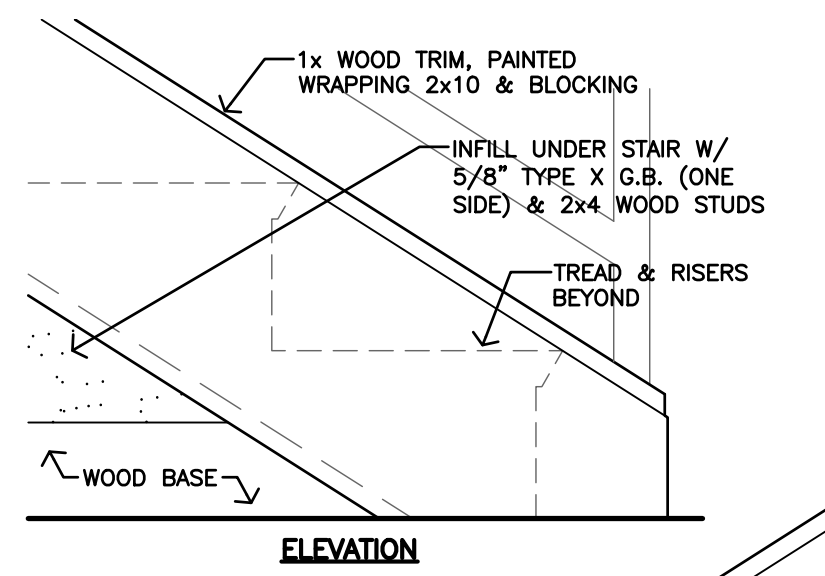
FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS
 BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS



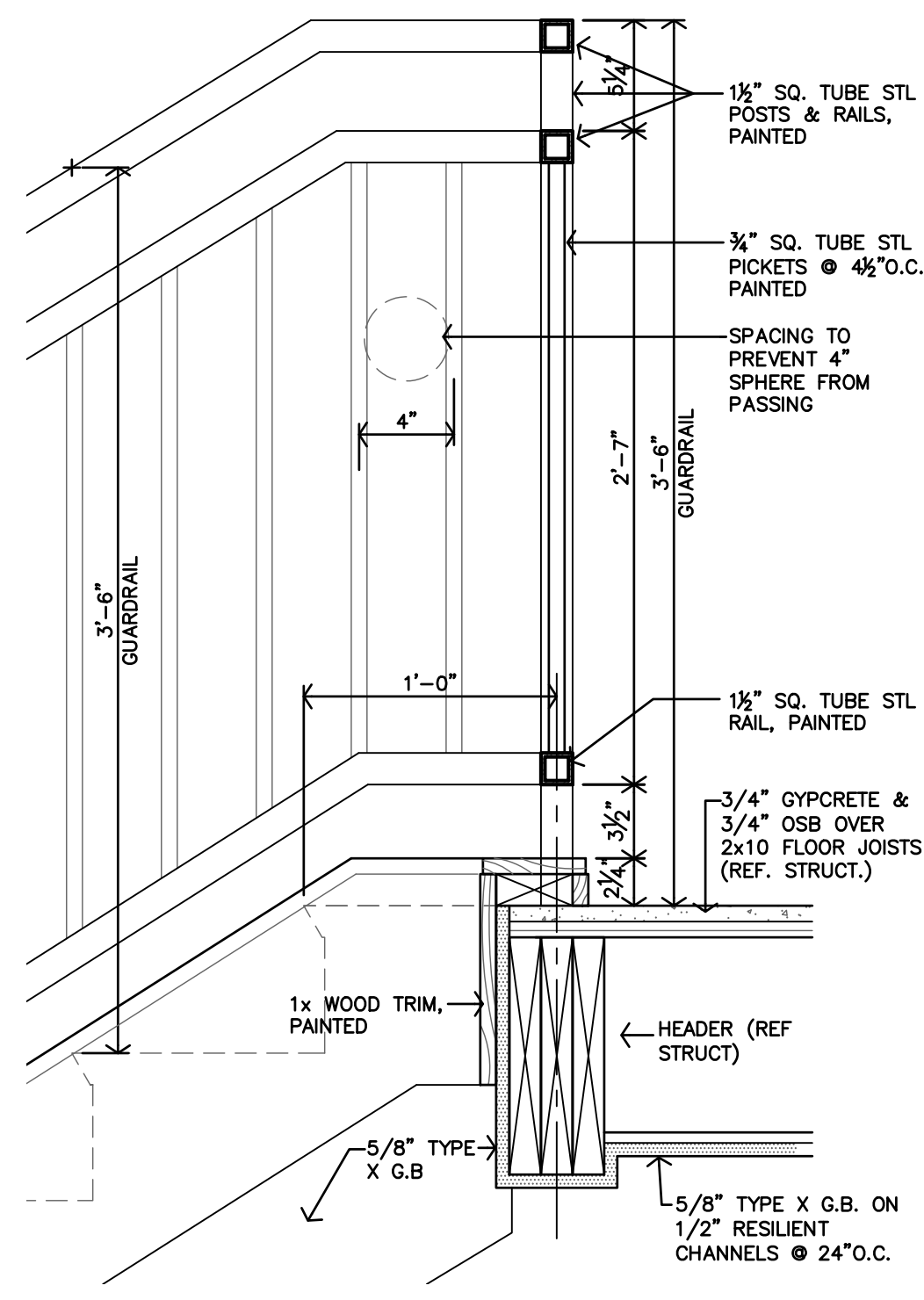
H DETAIL
1 1/2"=1'-0"



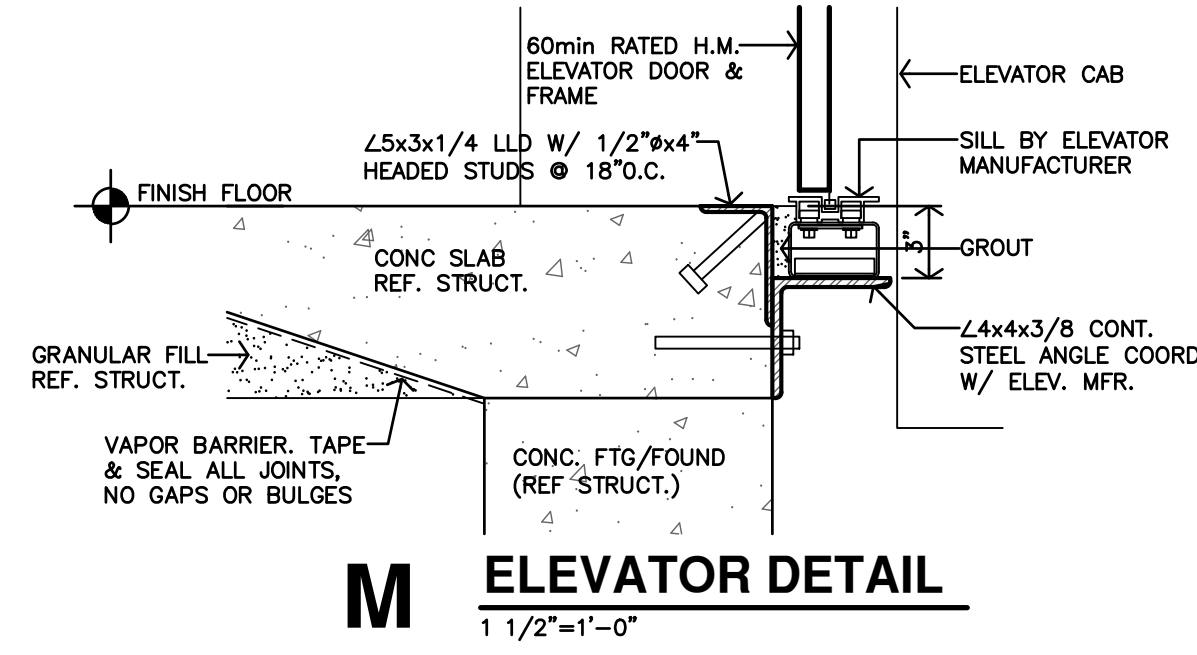
K DETAIL
1 1/2"=1'-0"



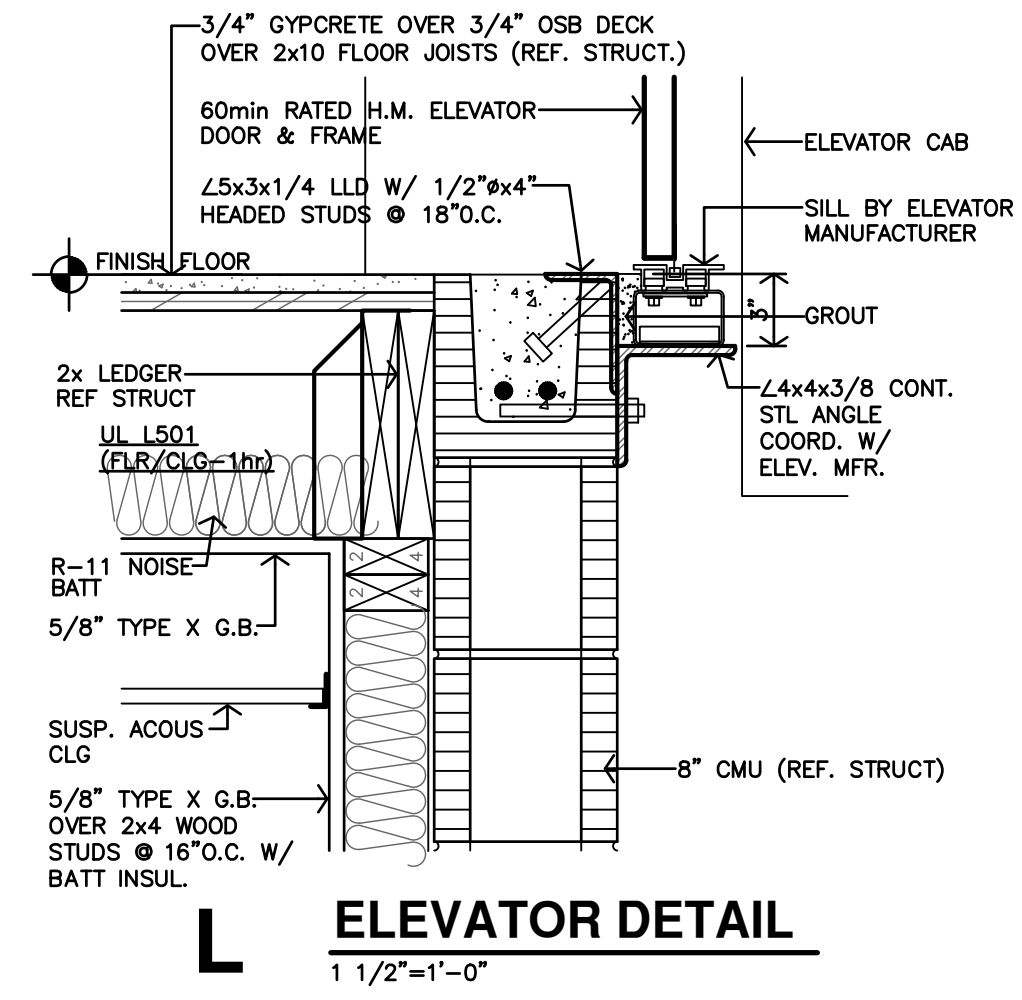
J DETAIL
1 1/2"=1'-0"



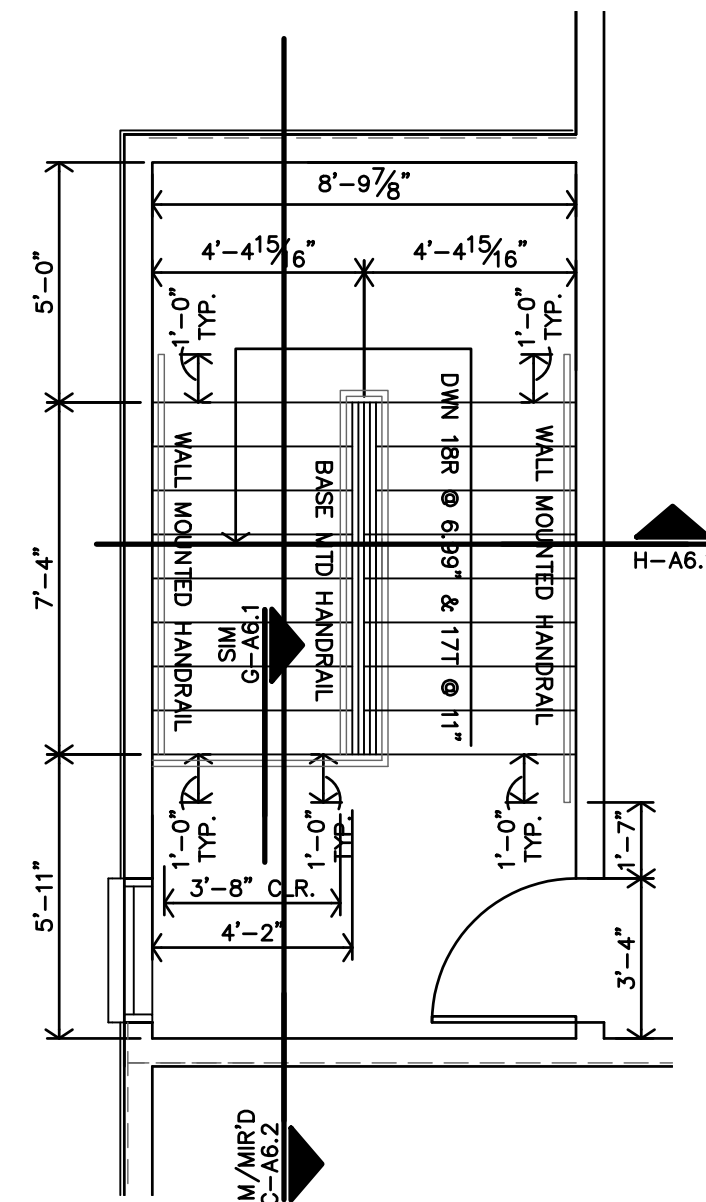
G STAIR RAILING DETAIL
1 1/2"=1'-0"



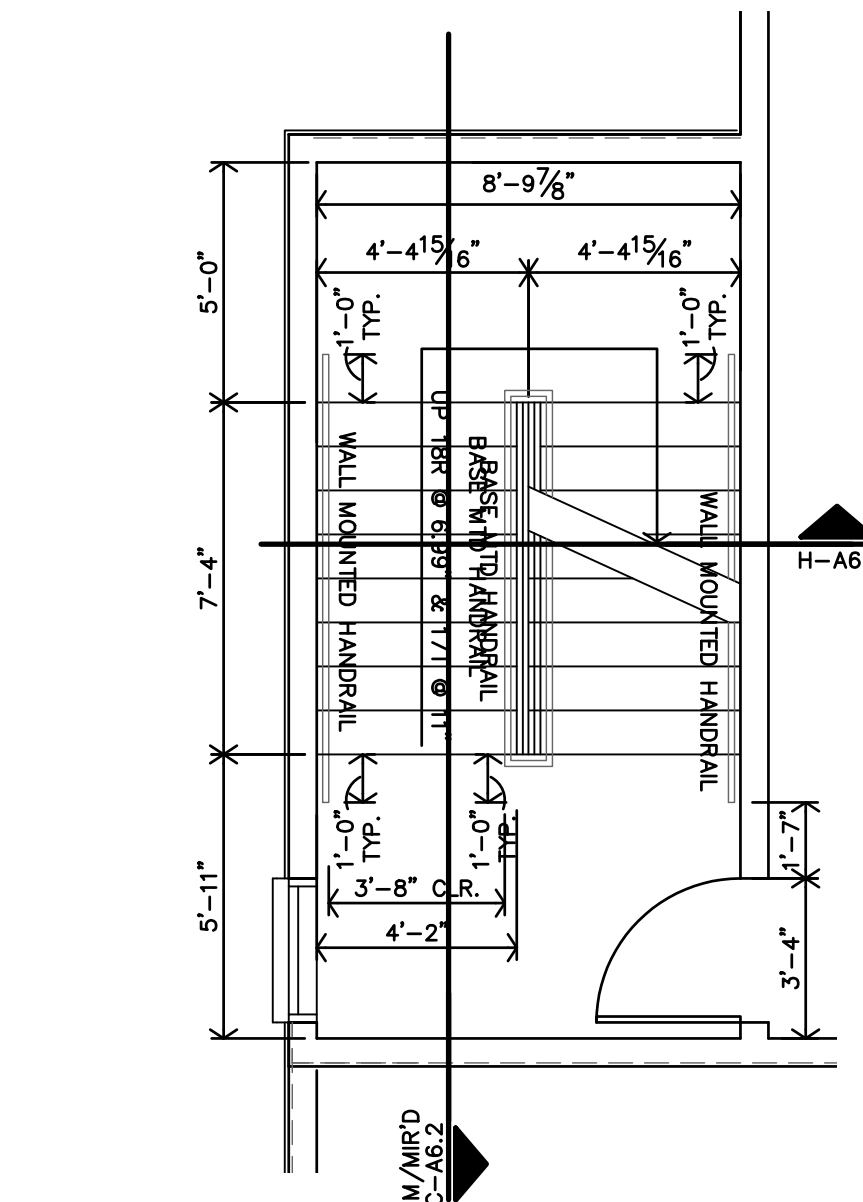
M ELEVATOR DETAIL
1 1/2"=1'-0"



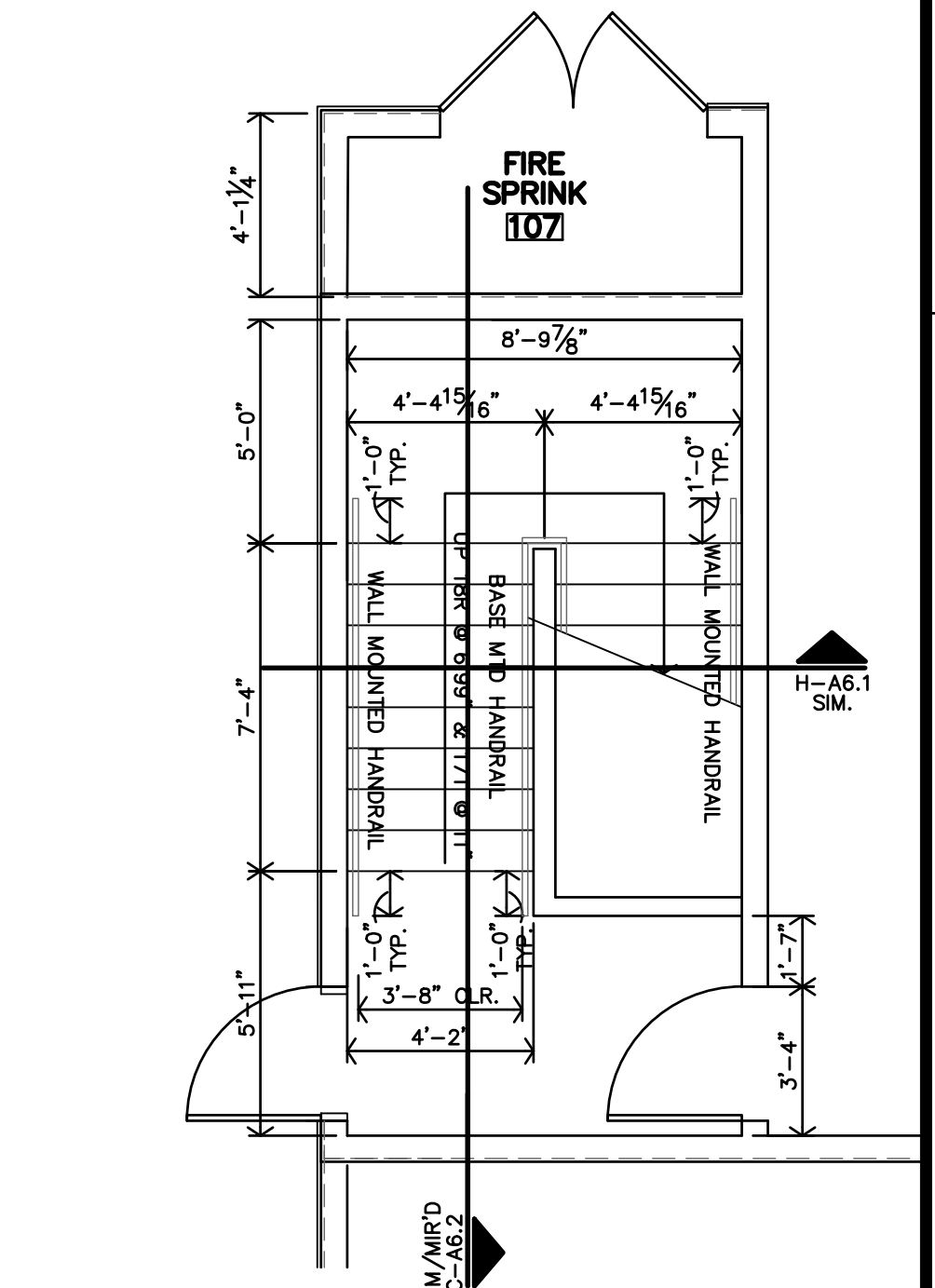
L ELEVATOR DETAIL
1 1/2"=1'-0"



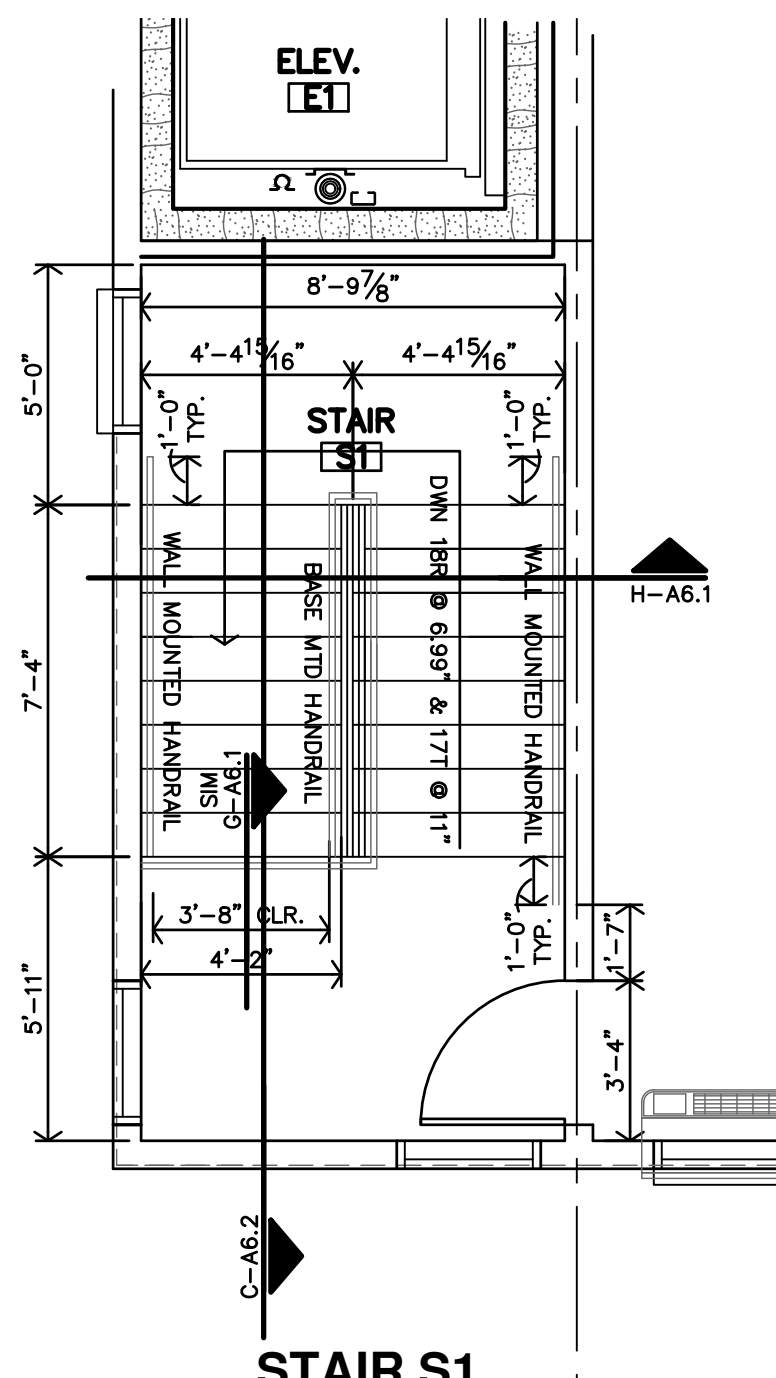
F STAIR S2 3RD FLOOR PLAN
1/4"=1'-0" 3RD FLOOR SIM



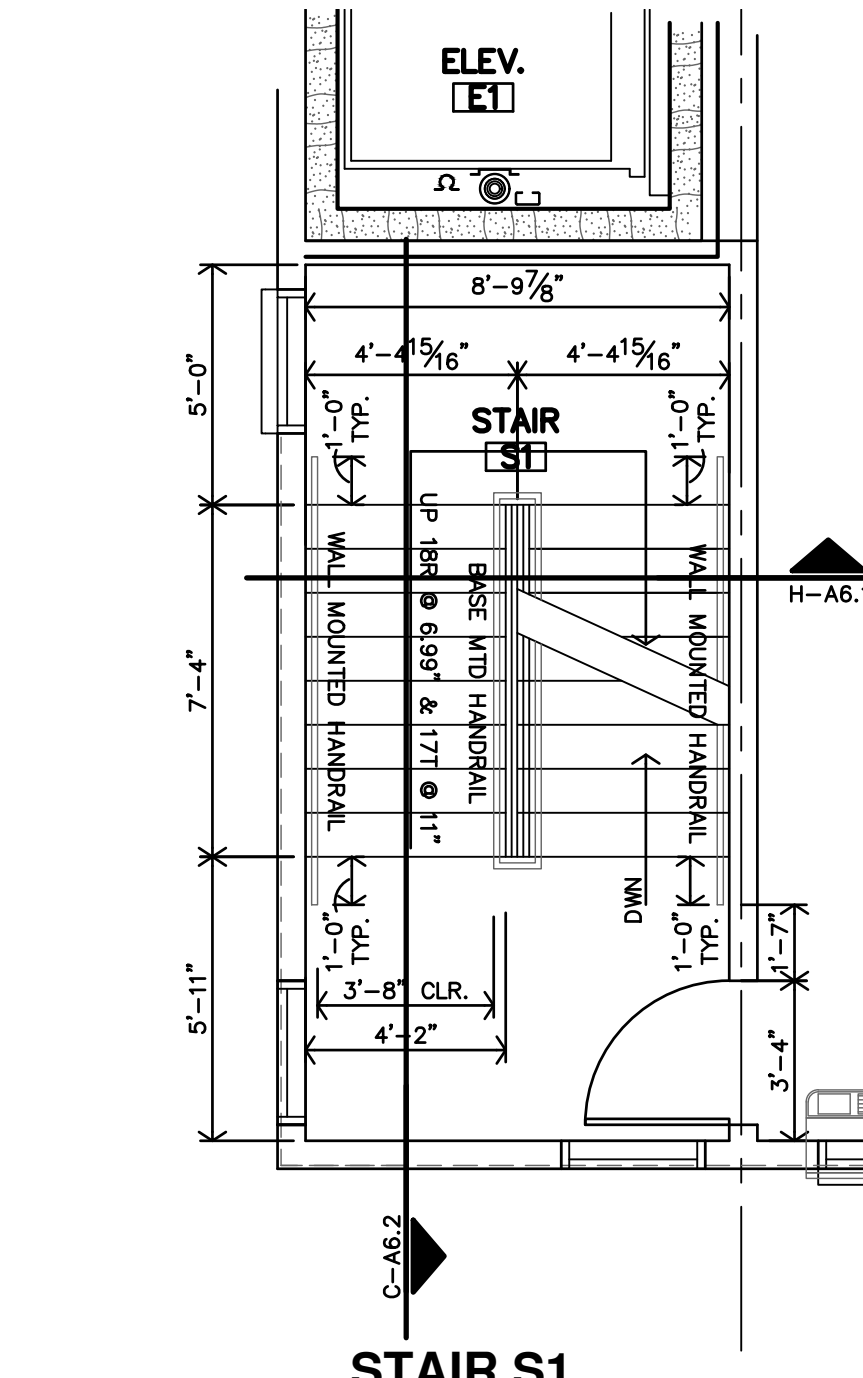
E STAIR S2 2ND FLOOR PLAN
1/4"=1'-0"



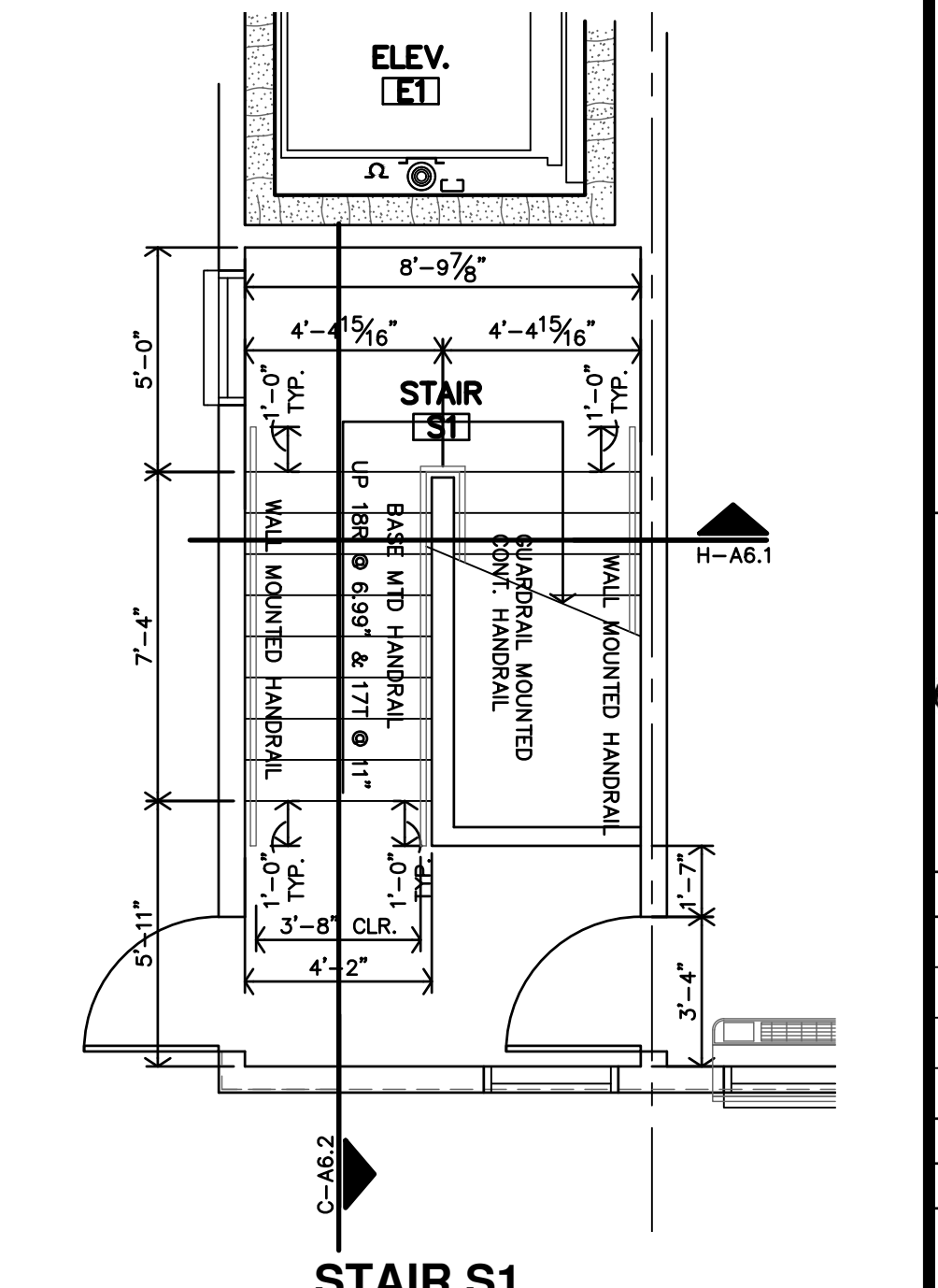
D STAIR S2 1ST FLOOR PLAN
1/4"=1'-0"



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

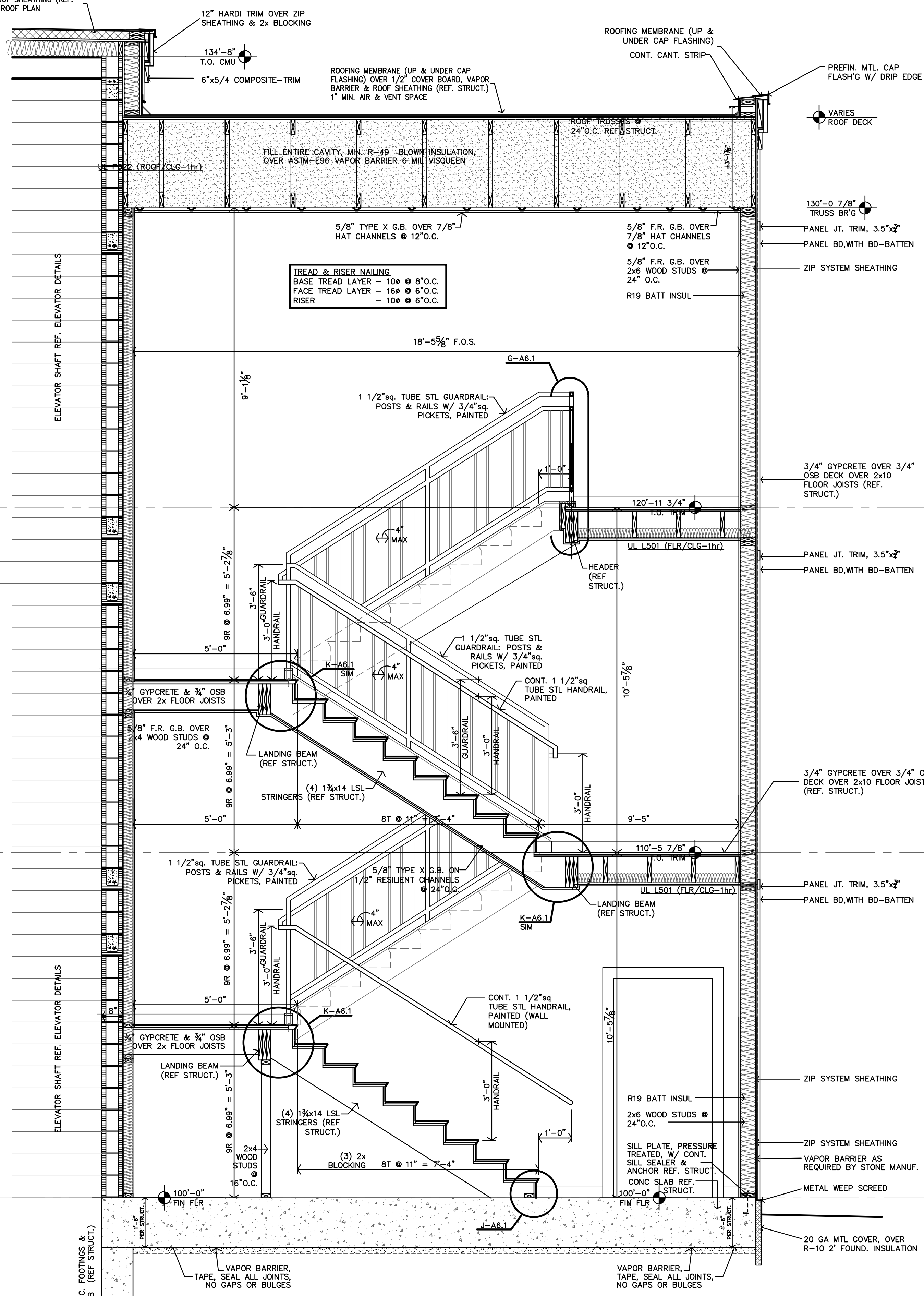


B STAIR S1 2ND FLOOR PLAN
1/4"=1'-0"

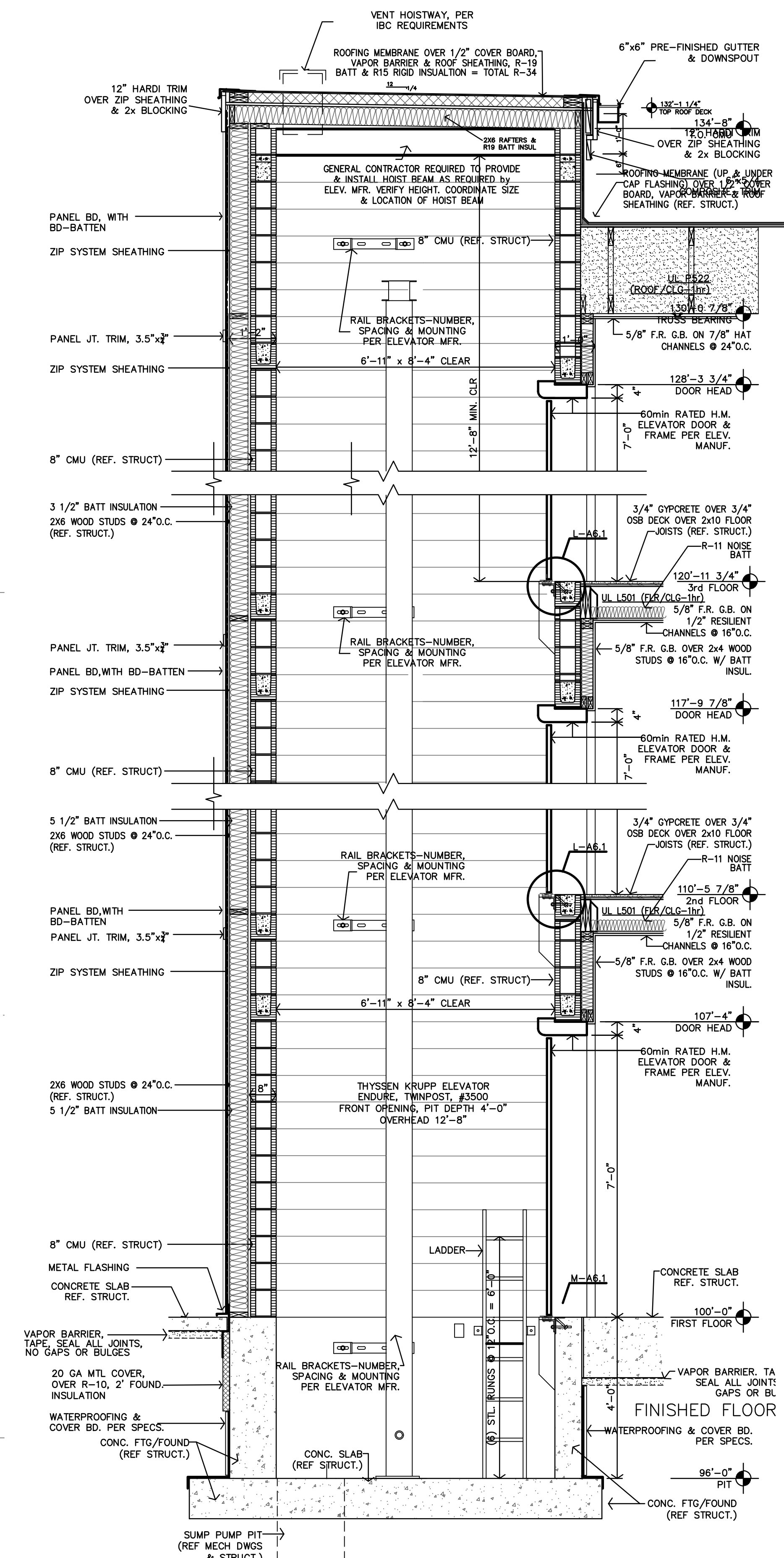


A STAIR S1 FIRST FLOOR PLAN
1/4"=1'-0"

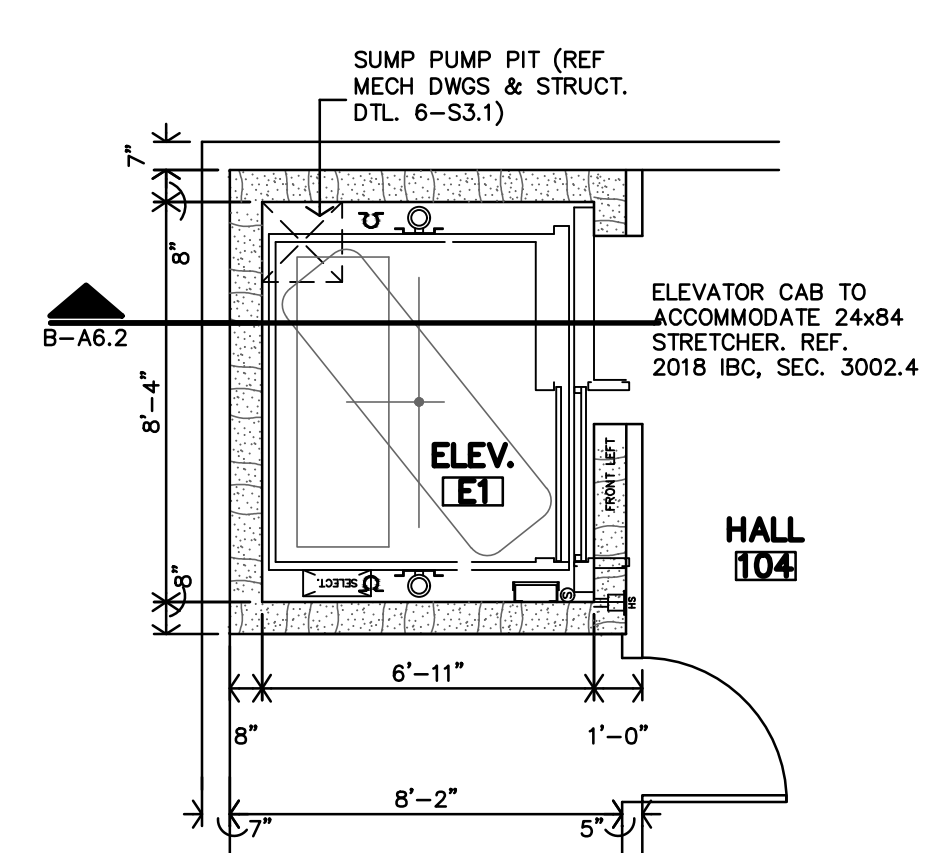
ROOFING MEMBRANE OVER 1/2" COVER BOARD, VAPOR BARRIER & ROOF SHEATHING (REF. STRUCT.) SLOPE PER ROOF PLAN



C STAIR S1 SECTION
1/2"=1'-0" STAIR 2 SIMILAR



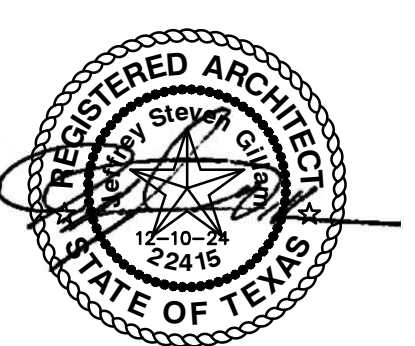
B ELEVATOR SECTION
1/2"=1'-0"



A ELEVATOR 1st, 2nd & 3rd FLOORS
1/4"=1'-0"

HYDRAULIC ELEVATOR CONTRACT DATA

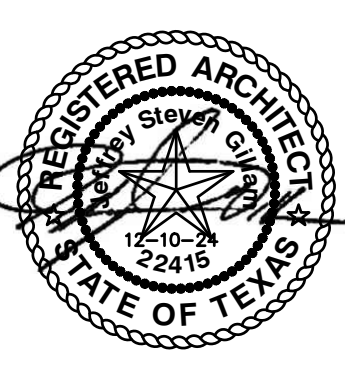
TYPE:	HYDRAULIC, TWIN POST
SPEED:	120 FPM MAX. 120 FPM DOWN MAX.
OPERATION:	CONCRETE SHAFT
DOOR TYPE:	DOOR SPEED, LEFT HAND
PLATFORM:	180"
SHOULDER CAP NUMBER:	1
BEARING PIT FILL:	1/2" COMPRESSED RUBBER, 1/2" DIA.



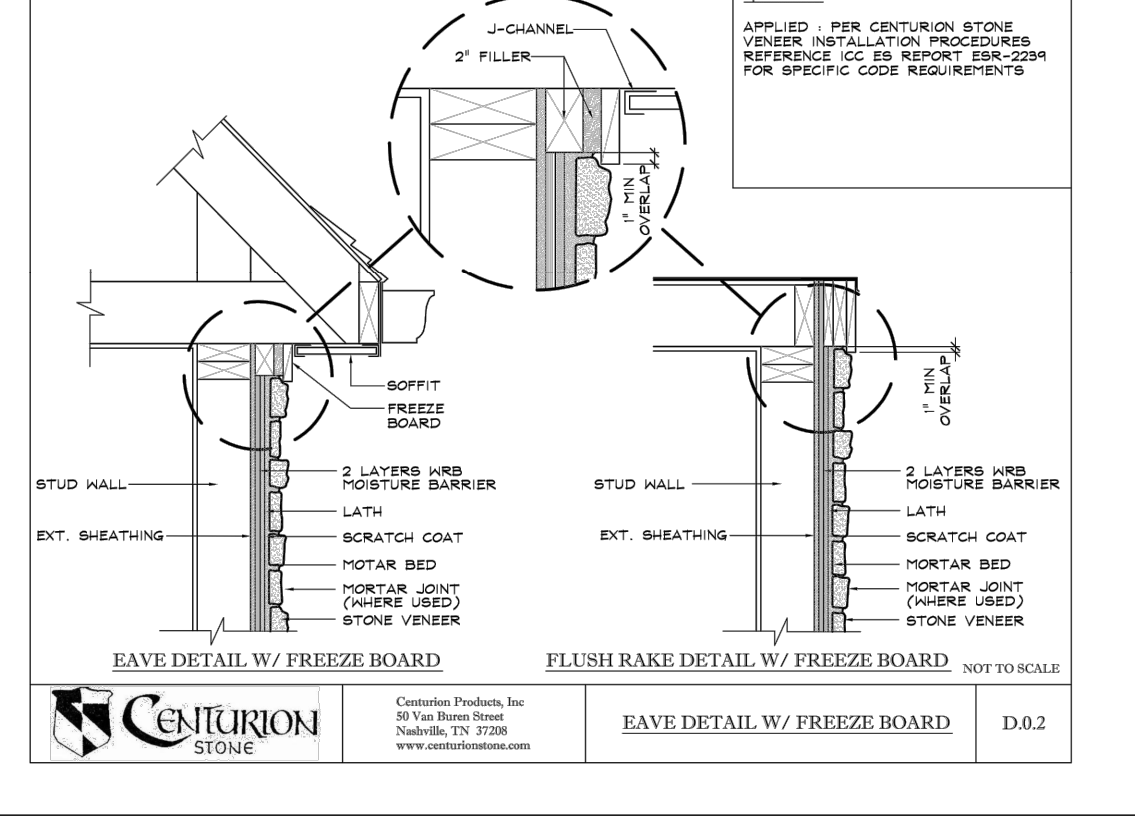
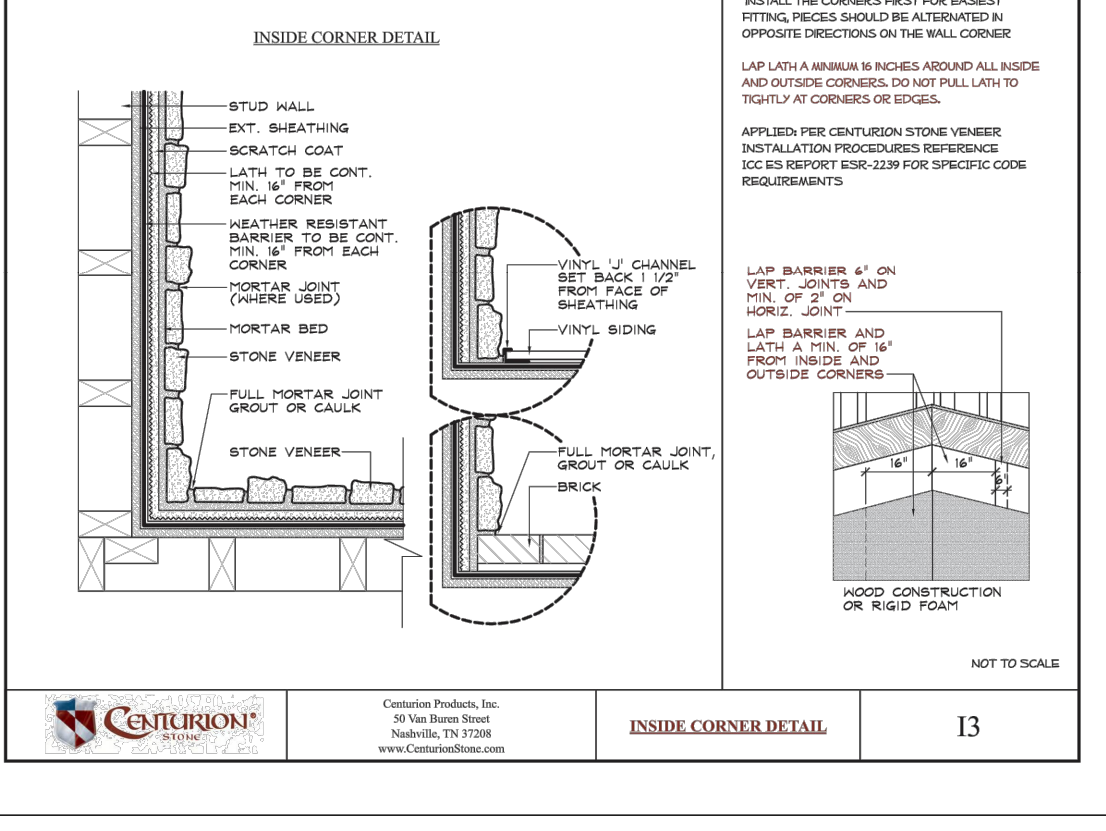
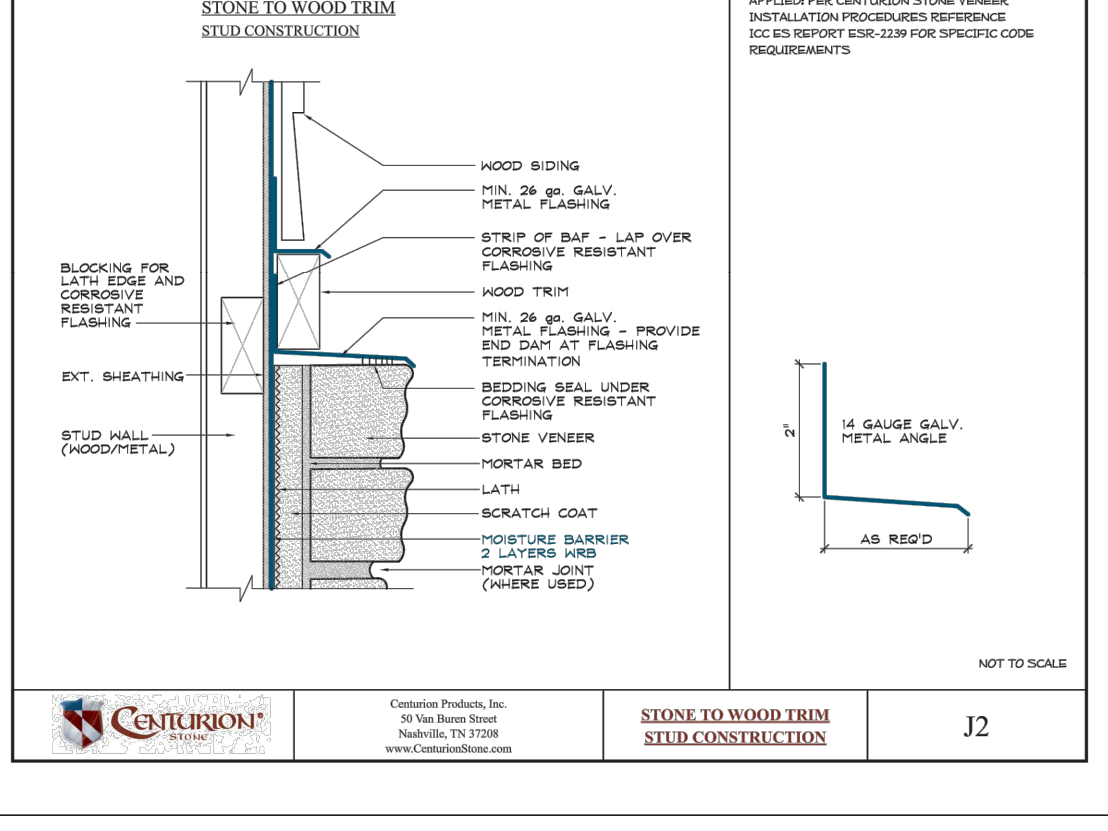
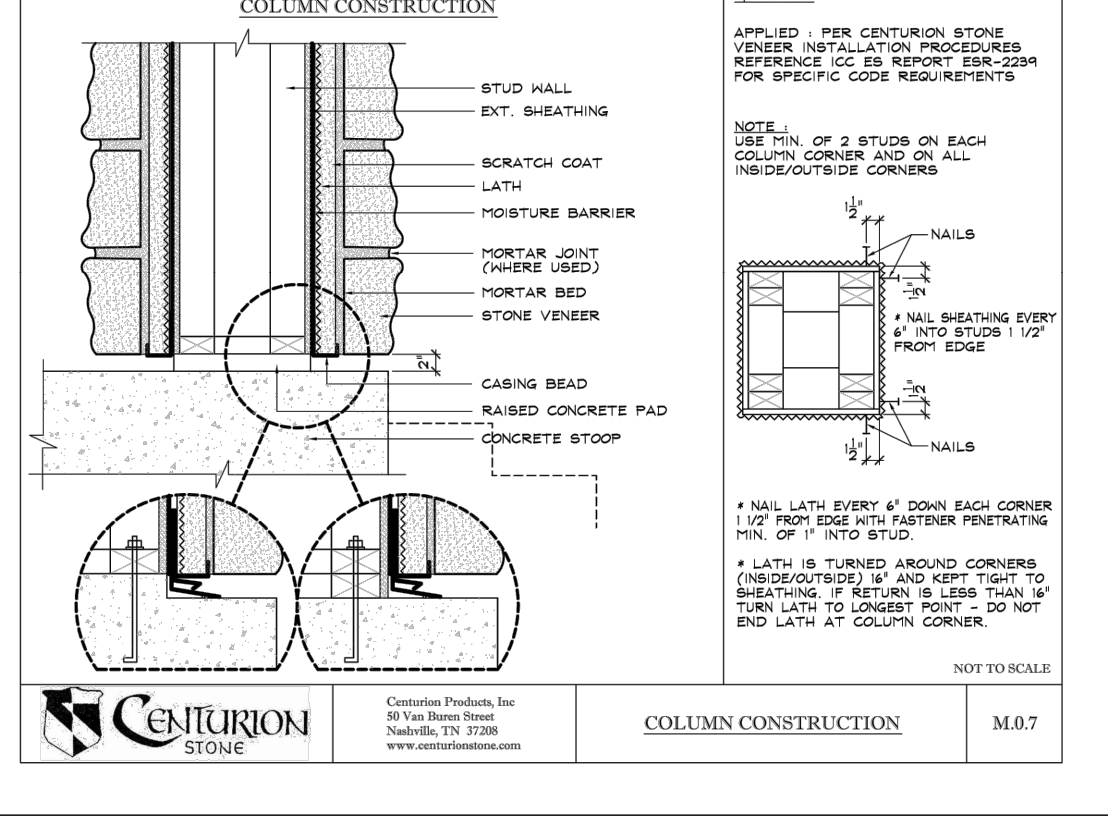
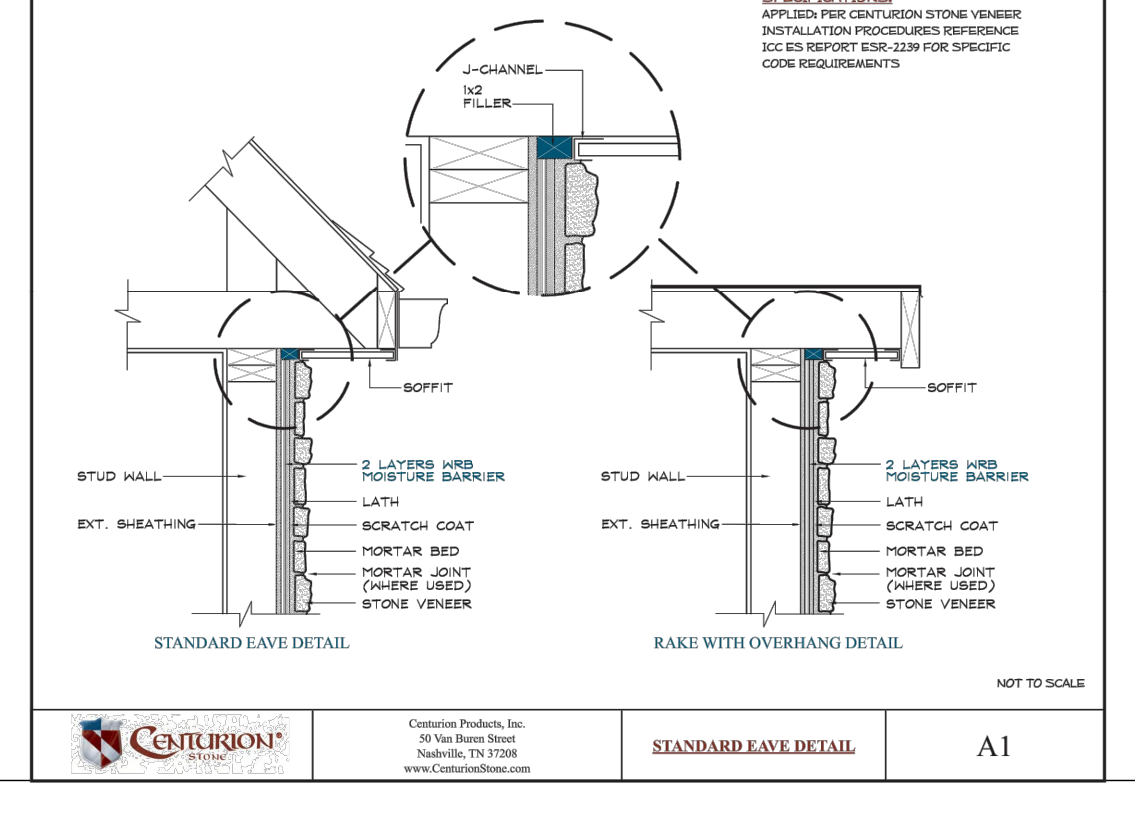
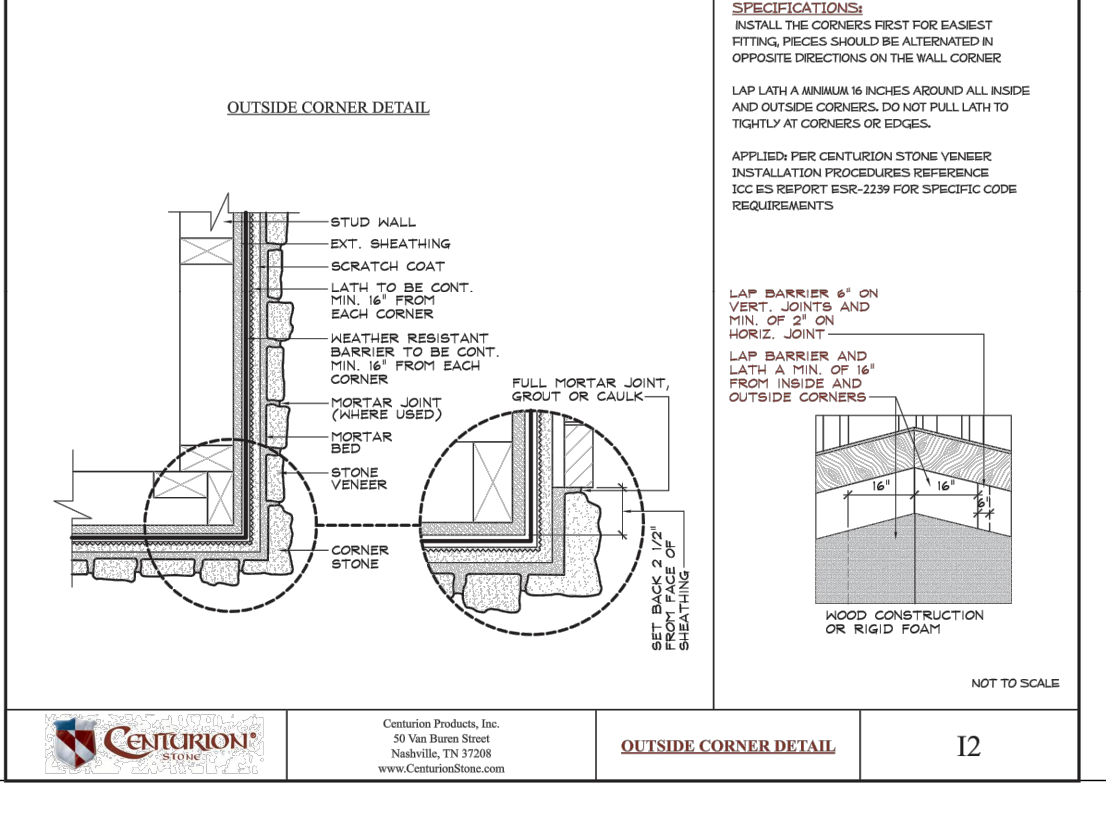
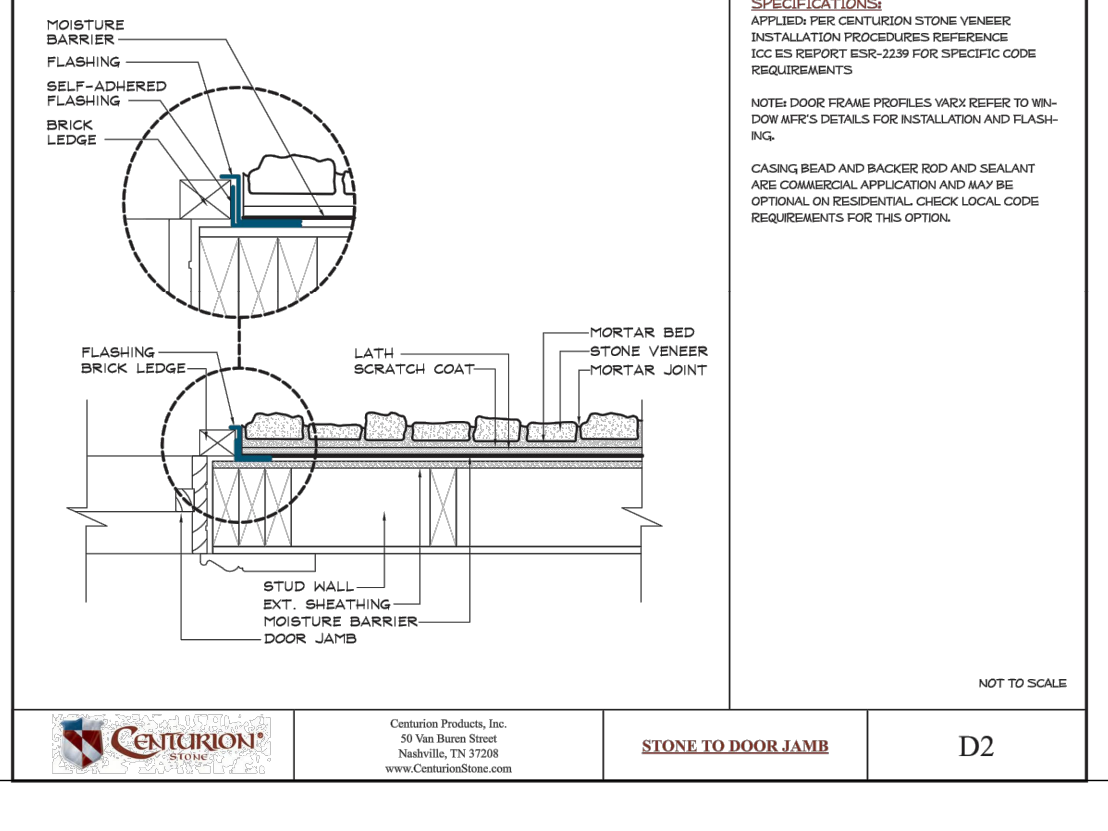
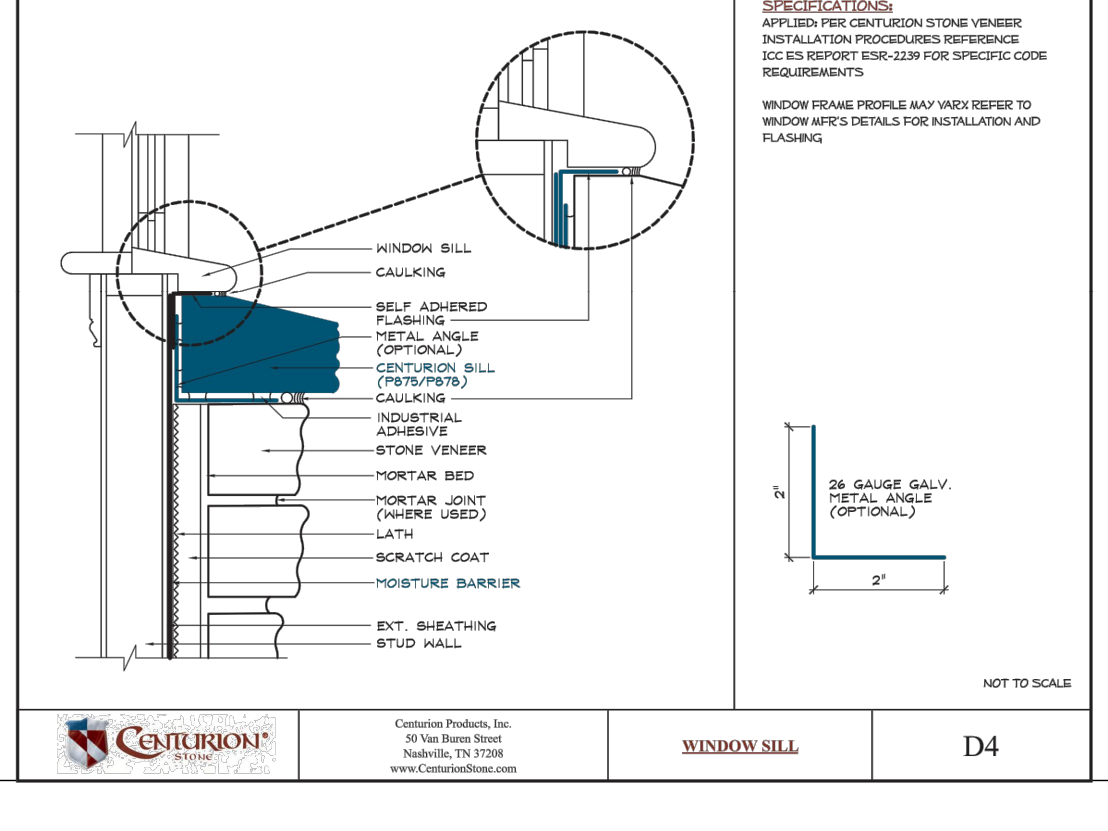
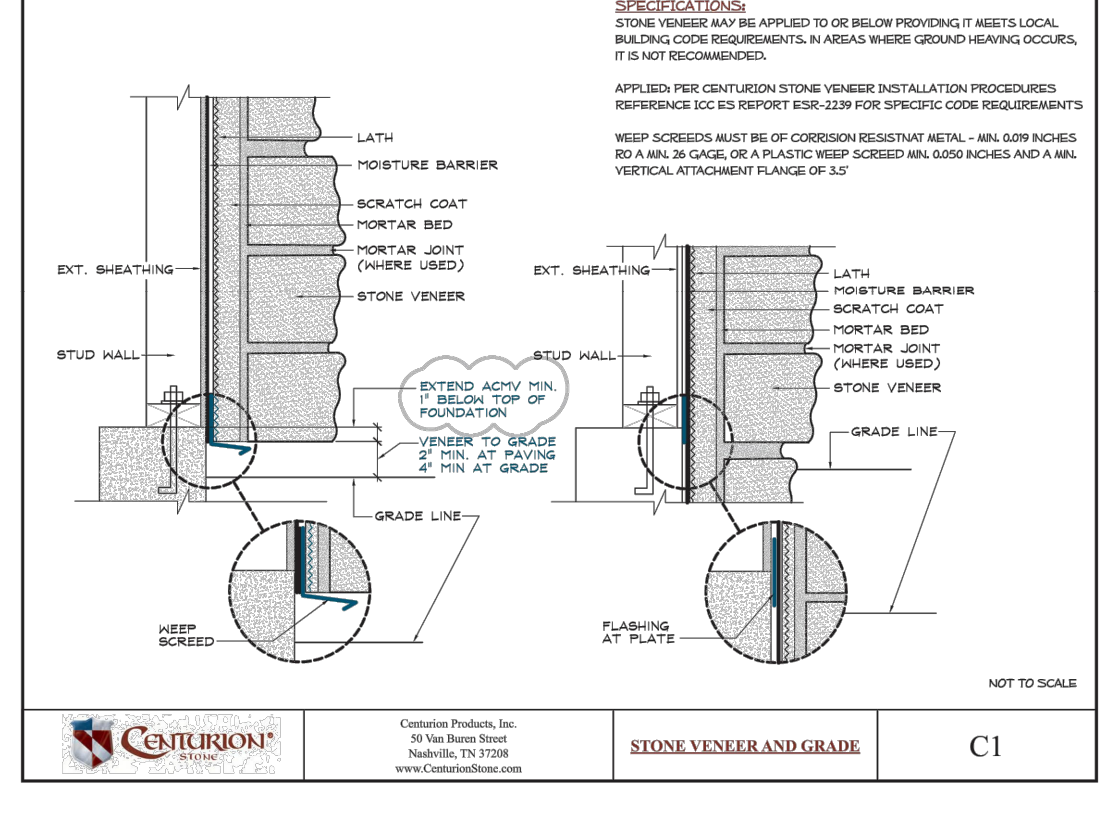
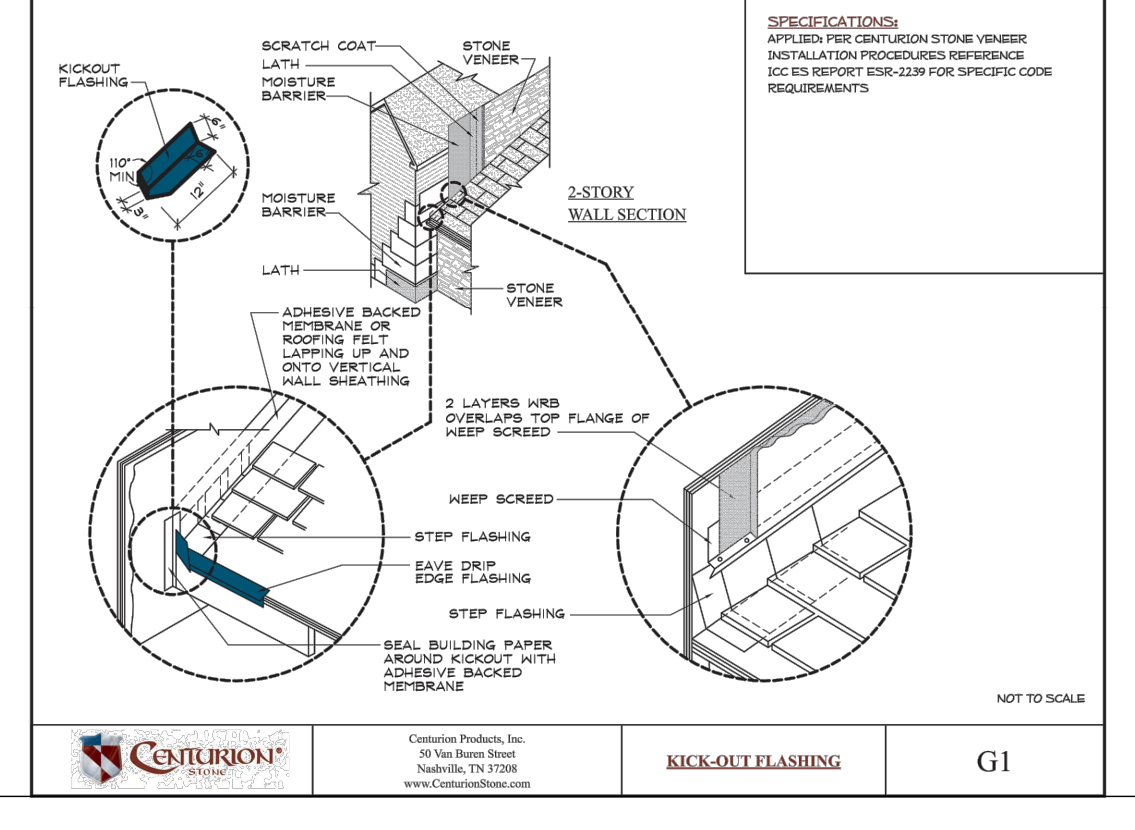
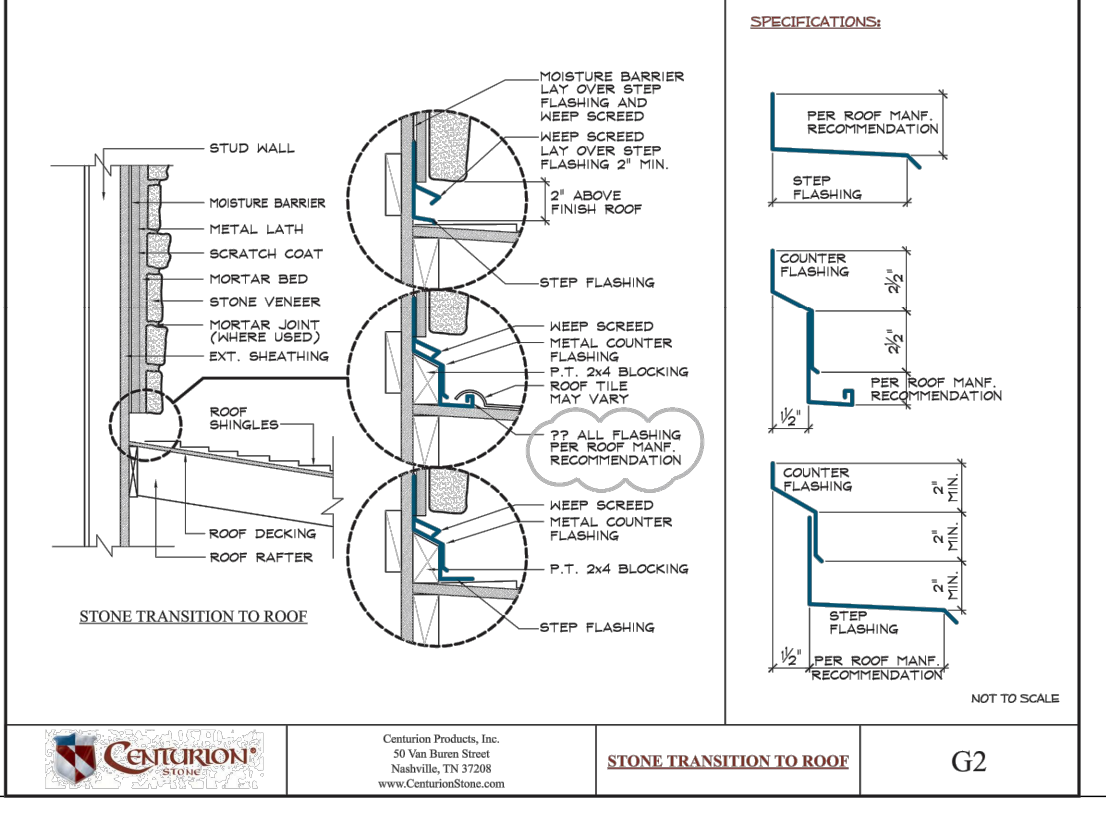
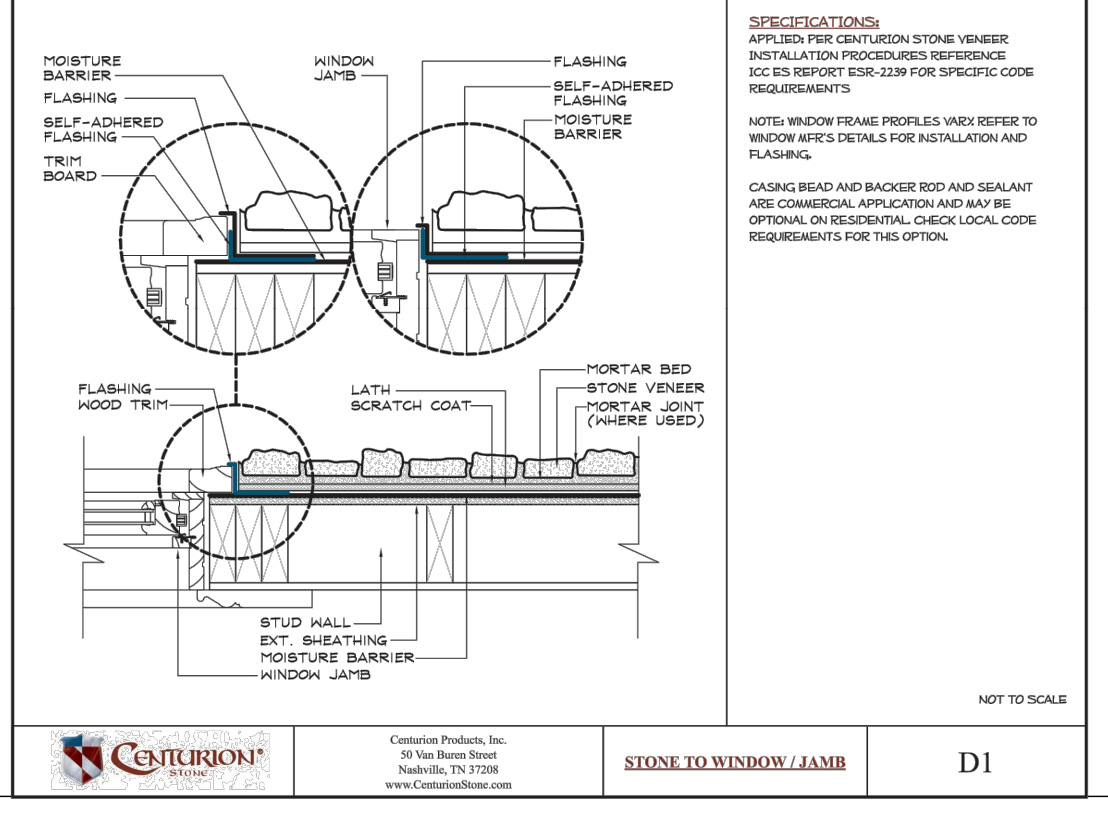
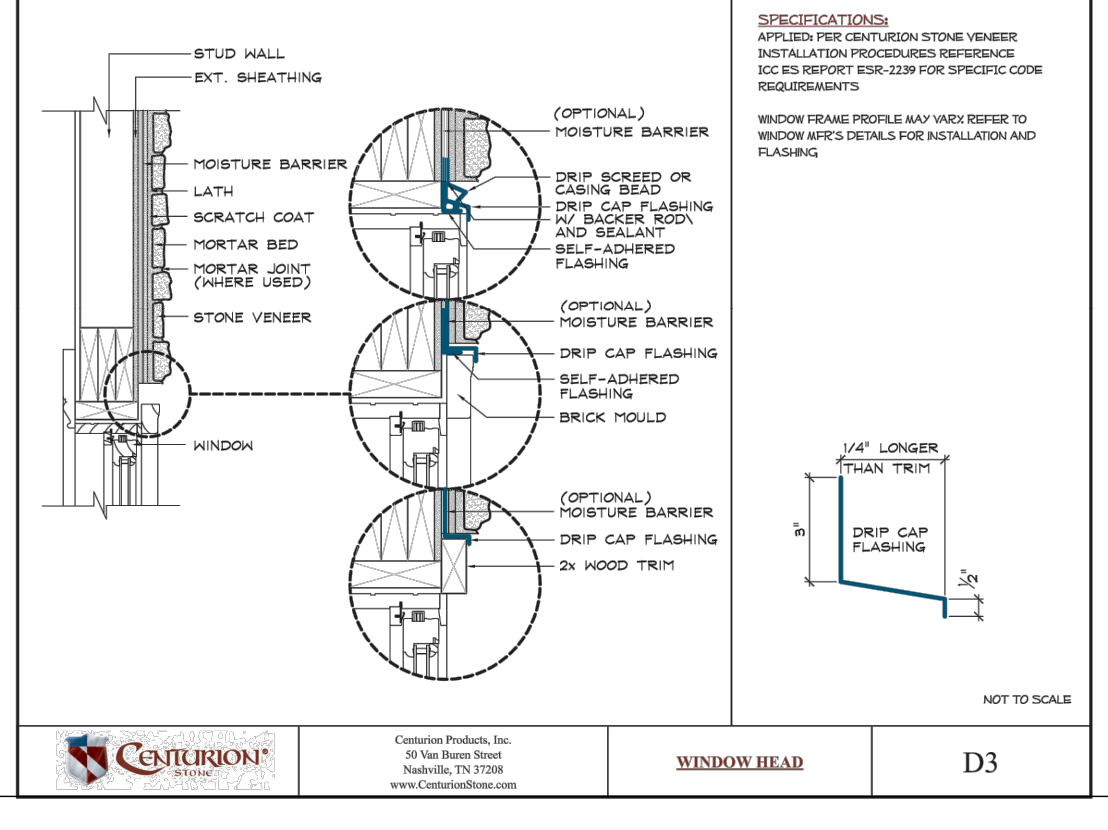
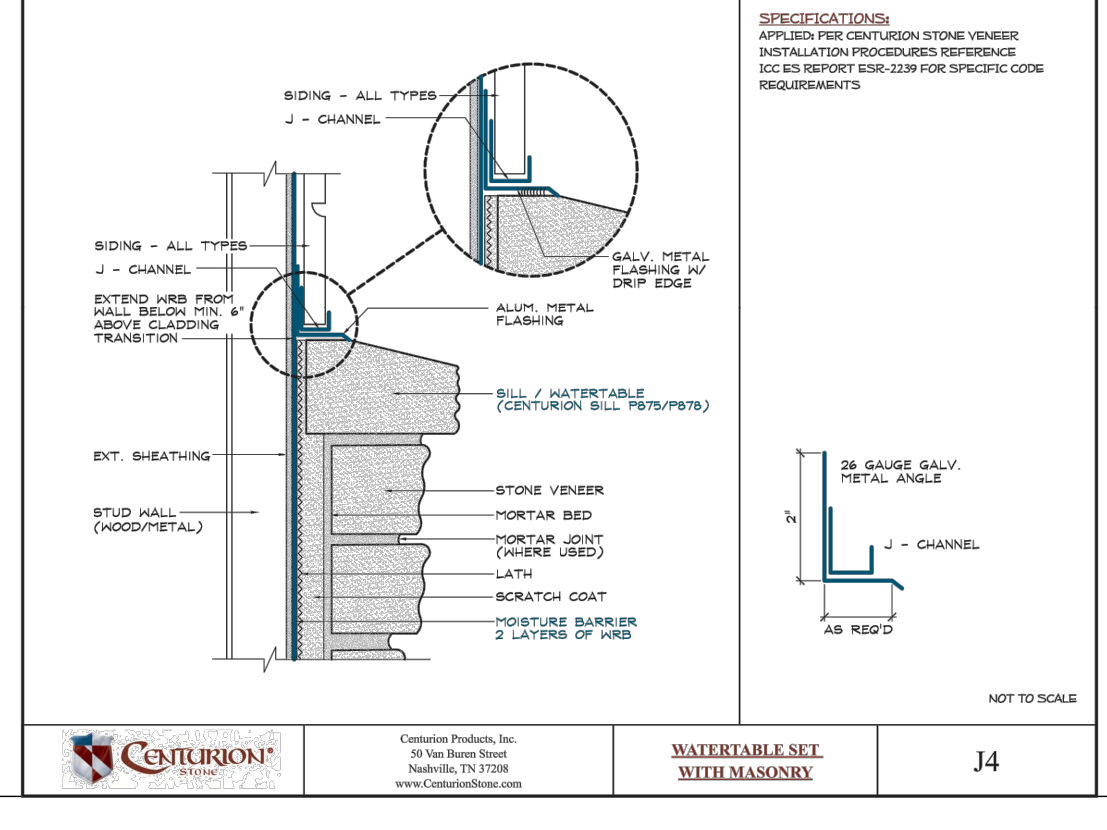
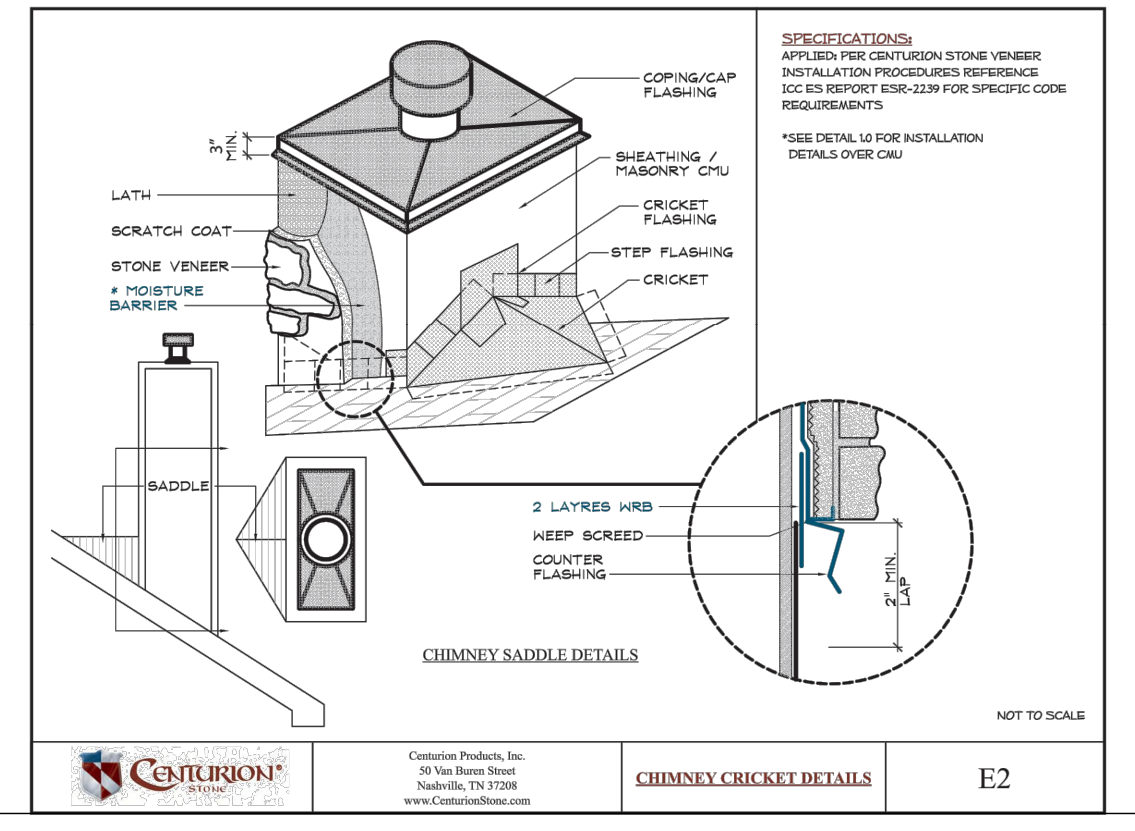
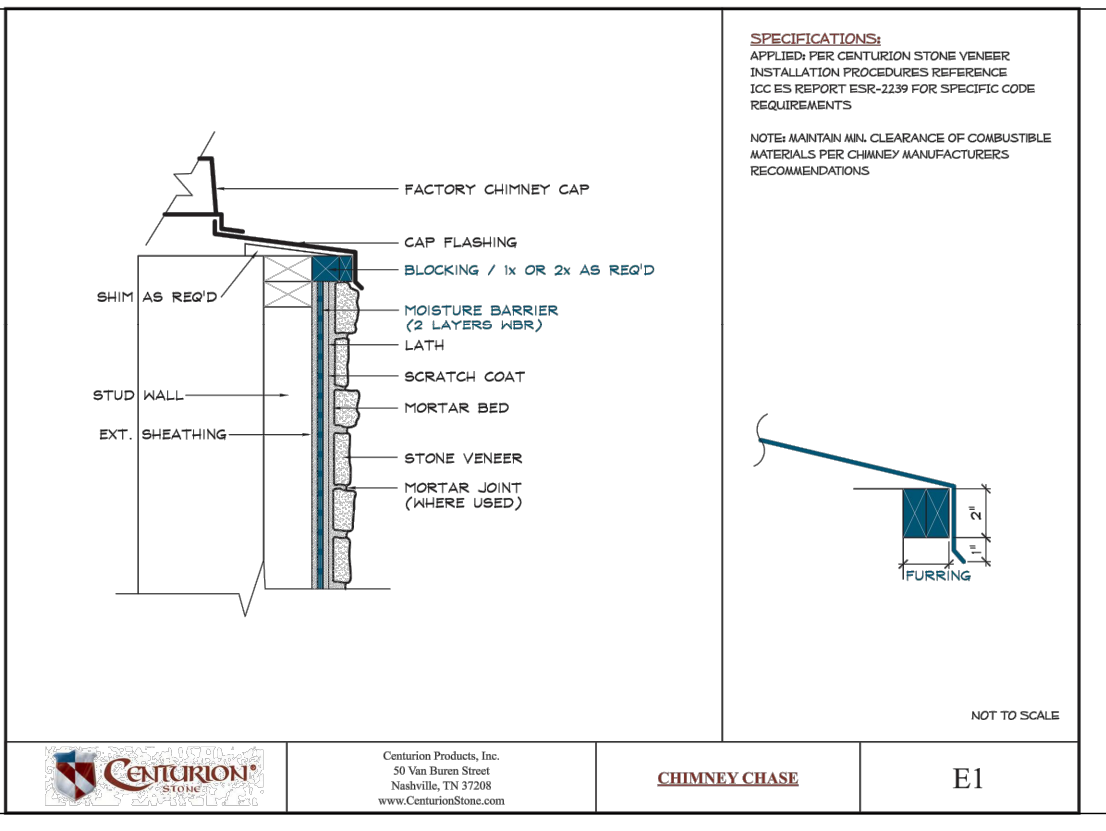
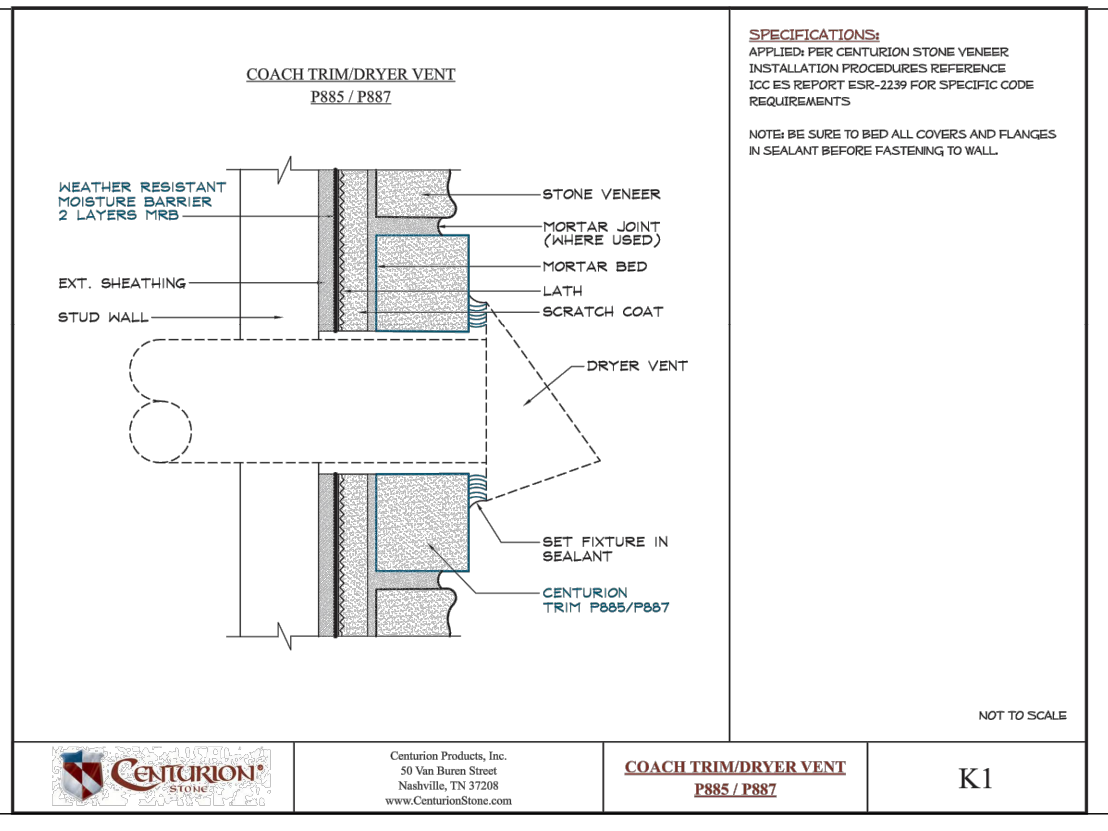
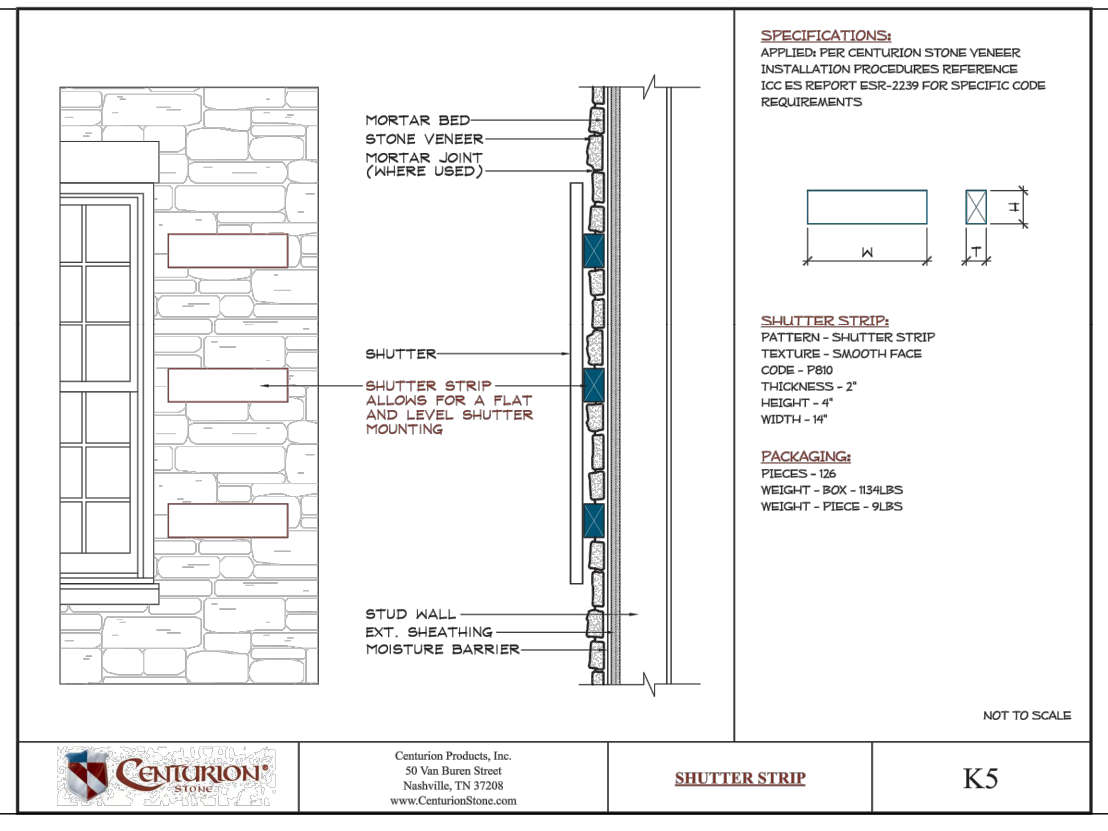
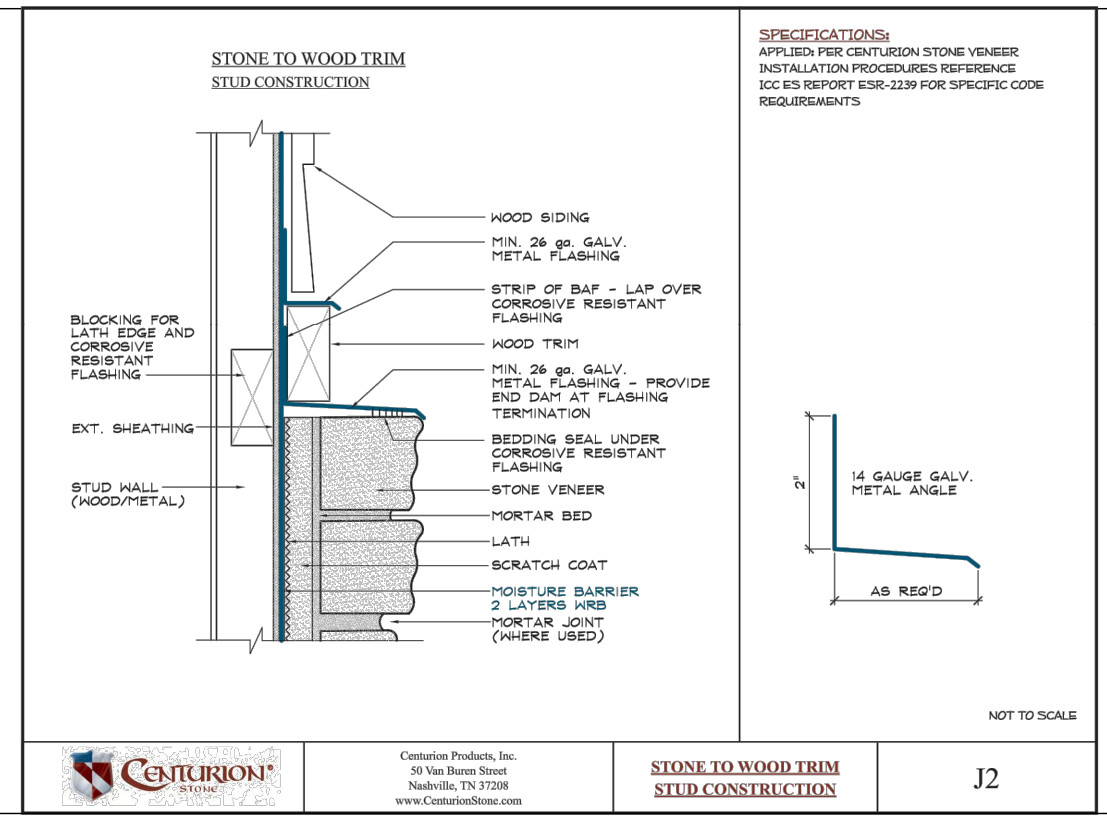
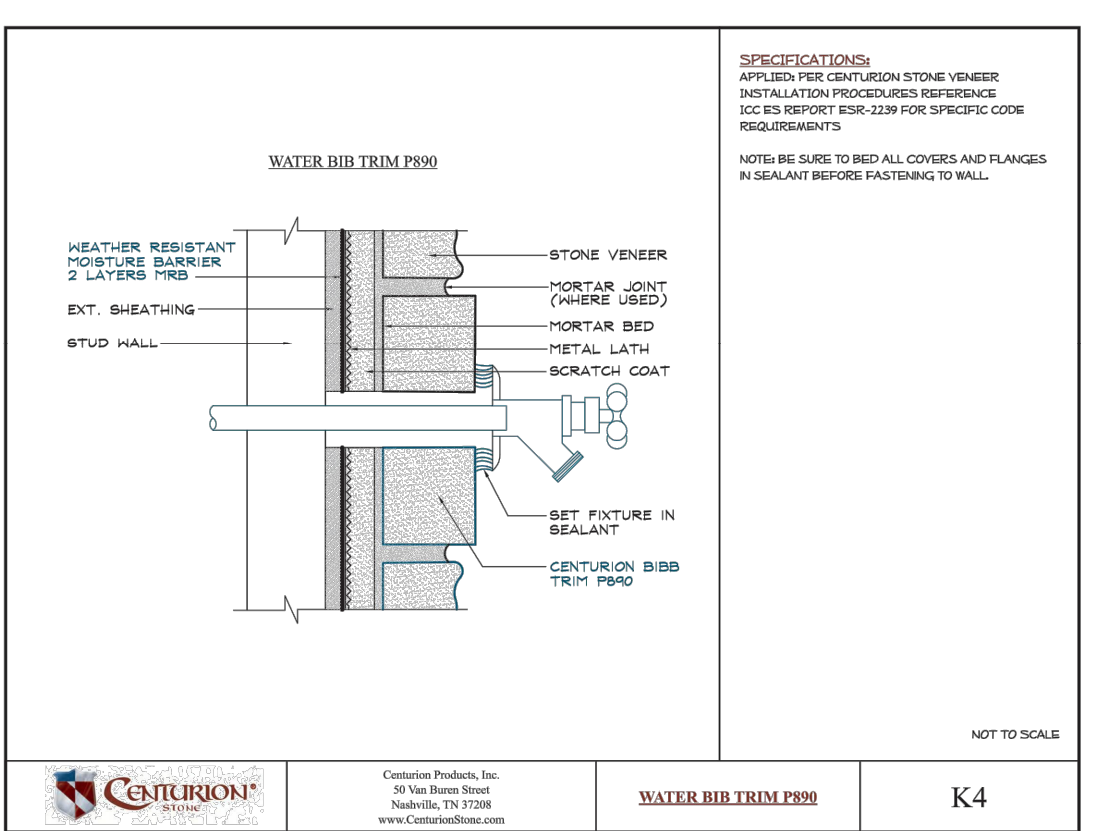
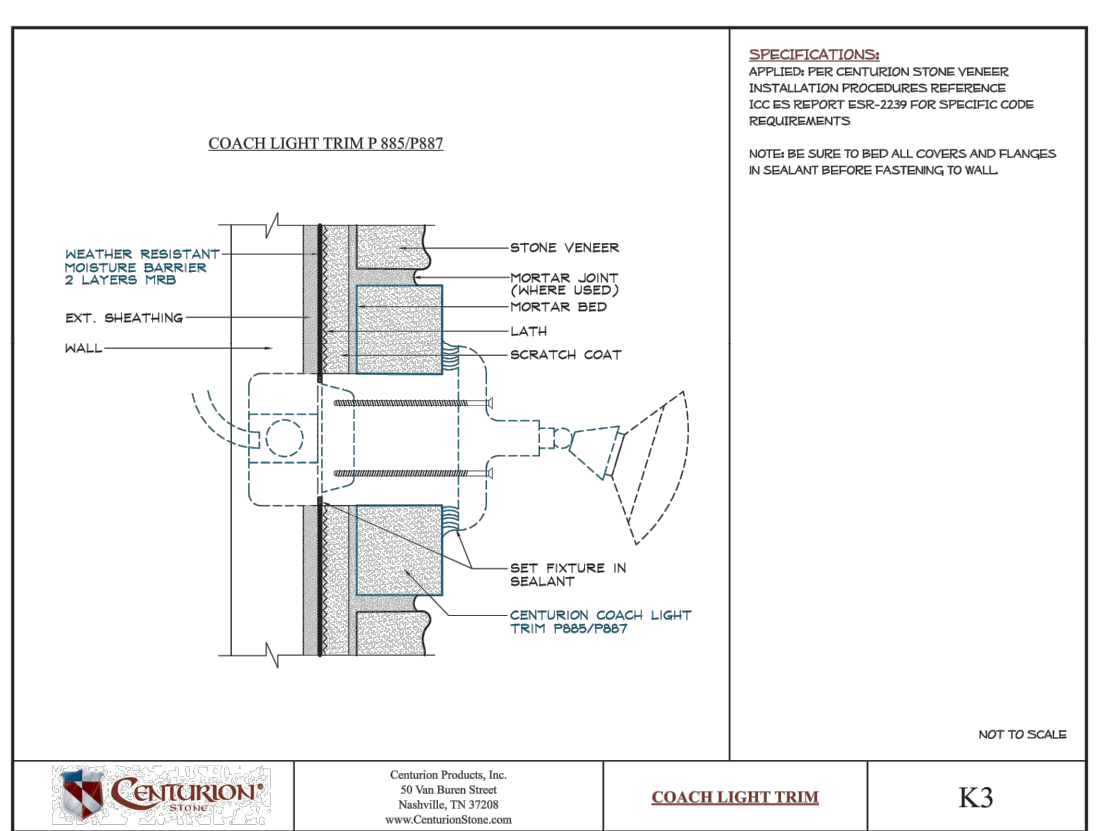
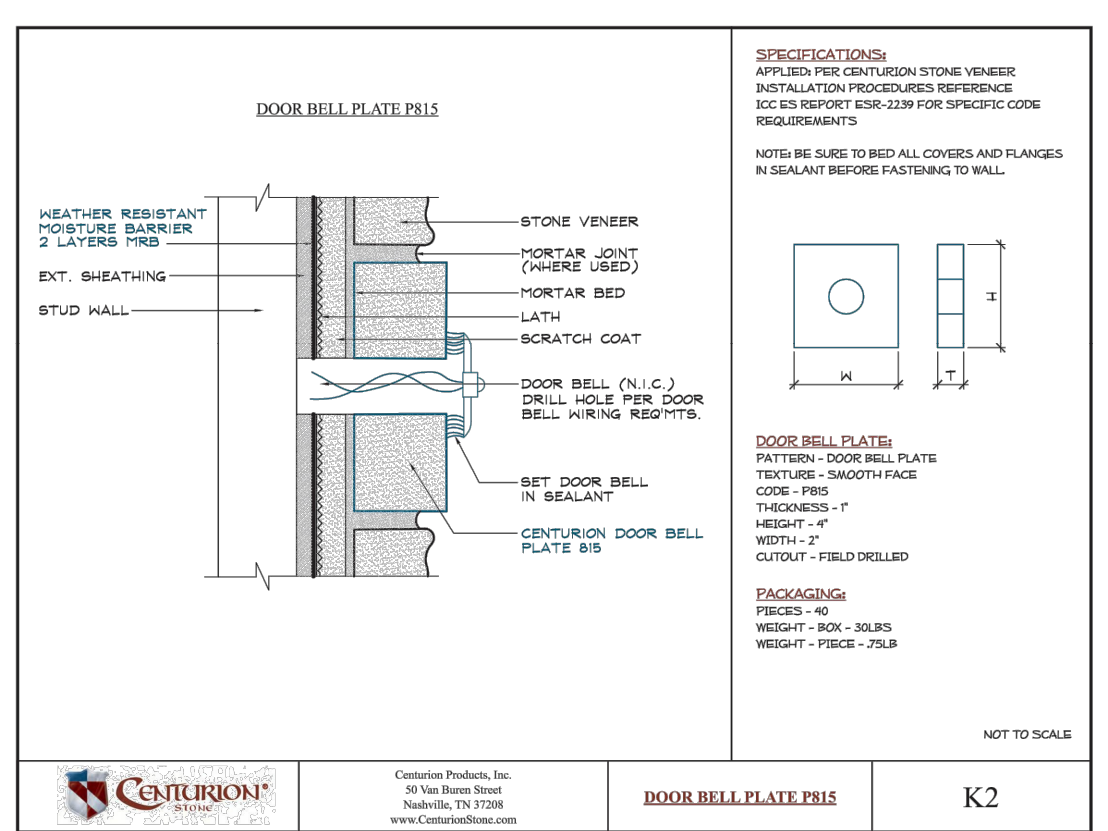
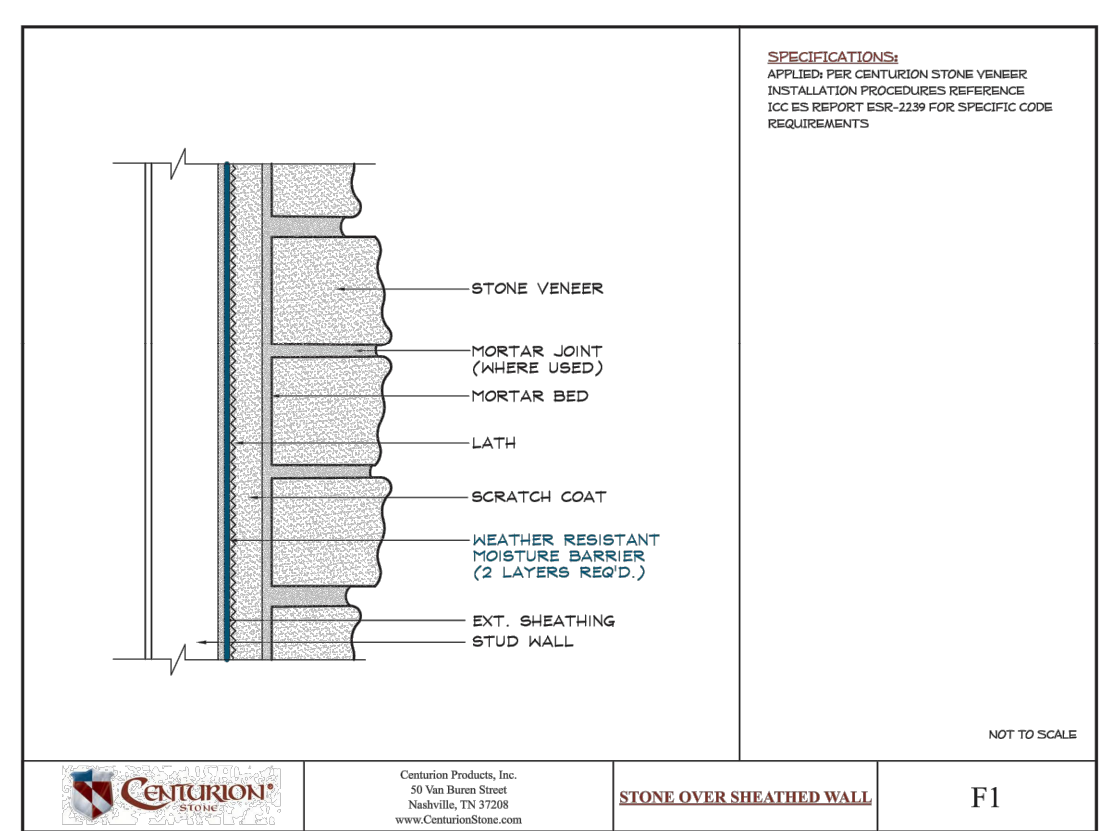
REVISION:

DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	

COPYRIGHTED



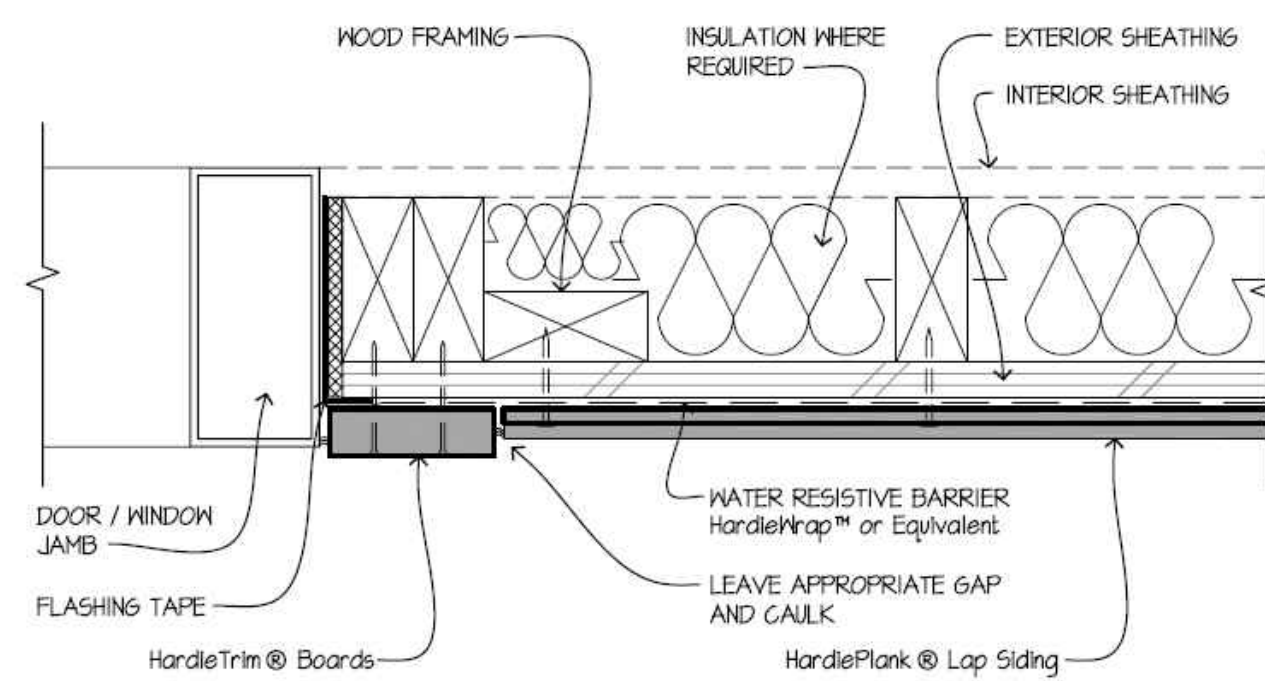
REVISION:
 DATE: 3-25-2025
 JOB: 24-3392
 SHEET NO.:



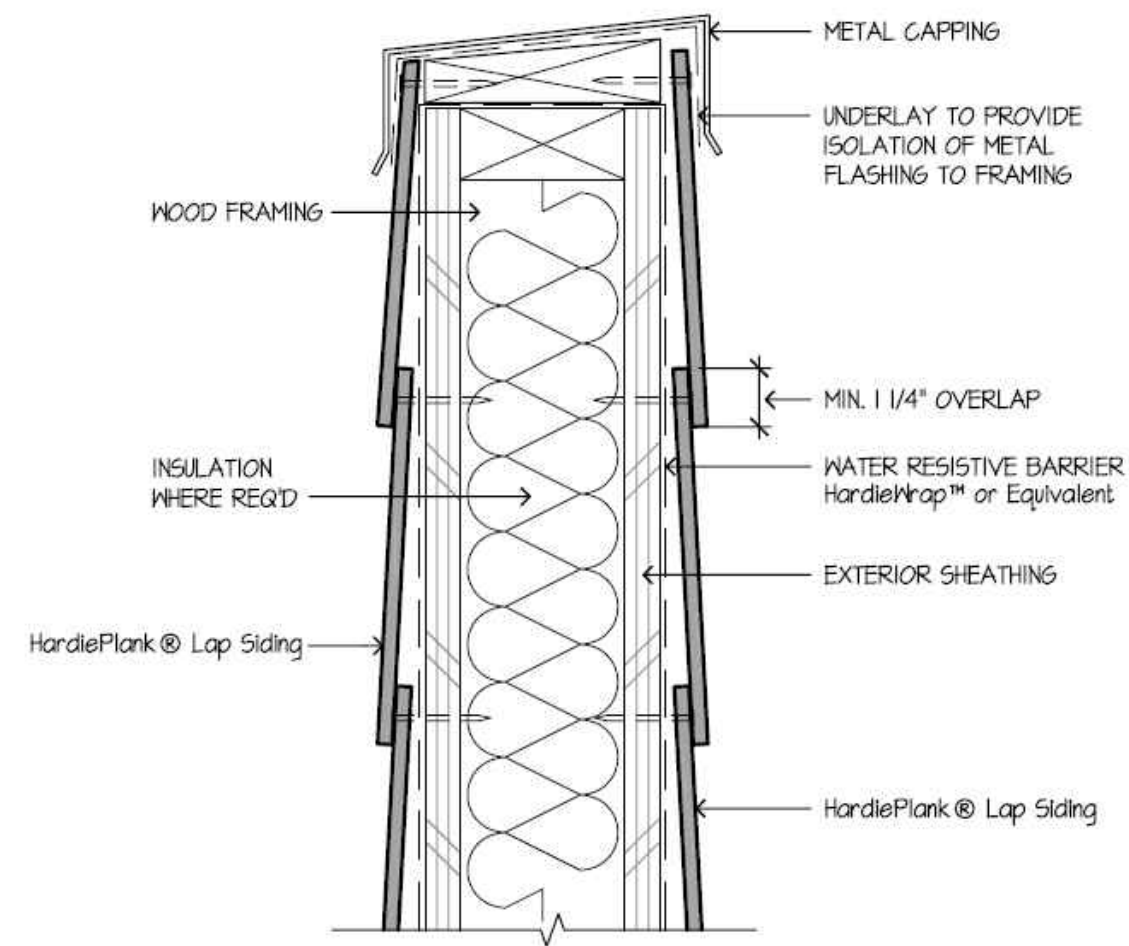
MANUFACTURED STONE
 Manufacturers Installation Details,
 Contractor to install as indicated
 Actual Conditions May Vary
 DETAILS ARE NOT TO SCALE

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

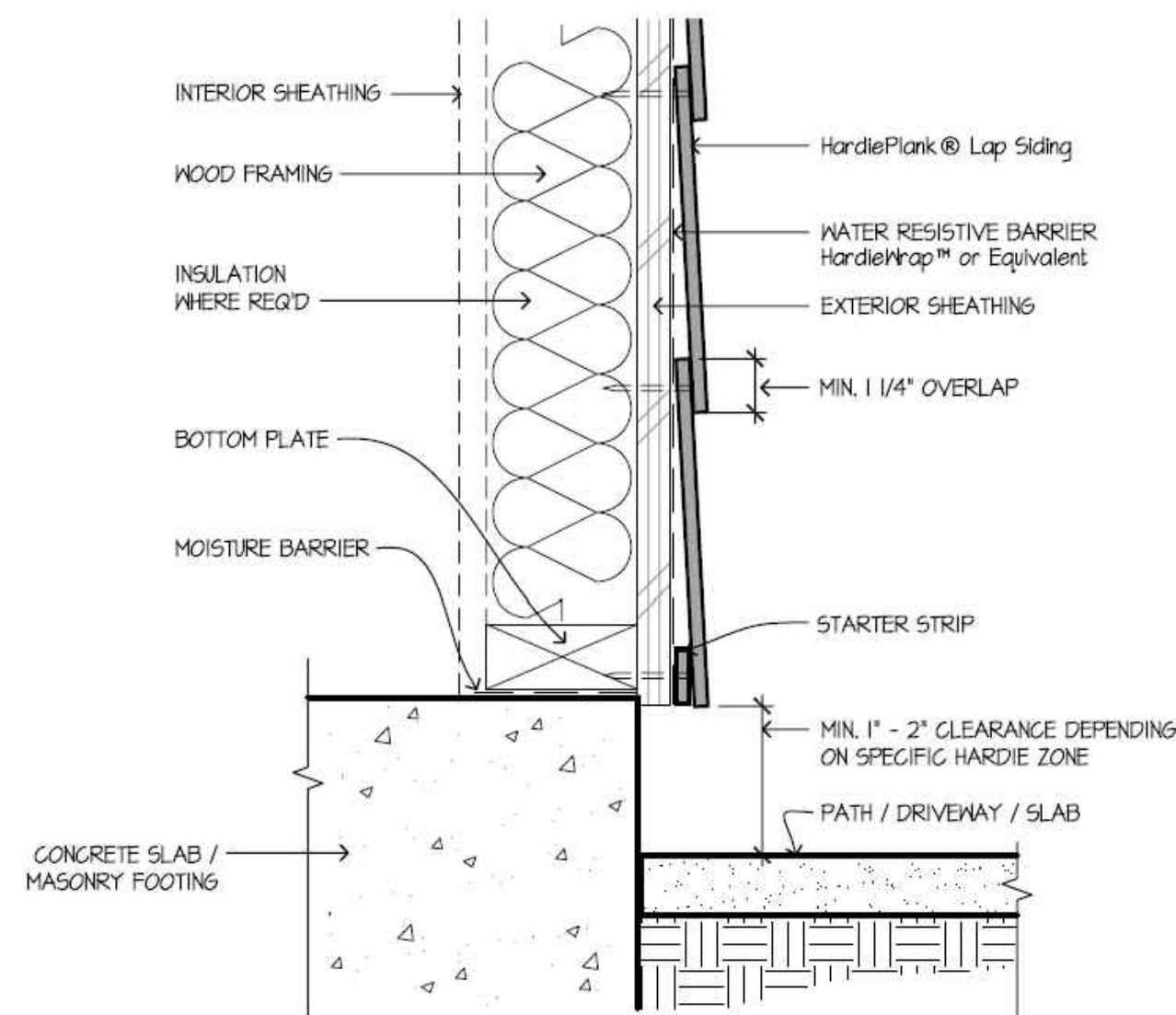
DETAILS ARE NOT TO SCALE



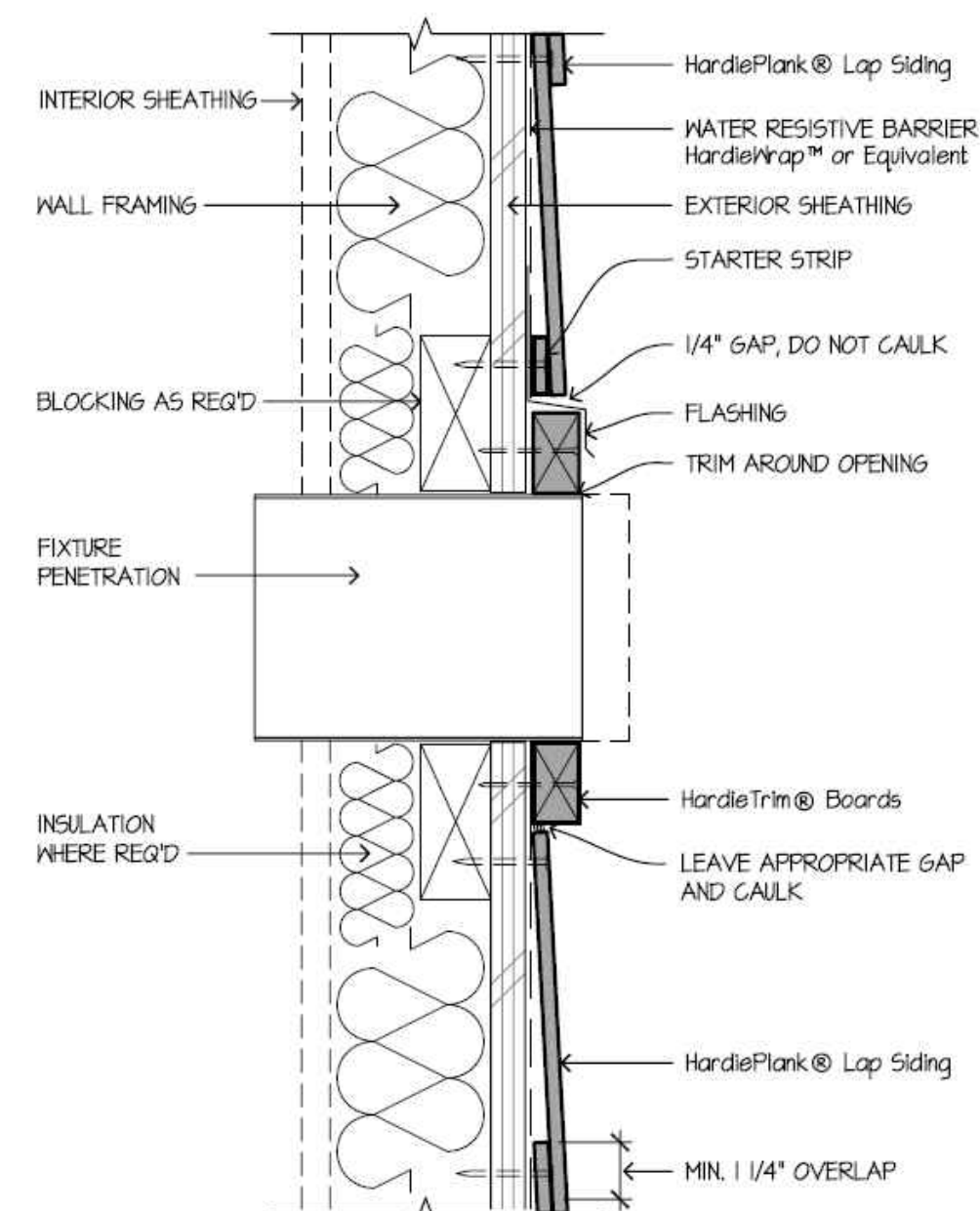
10 DOOR / WINDOW JAMB
 SCALE: 3/4"=1'-0"



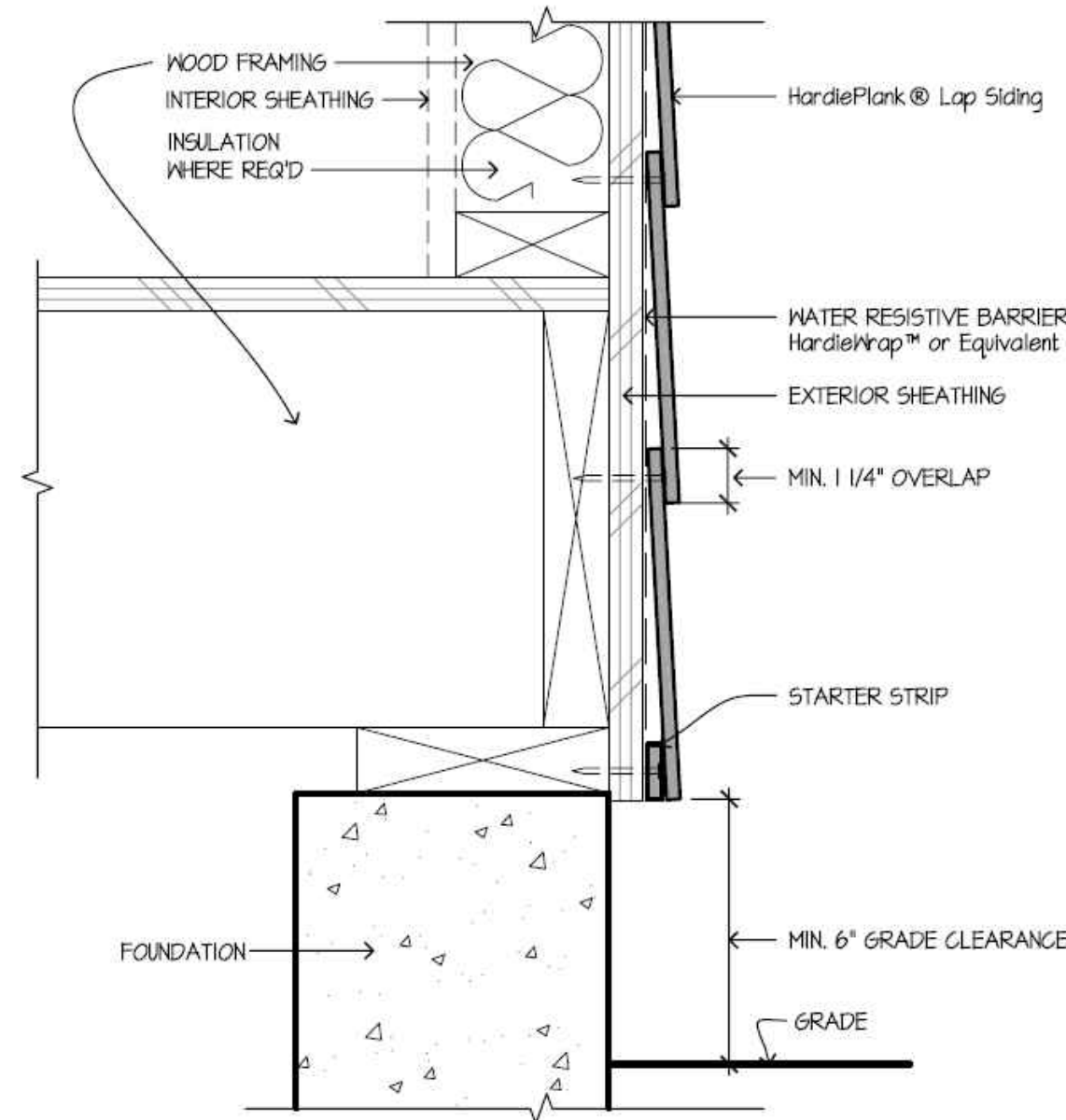
9 PARAPET
 SCALE: 3/4"=1'-0"



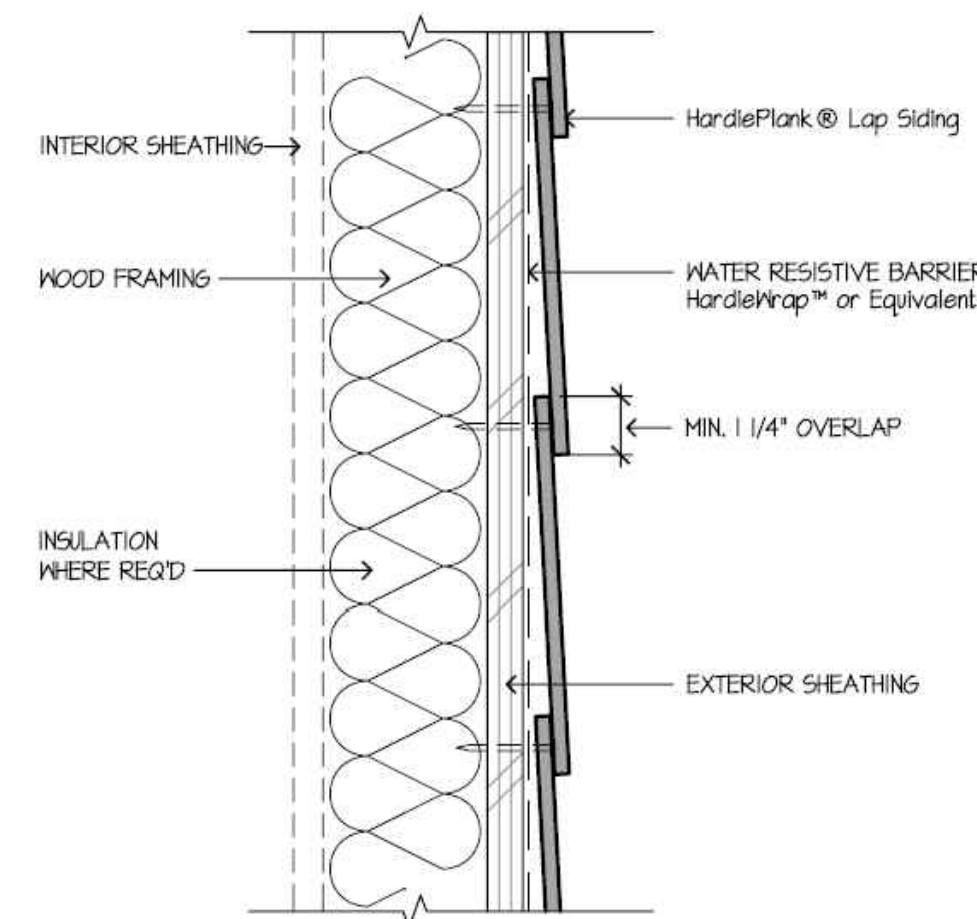
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
 SCALE: 1/2"=1'-0"



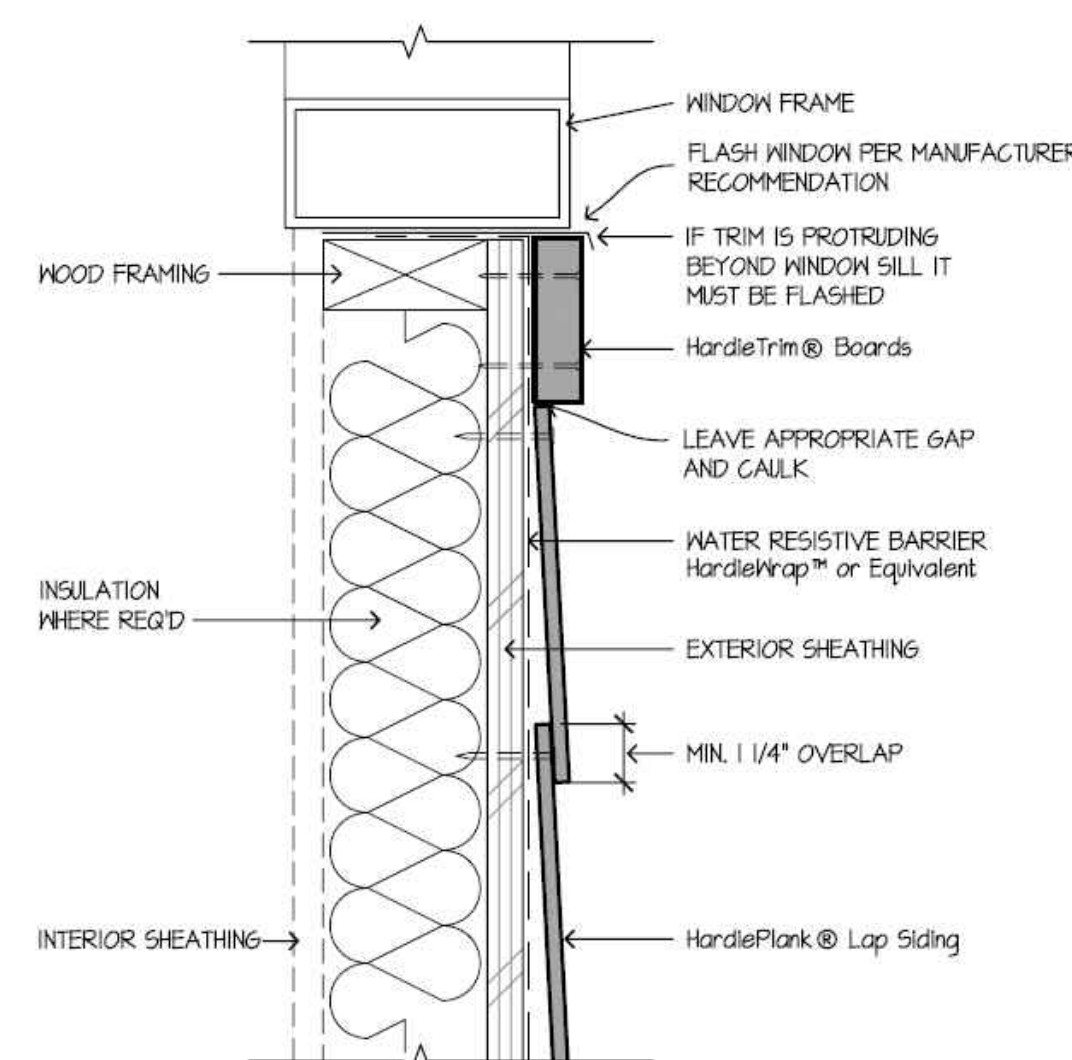
7 FIXTURE PENETRATION
 SCALE: 3/4"=1'-0"



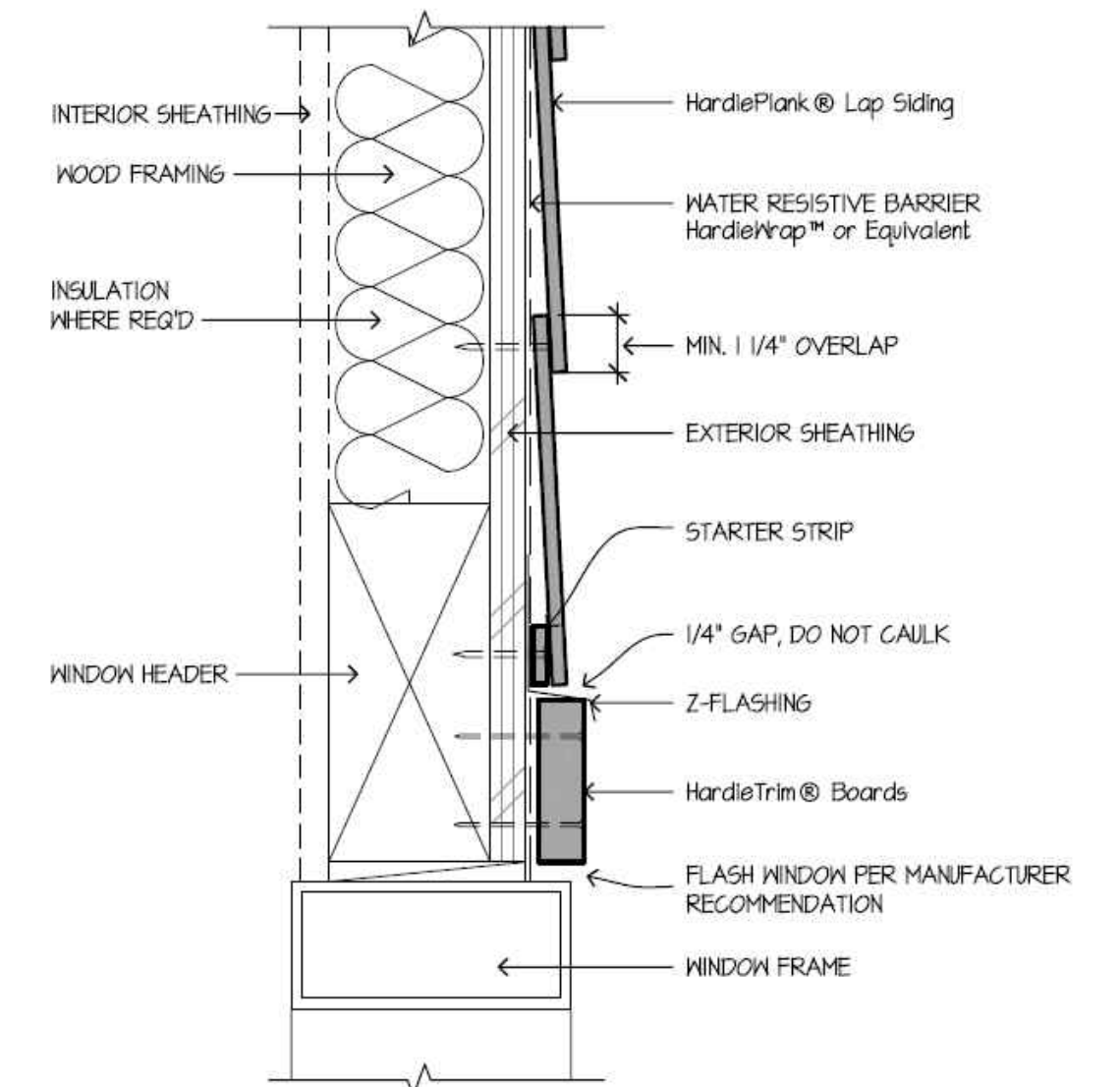
6 GRADE CLEARANCE
 SCALE: 3/4"=1'-0"



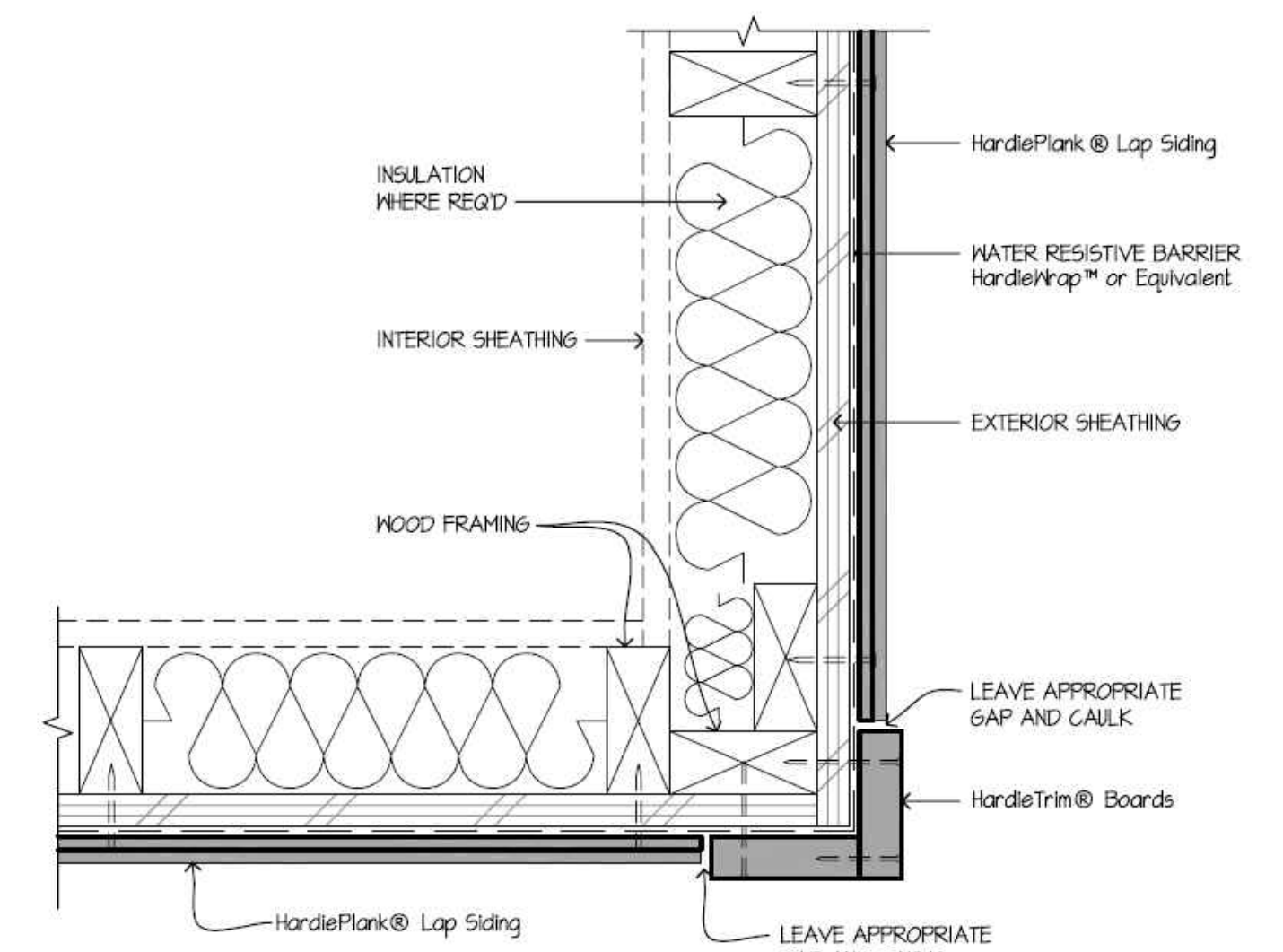
5 HORIZONTAL LAP VIEW
 SCALE: 3/4"=1'-0"



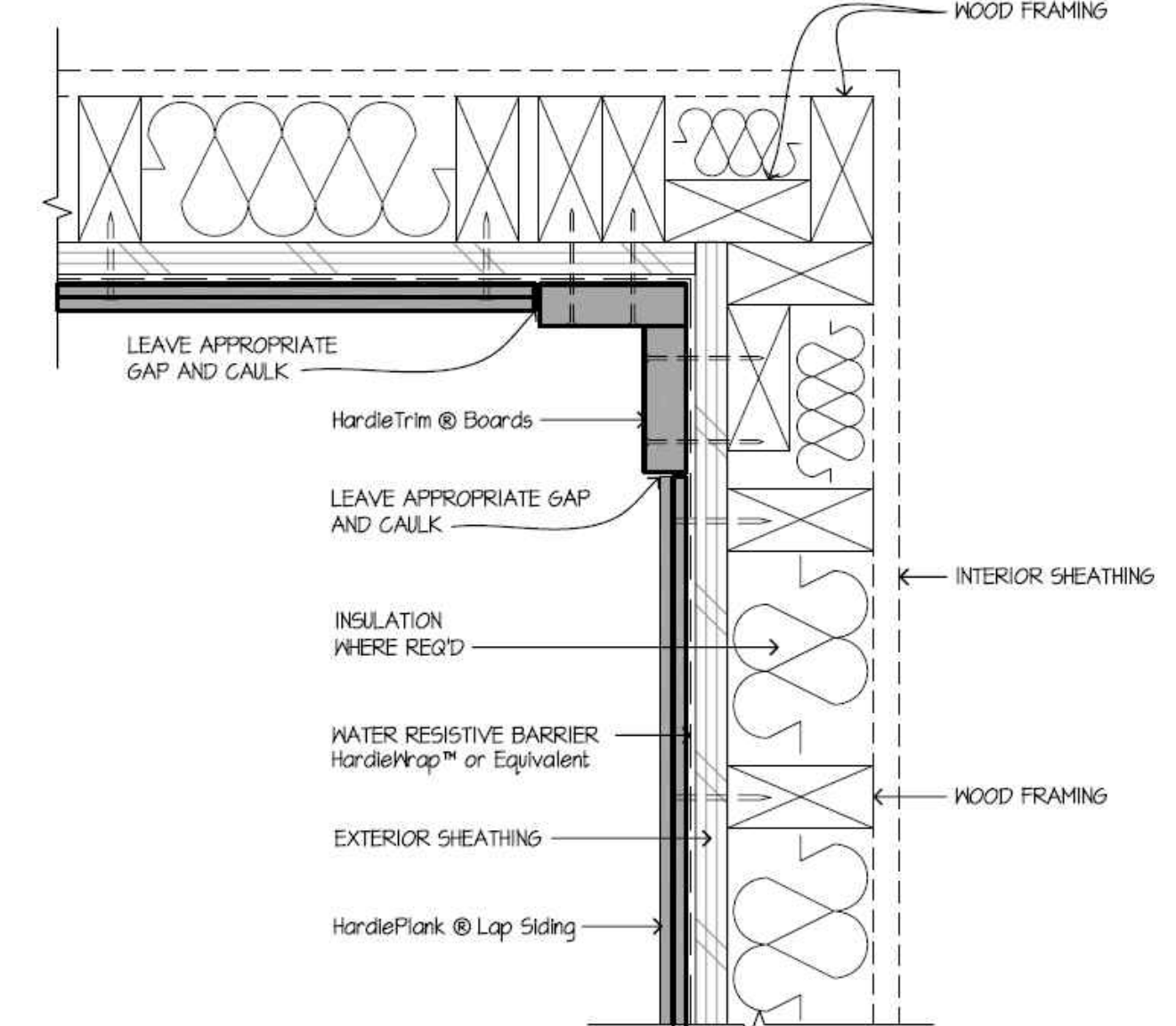
4 WINDOW SILL
 SCALE: 3/4"=1'-0"



3 WINDOW/DOOR HEAD
 SCALE: 3/4"=1'-0"



2 OUTSIDE CORNER
 SCALE: 3/4"=1'-0"

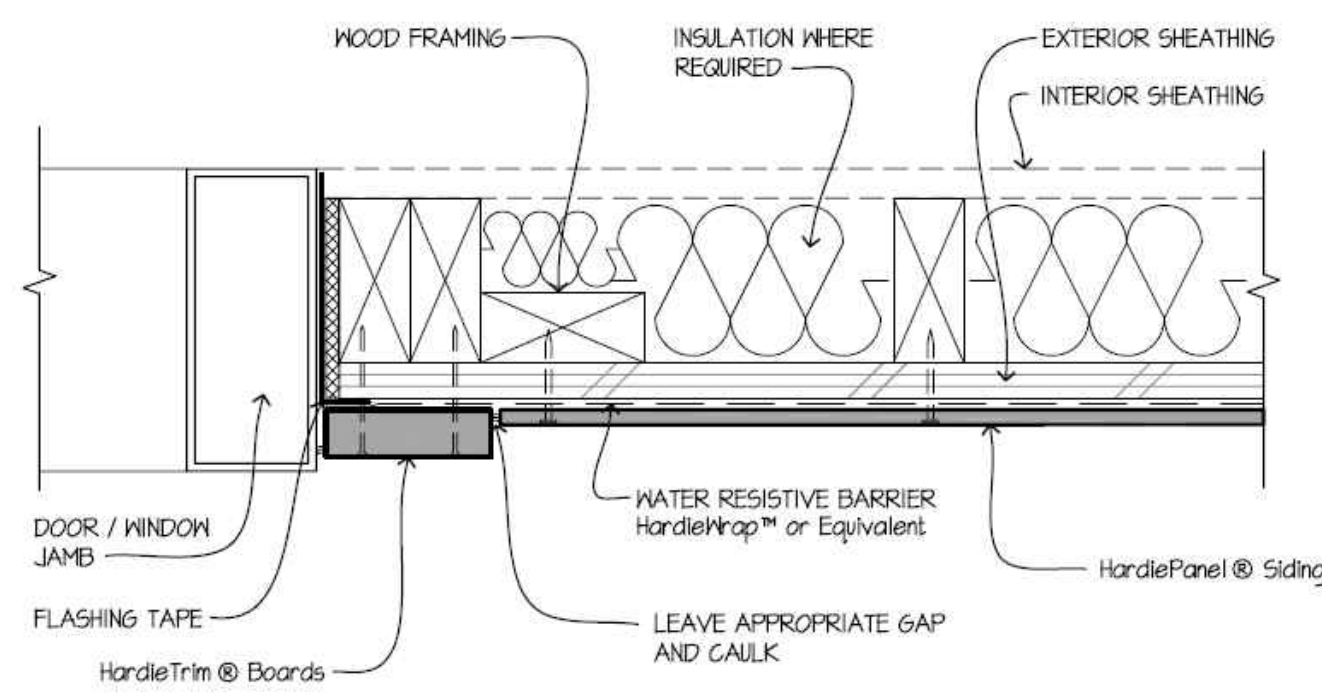


1 INSIDE CORNER
 SCALE: 3/4"=1'-0"

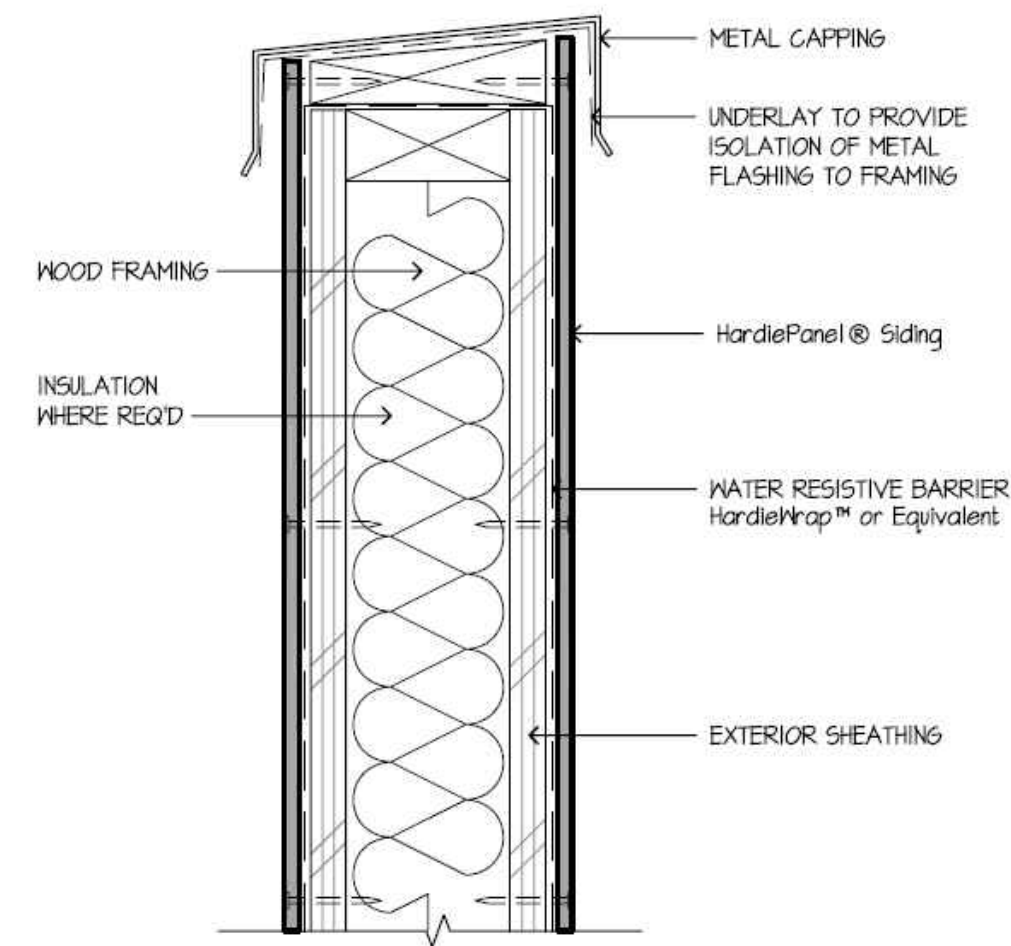
REVISION:	
DATE:	10-3-2024
JOB:	24-3395
SHEET NO.:	

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

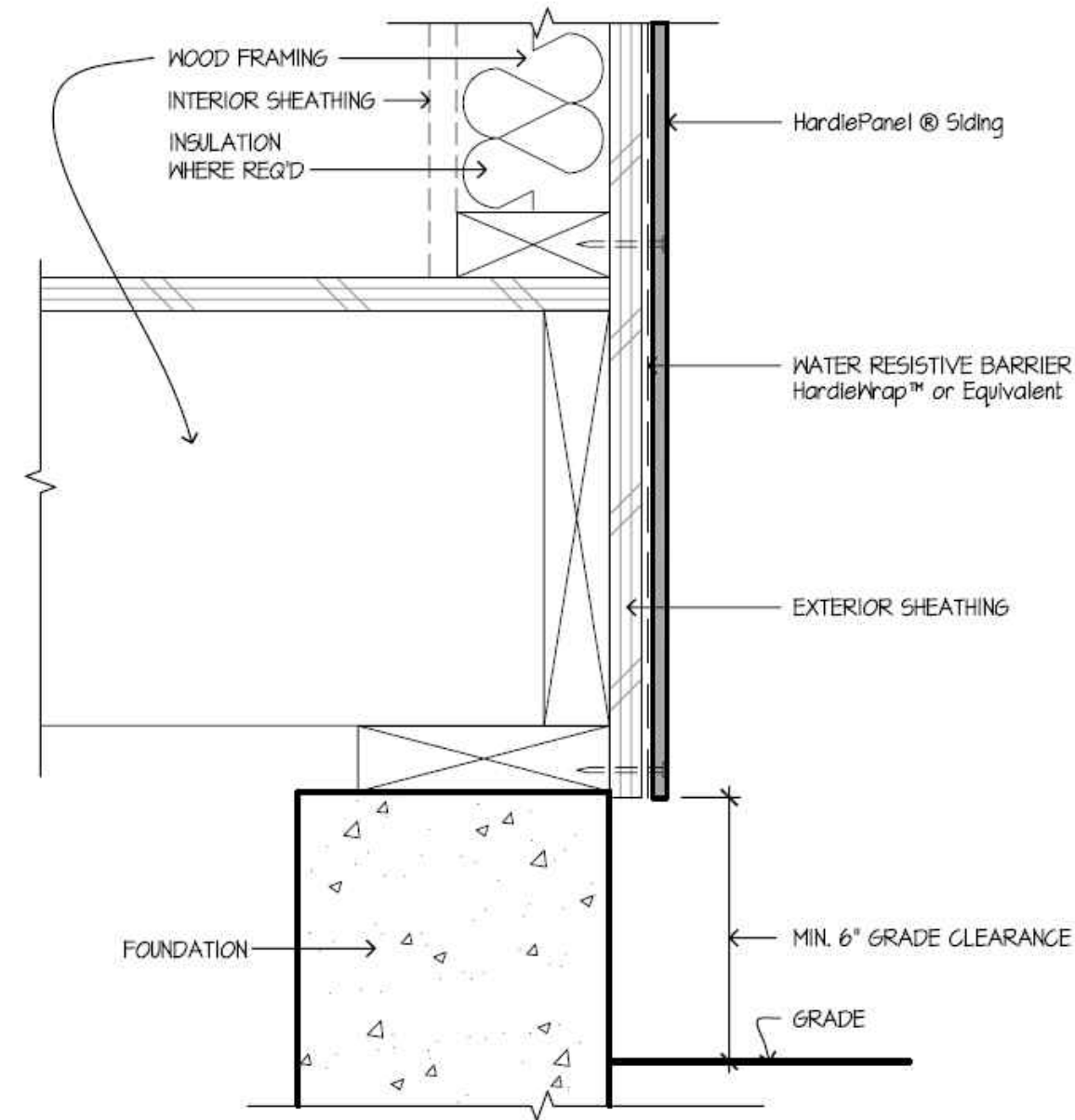
DETAILS ARE NOT TO SCALE



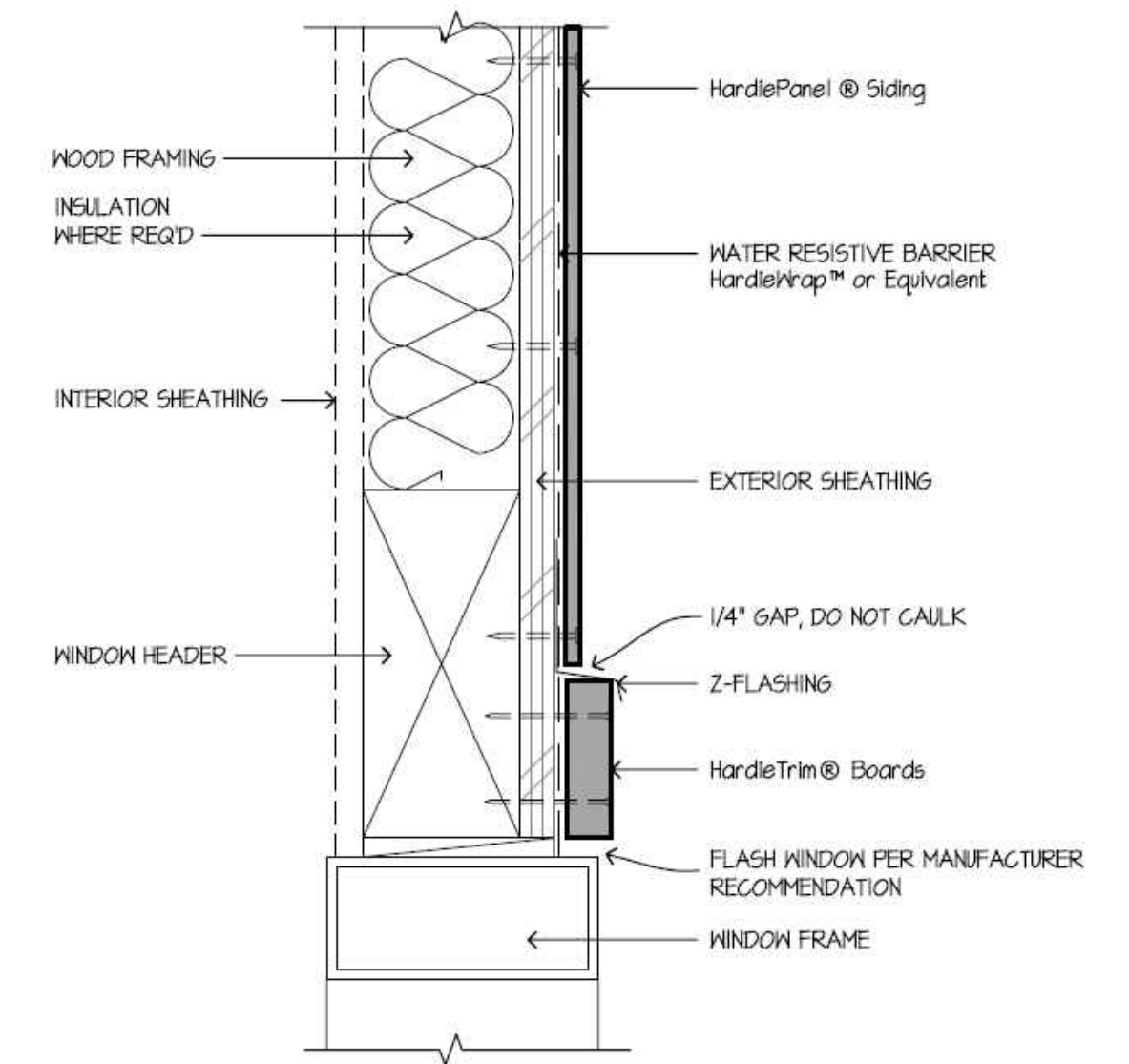
10 DOOR / WINDOW JAMB
 SCALE: 3/4"=1'-0"



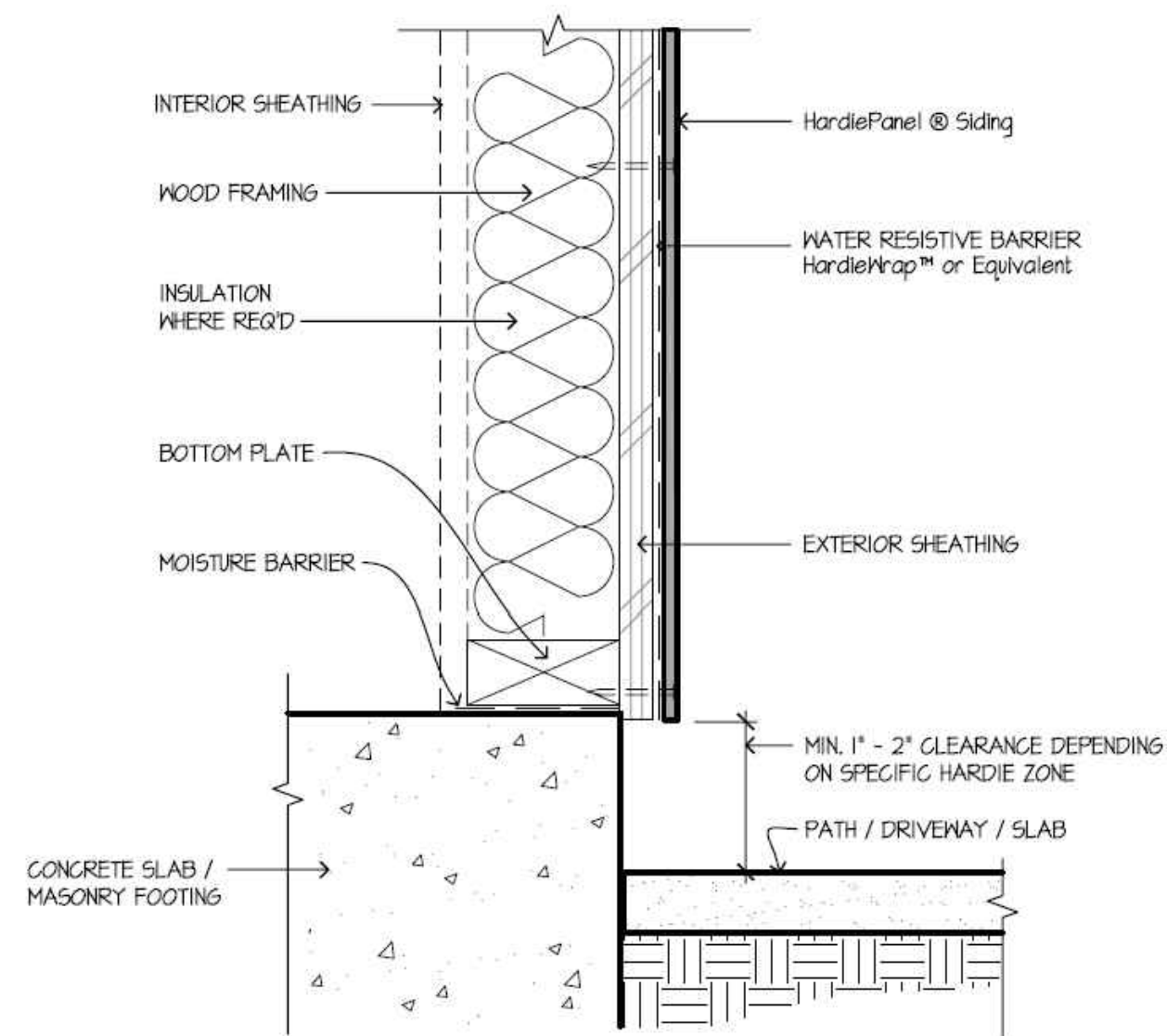
9 PARAPET
 SCALE: 3/4"=1'-0"



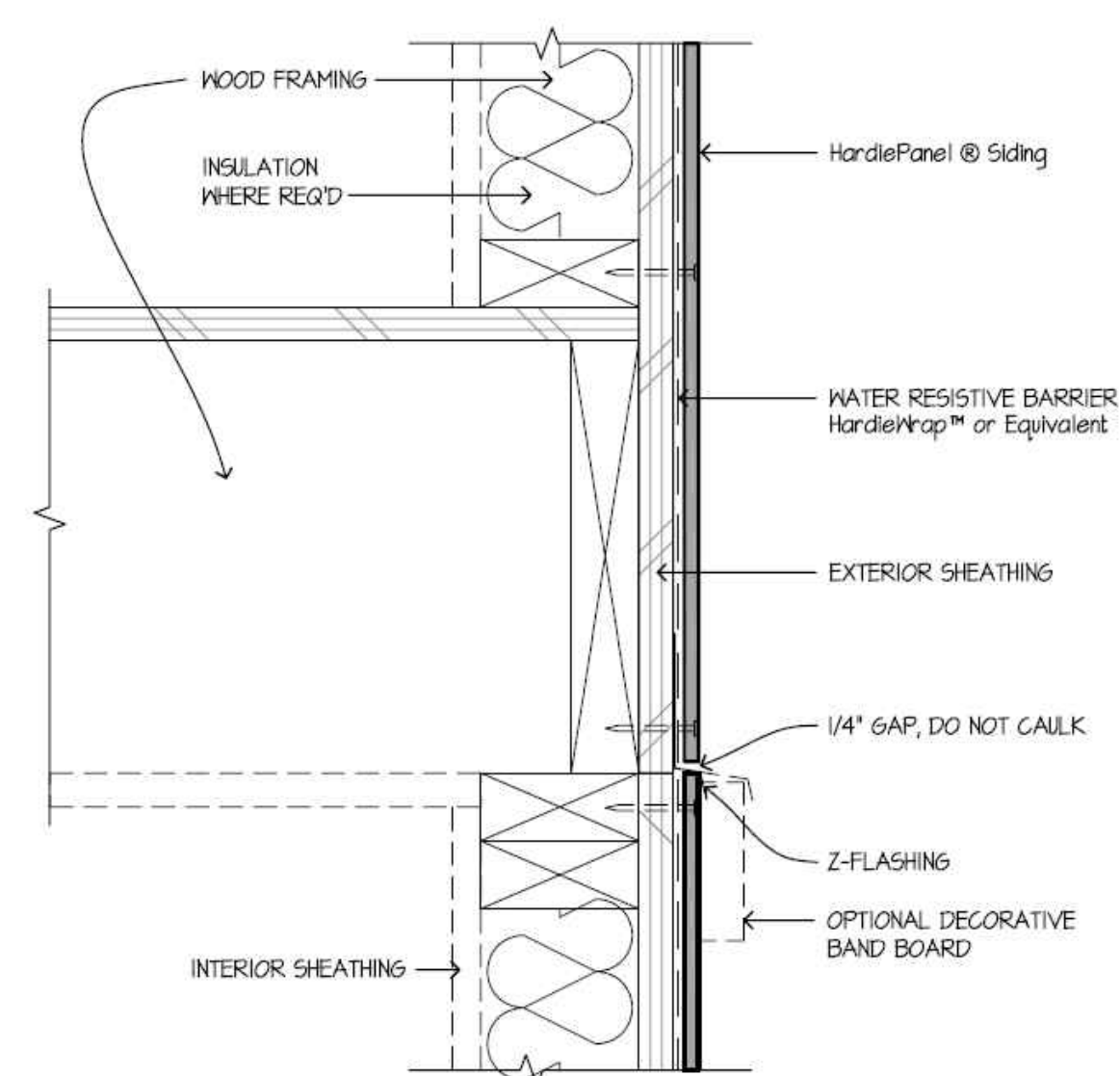
6 GRADE CLEARANCE
 SCALE: 3/4"=1'-0"



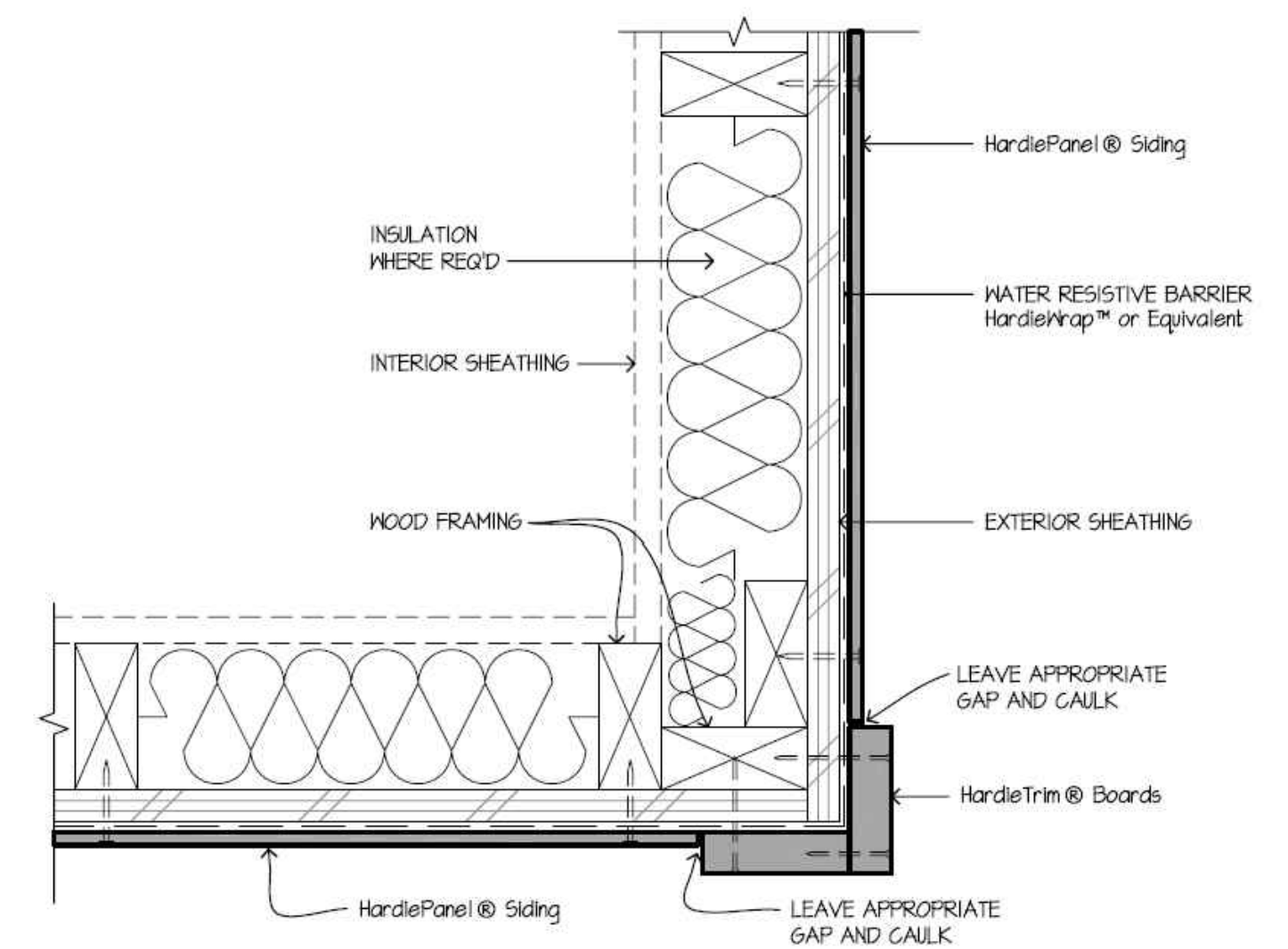
3 WINDOW/DOOR HEAD
 SCALE: 3/4"=1'-0"



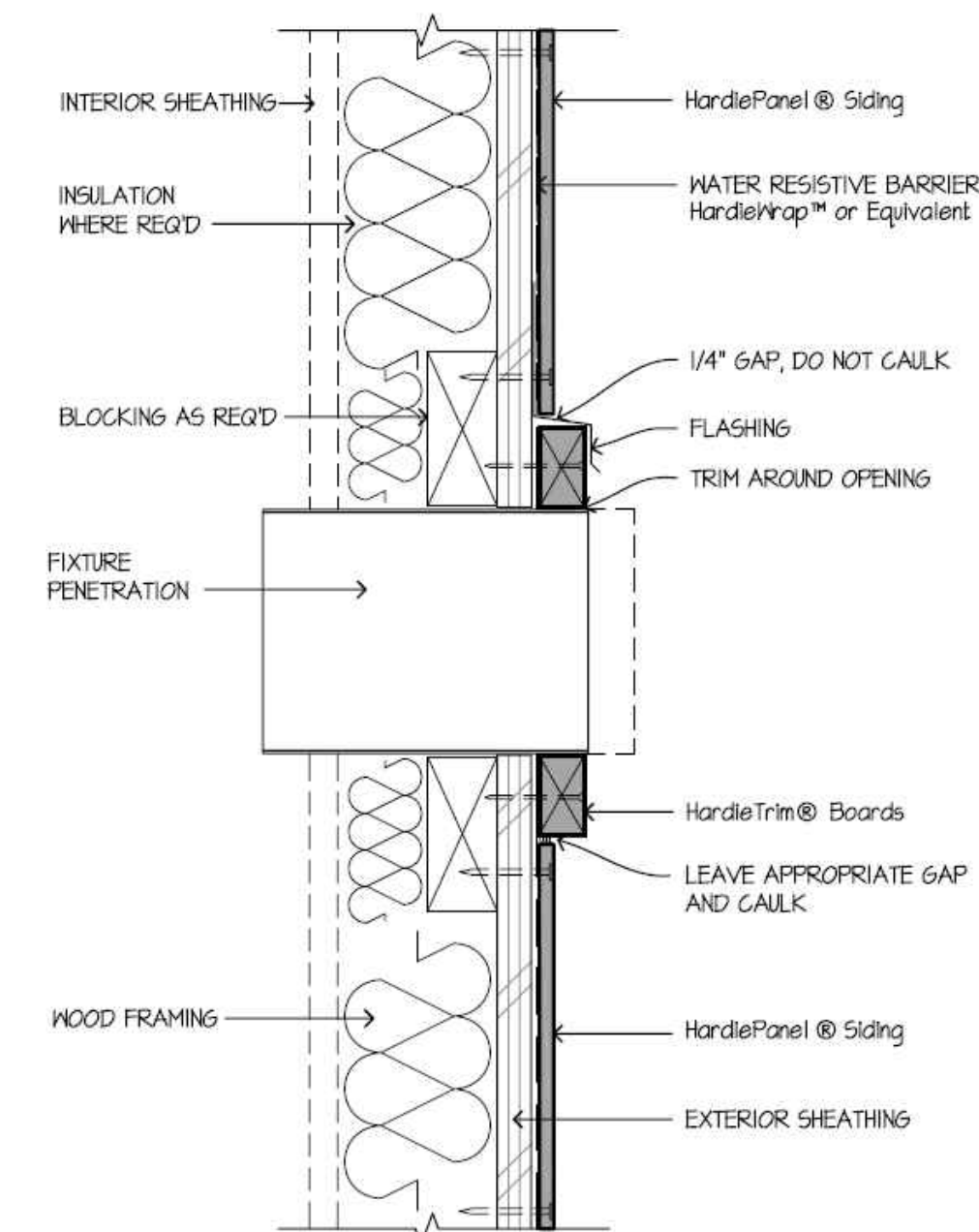
8 HARDSCAPE CLEARANCES, DECKS,
 PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
 SCALE: 1/2"=1'-0"



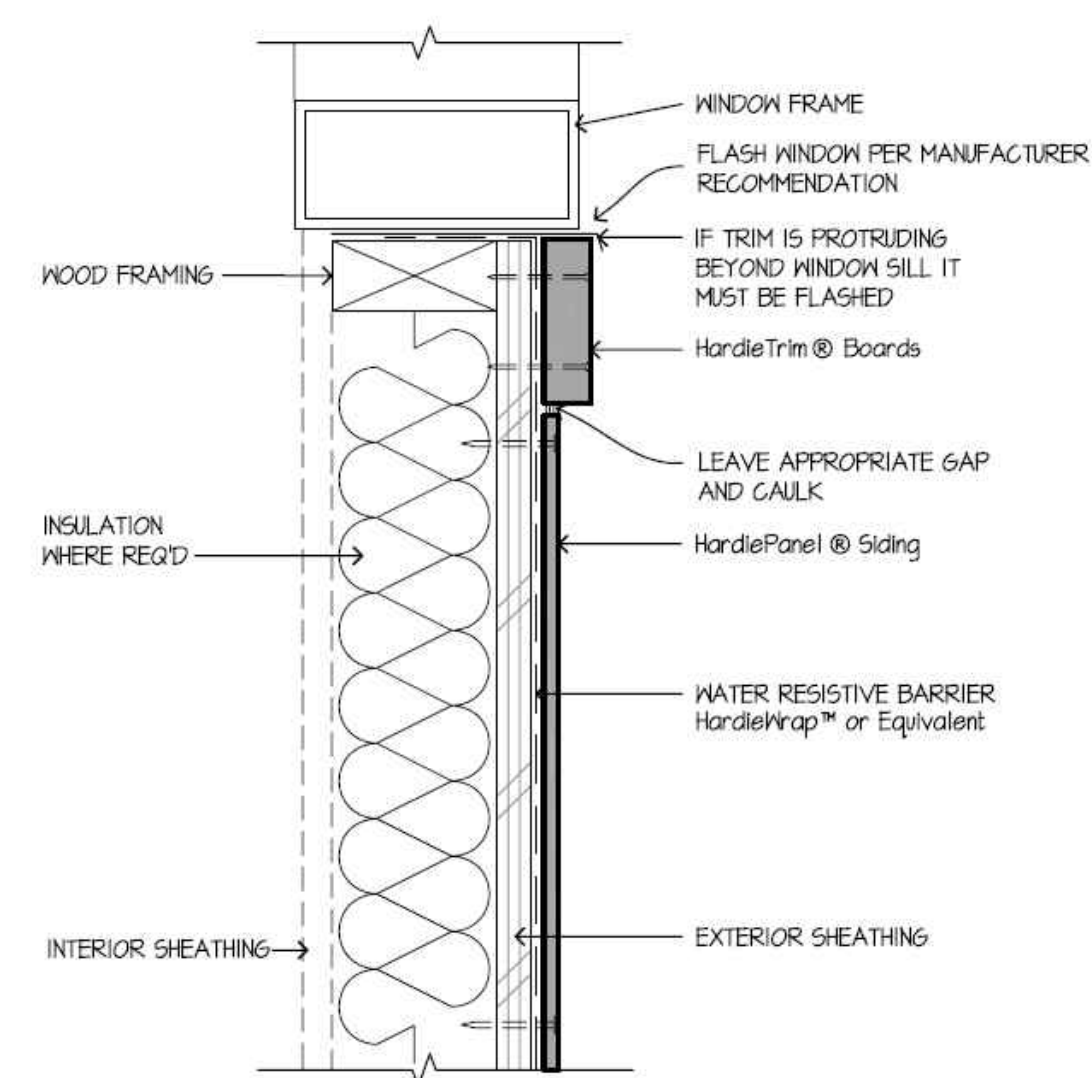
5 HORIZONTAL VIEW
 SCALE: 3/4"=1'-0"



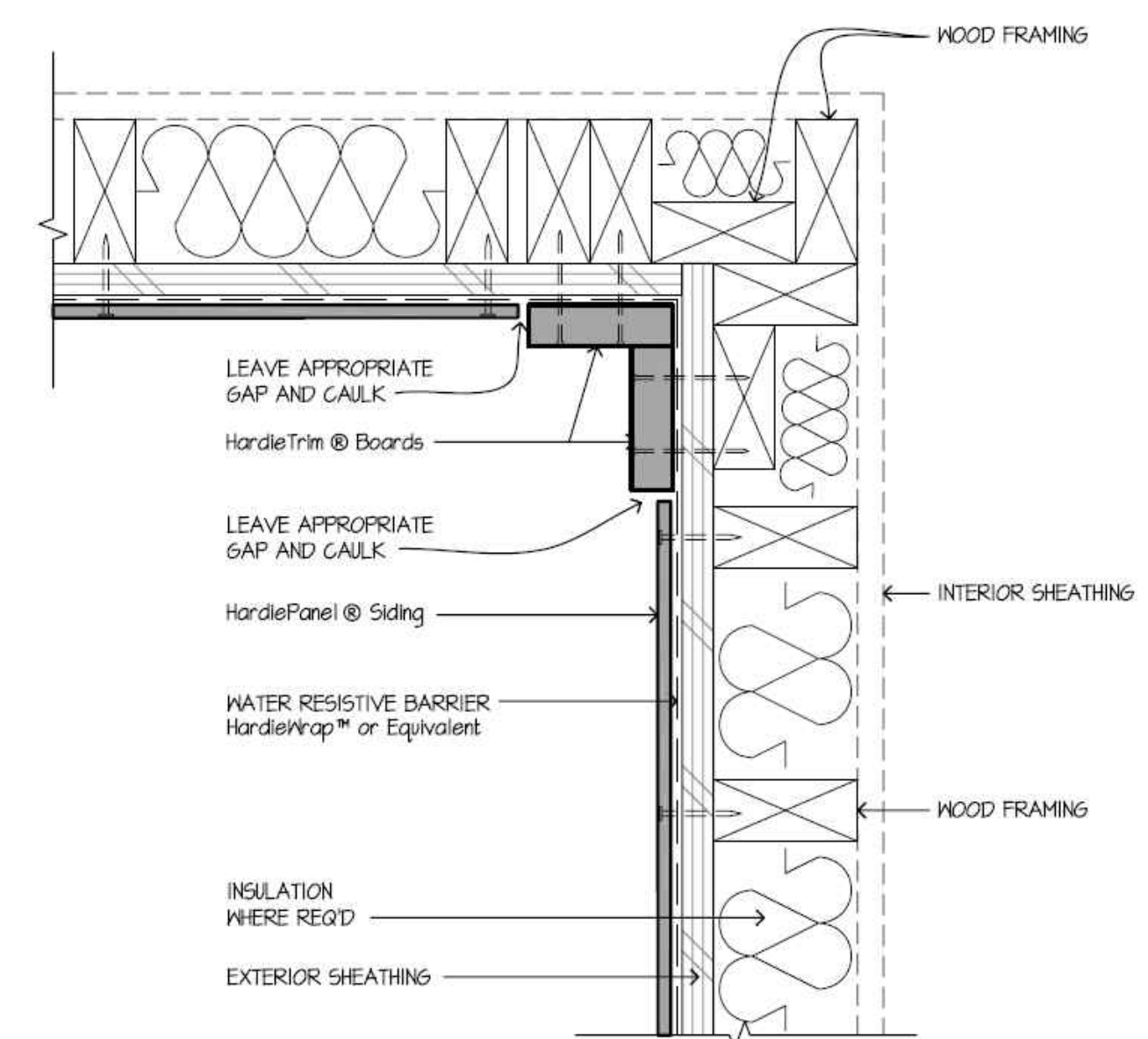
2 OUTSIDE CORNER
 SCALE: 3/4"=1'-0"



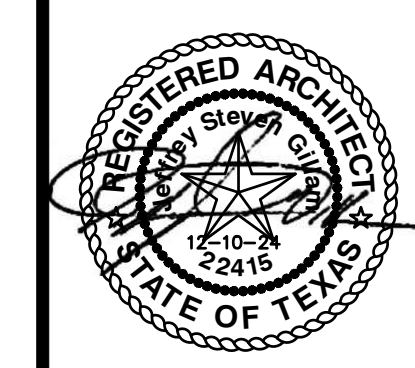
7 FIXTURE PENETRATION
 SCALE: 3/4"=1'-0"



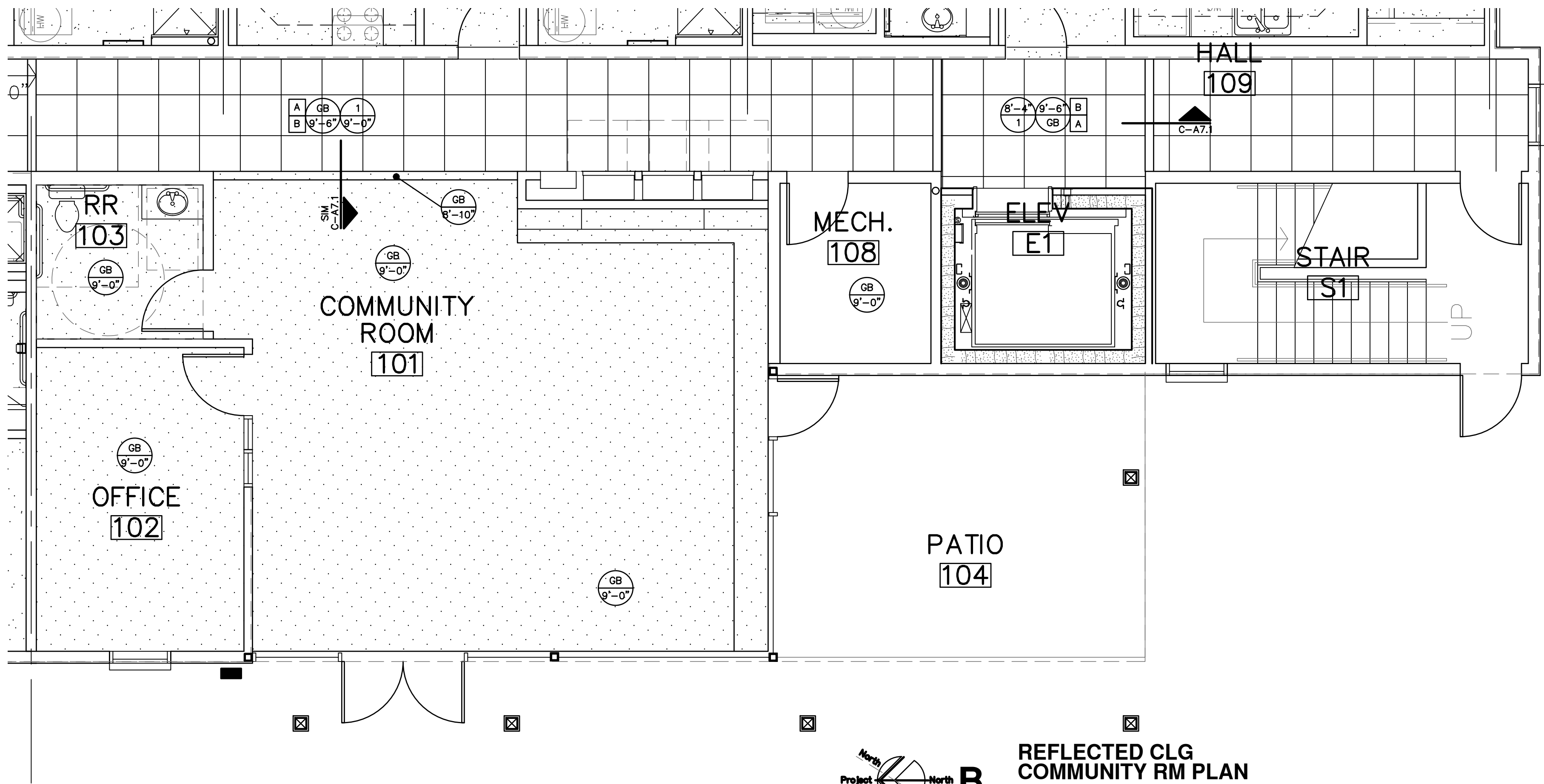
4 WINDOW SILL
 SCALE: 3/4"=1'-0"



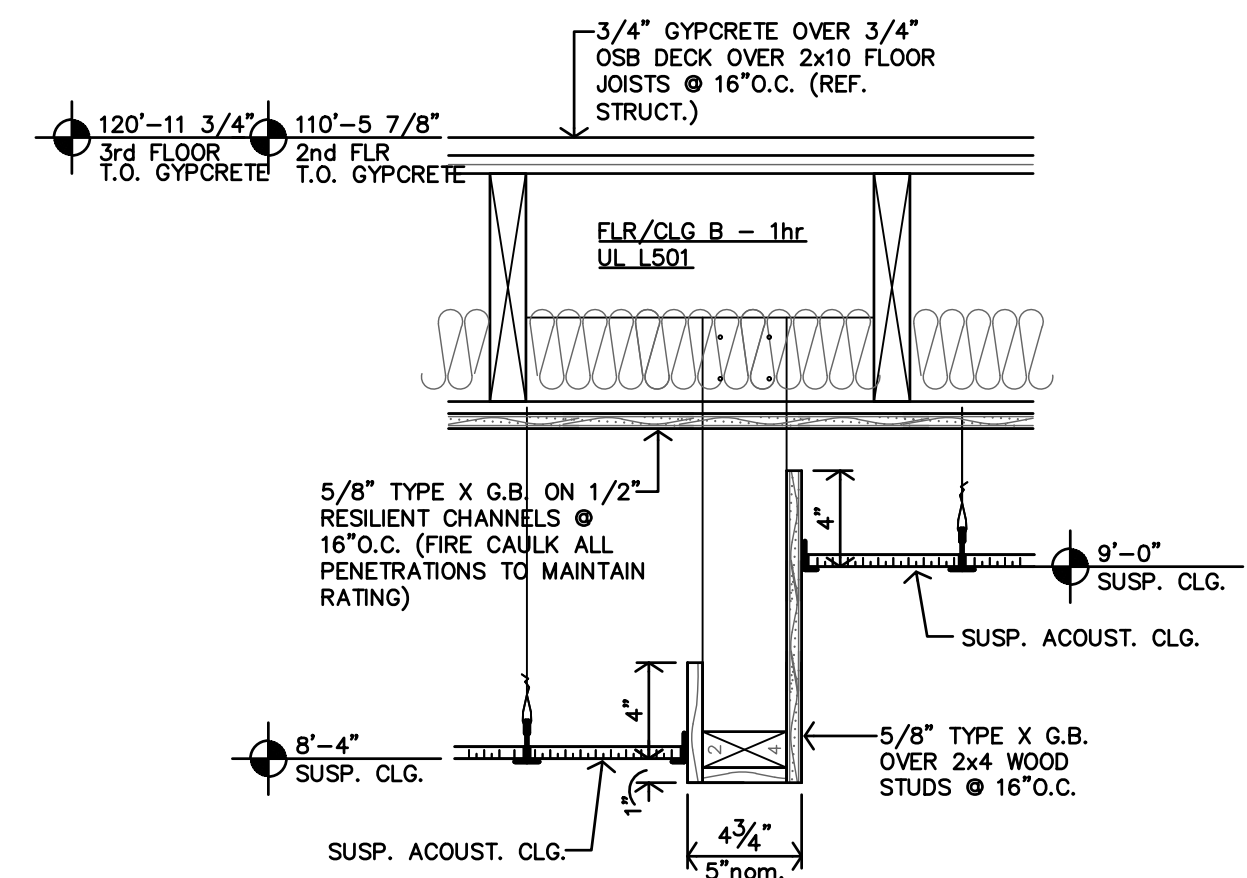
1 INSIDE CORNER
 SCALE: 3/4"=1'-0"



REVISION:	
DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	



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



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

REFLECTED CEILING PLAN NOTES

- CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
- MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
- CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
- 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.

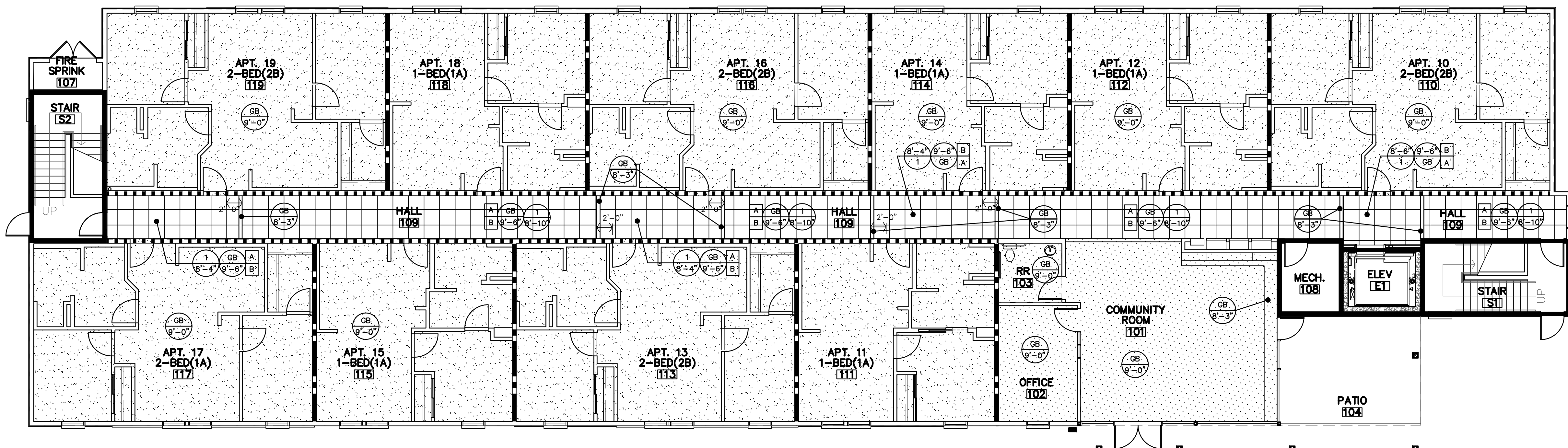
KEY NOTES

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)

CLG. TYPE
CLG. HEIGHT

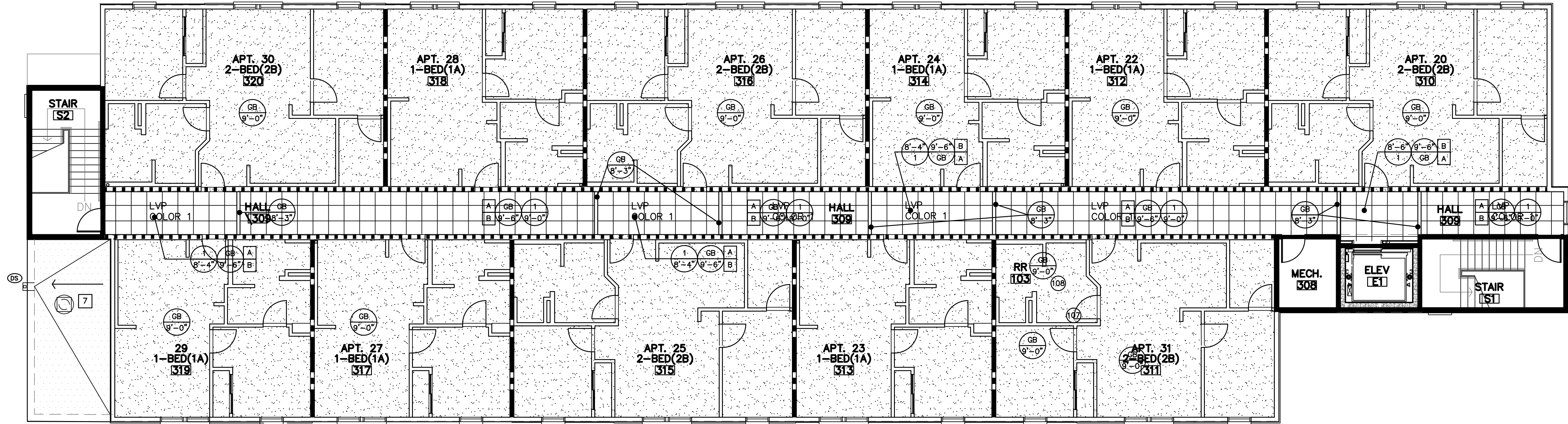


A REFLECTIVE CEILING FIRST FLOOR PLAN
1/8" = 1'-0"

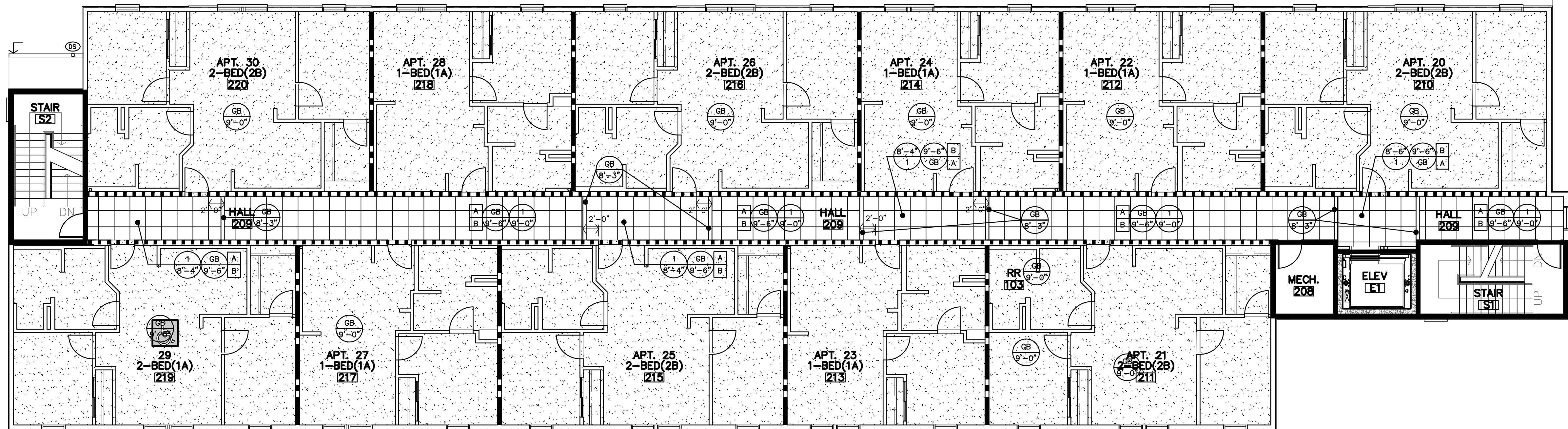


REVISION:

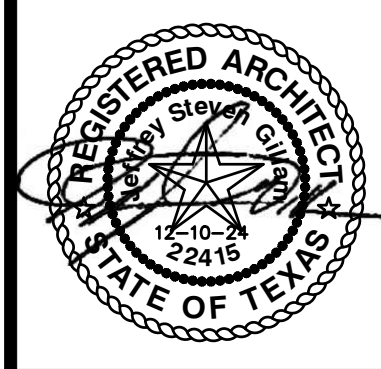
DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	



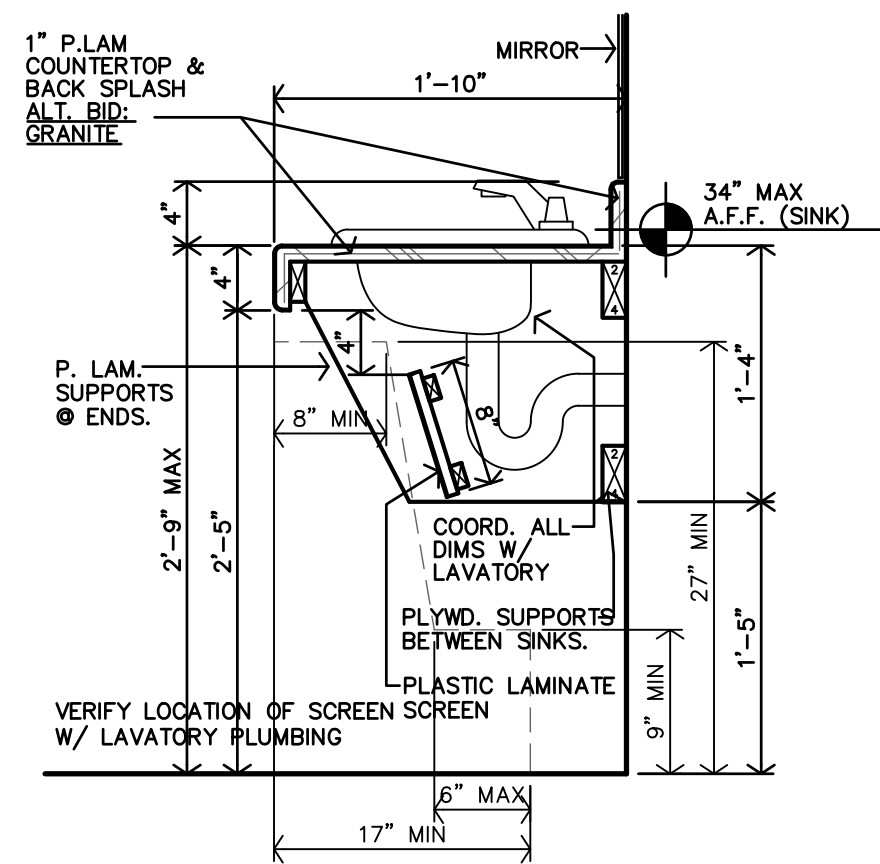
B REFLECTED CEILING
THIRD FLOOR PLAN
1/8"=1'-0"



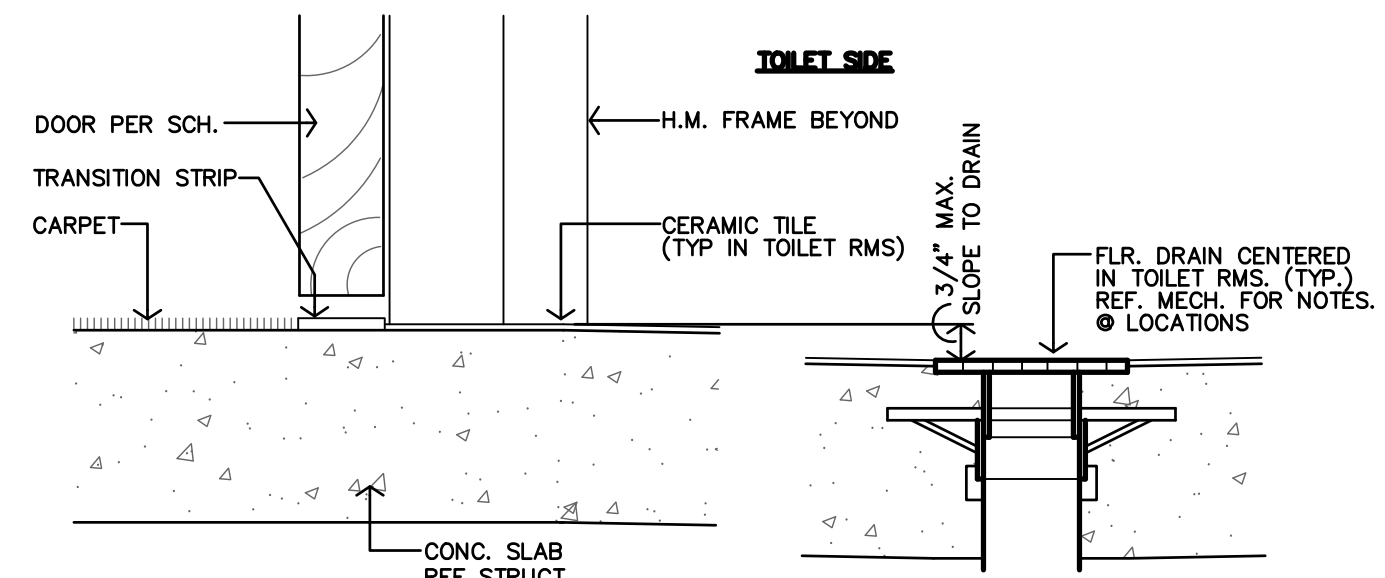
A REFLECTED CEILING
SECOND FLOOR PLAN
1/8"=1'-0"



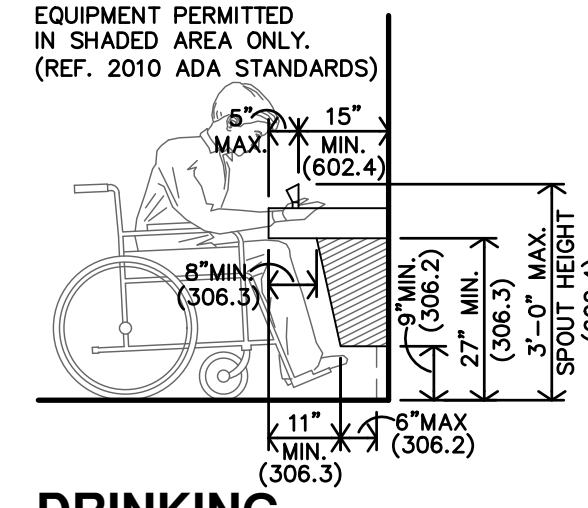
REVISION:
DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:



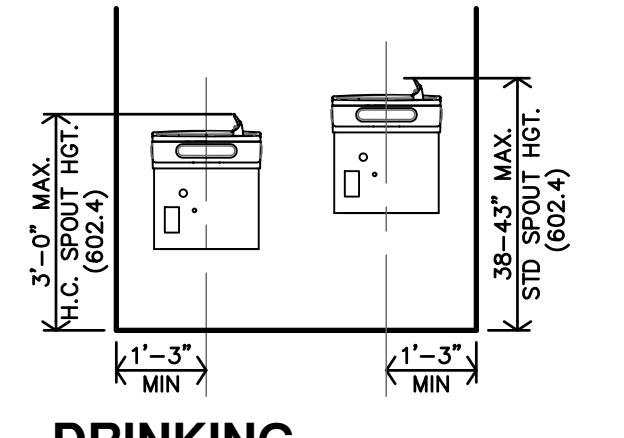
N VANITY DETAIL
1/4"=1'-0"



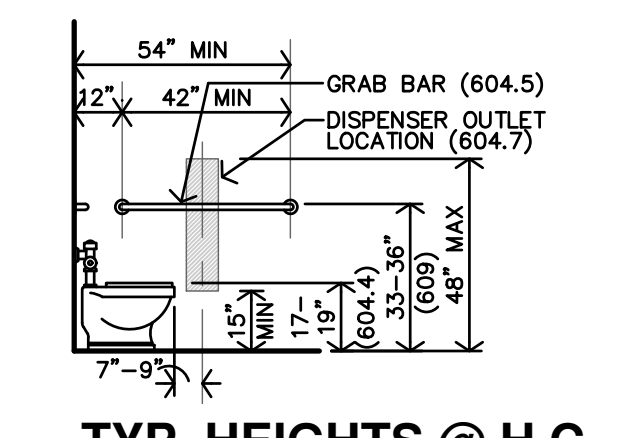
M FLOOR DRAIN DETAIL
3/8"=1'-0"



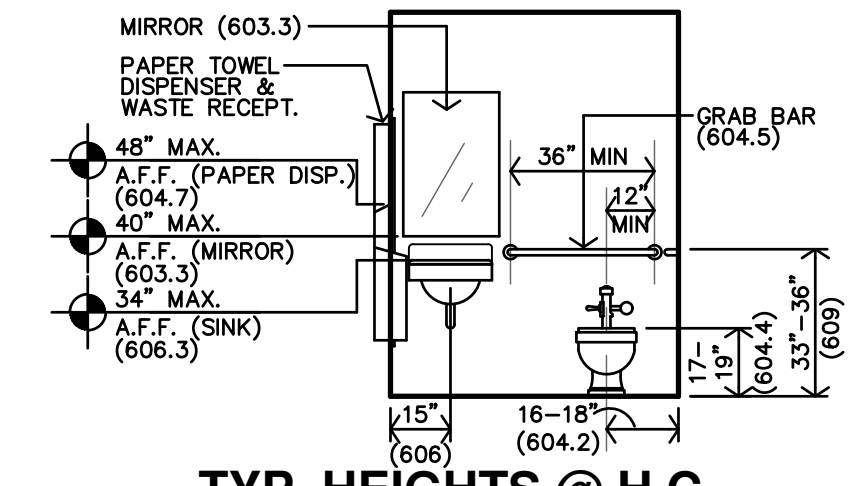
L DRINKING FOUNTAIN DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



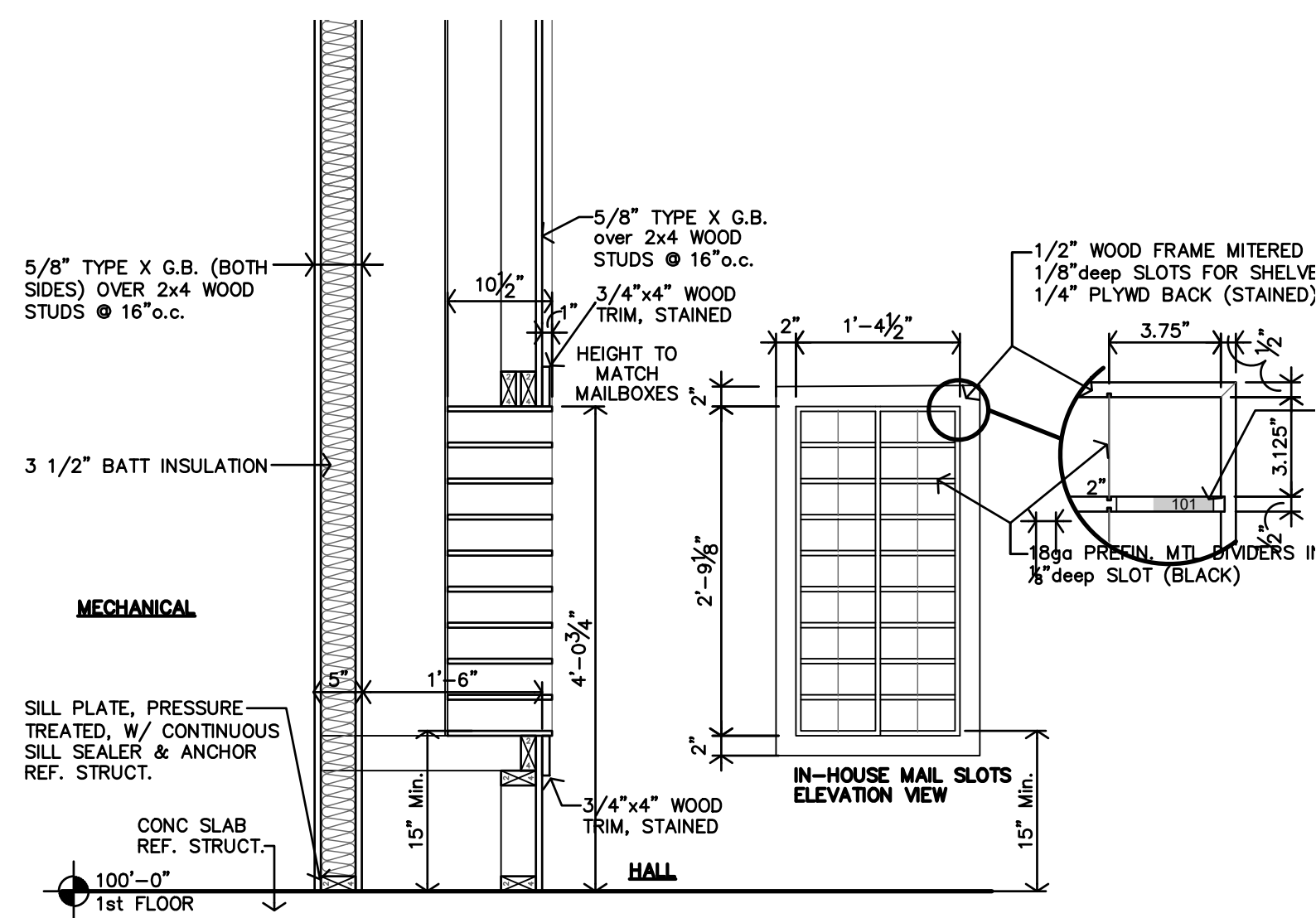
K DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



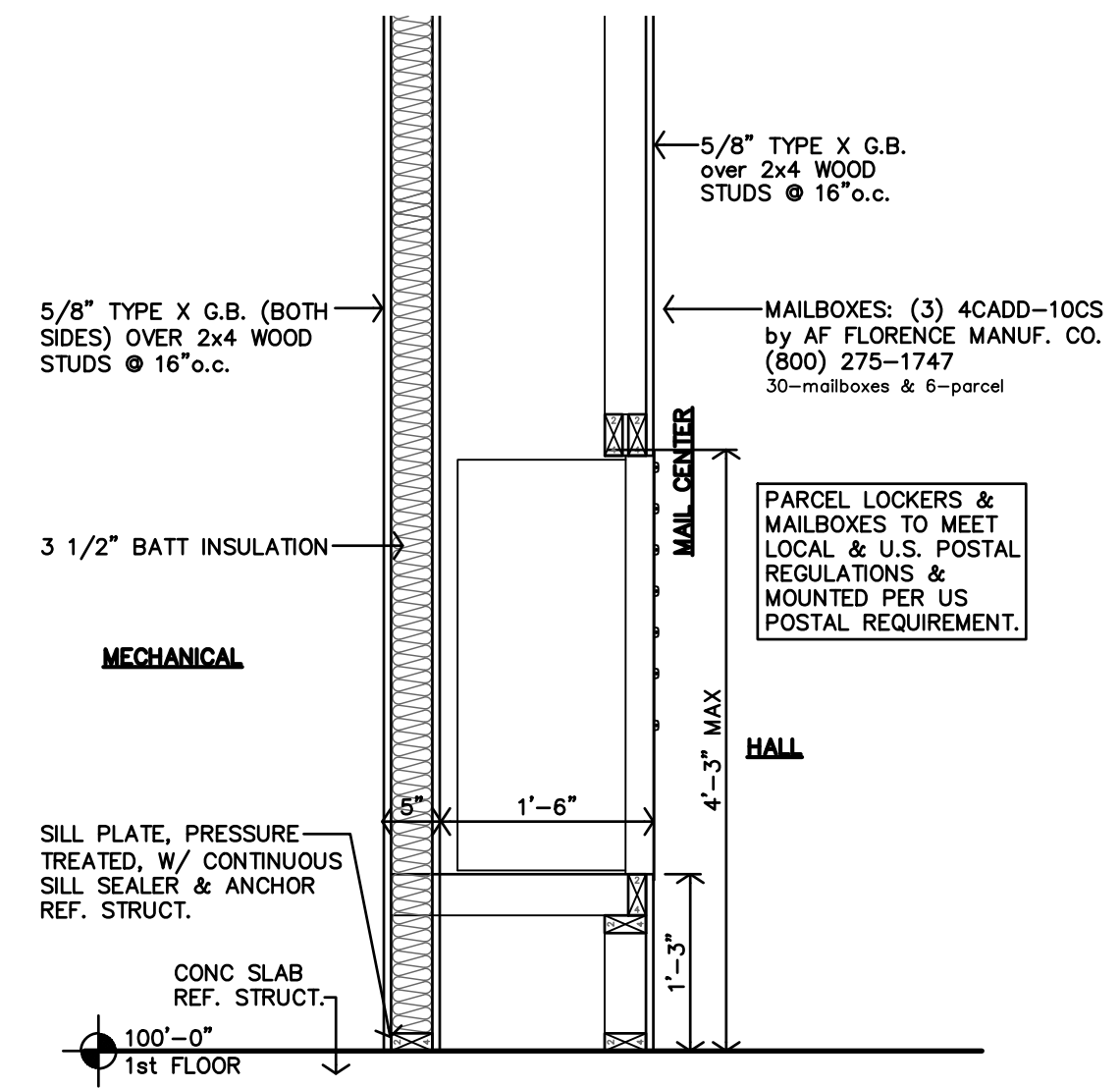
J TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



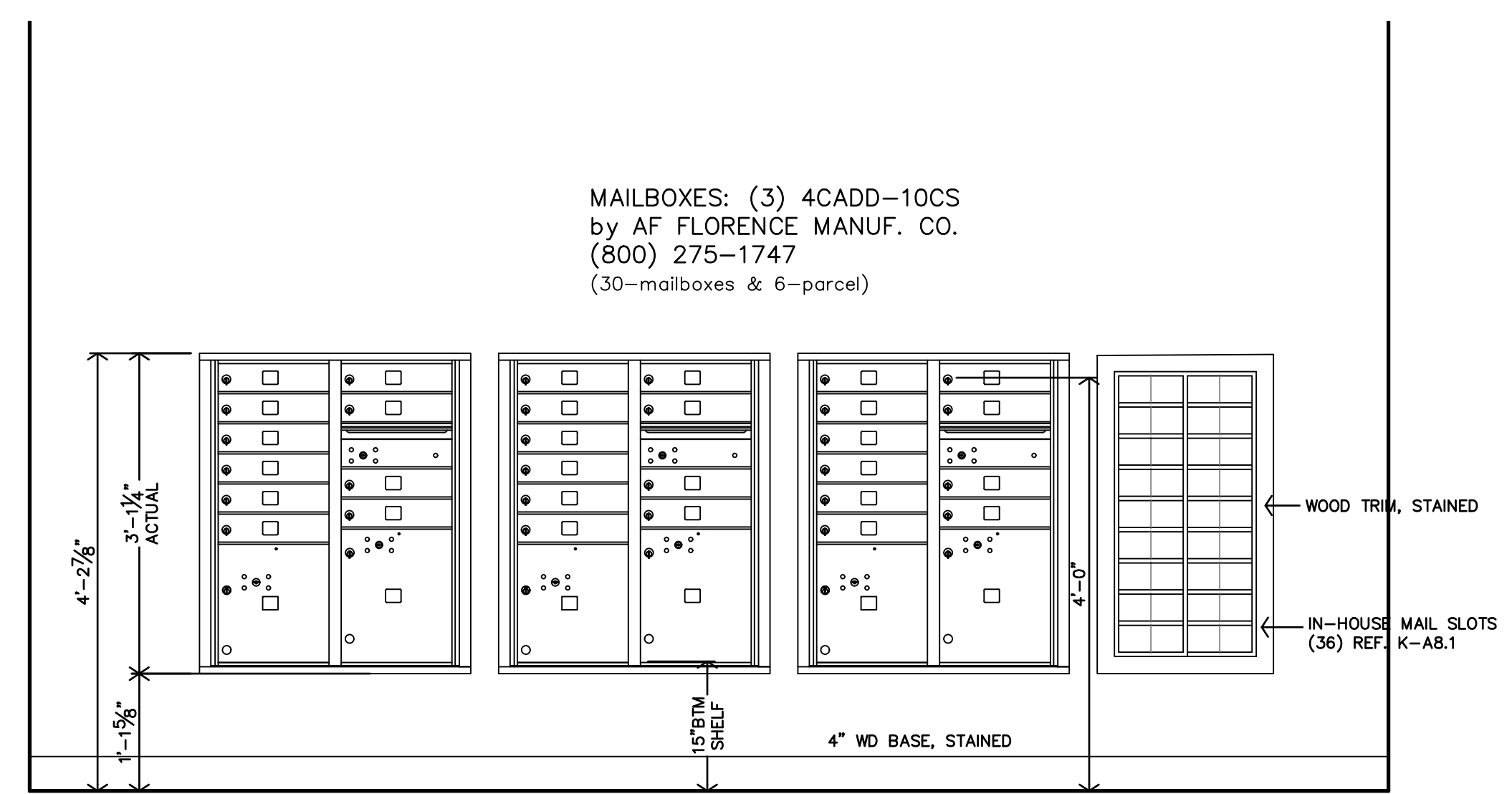
H TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



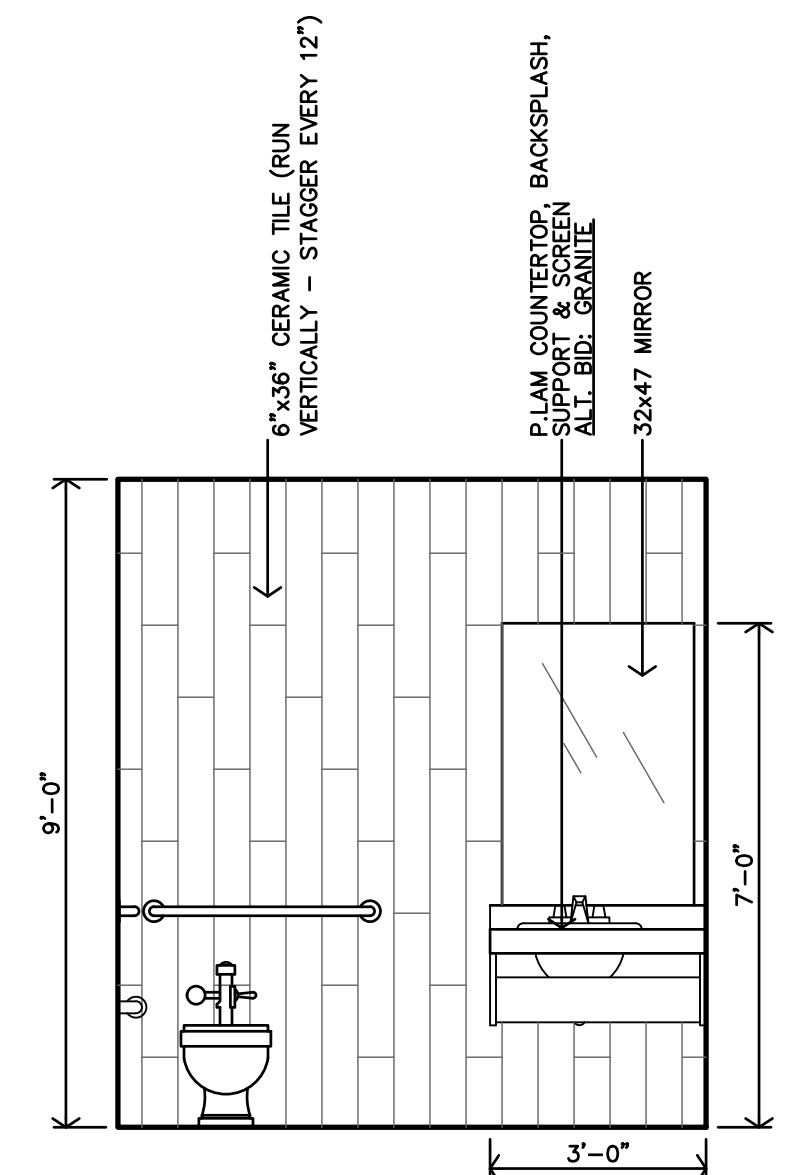
K IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"



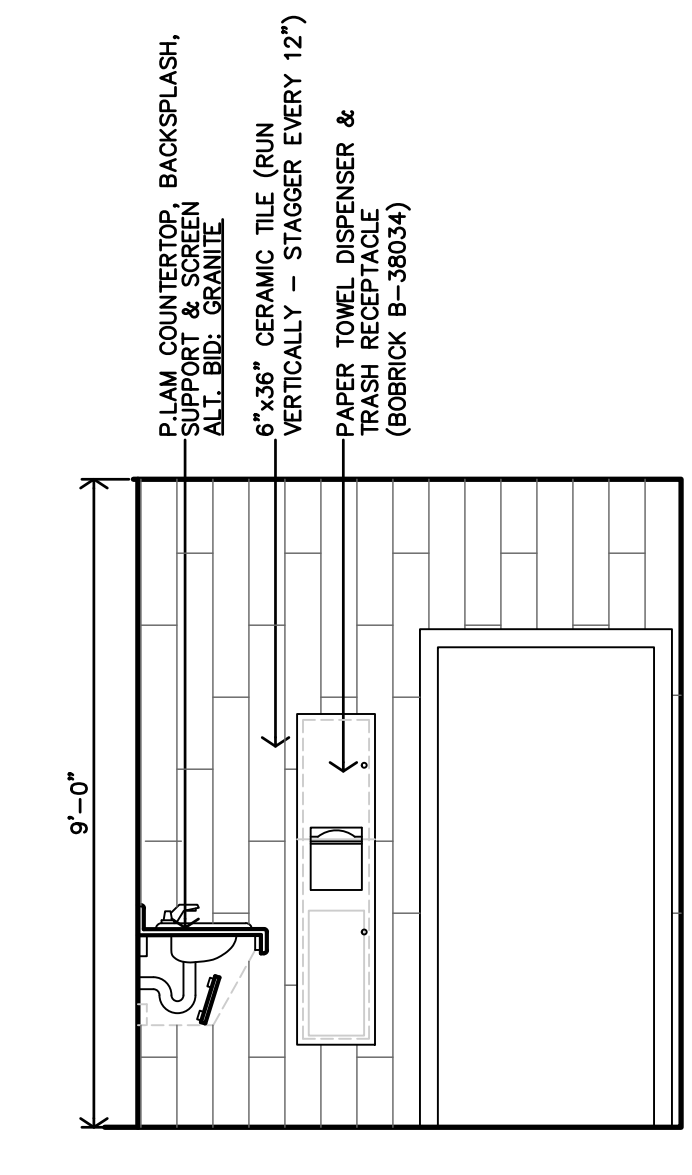
J WALL SECTION @ MAIL CENTER
3/4"=1'-0"



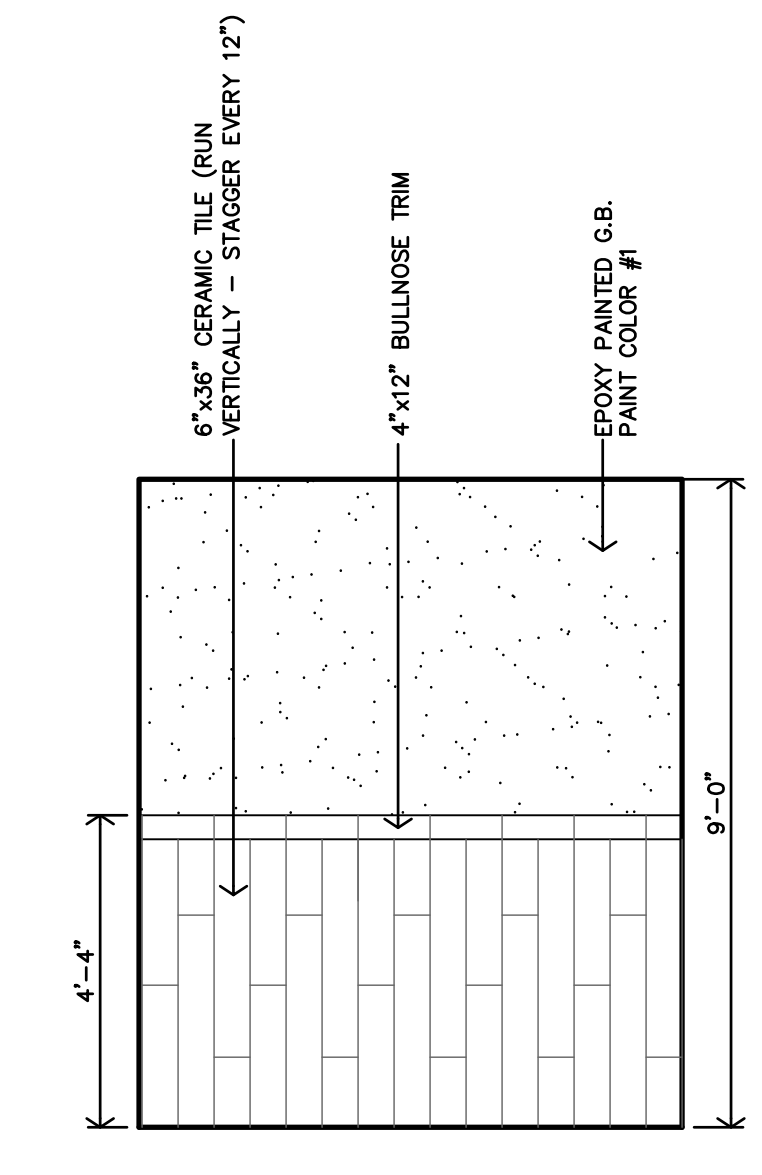
H MAIL ELEVATIONS
3/4"=1'-0"



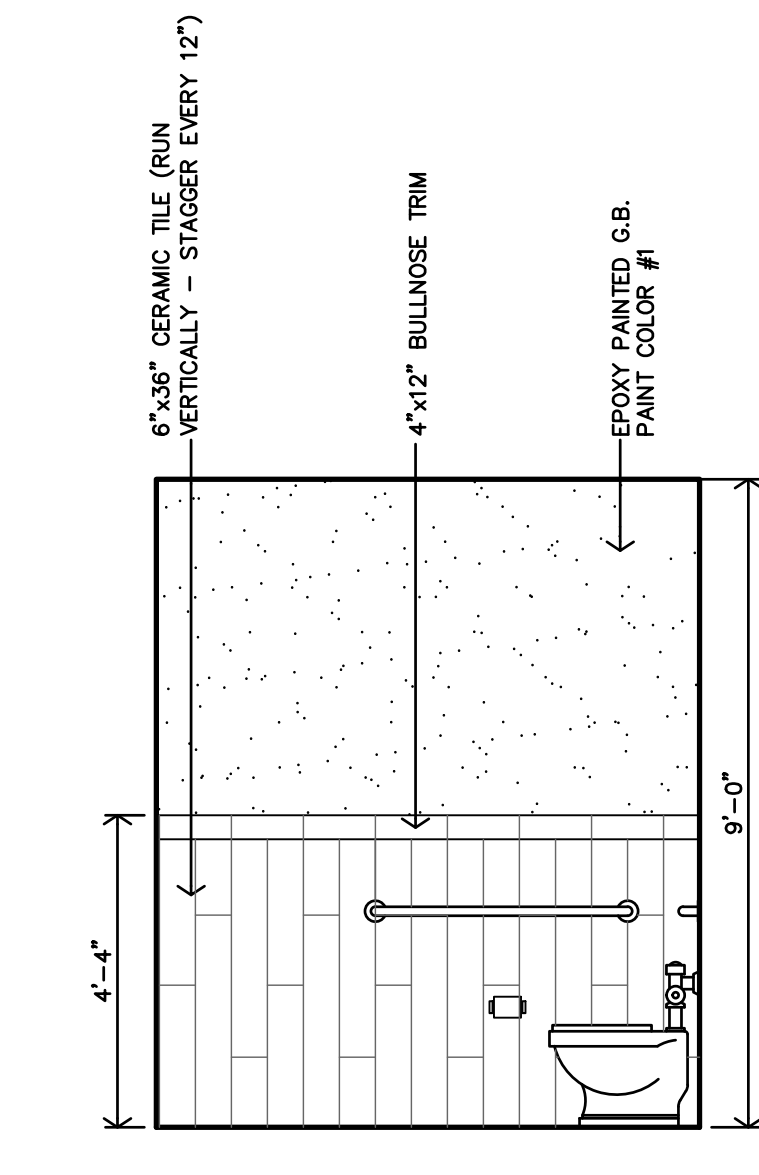
G TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



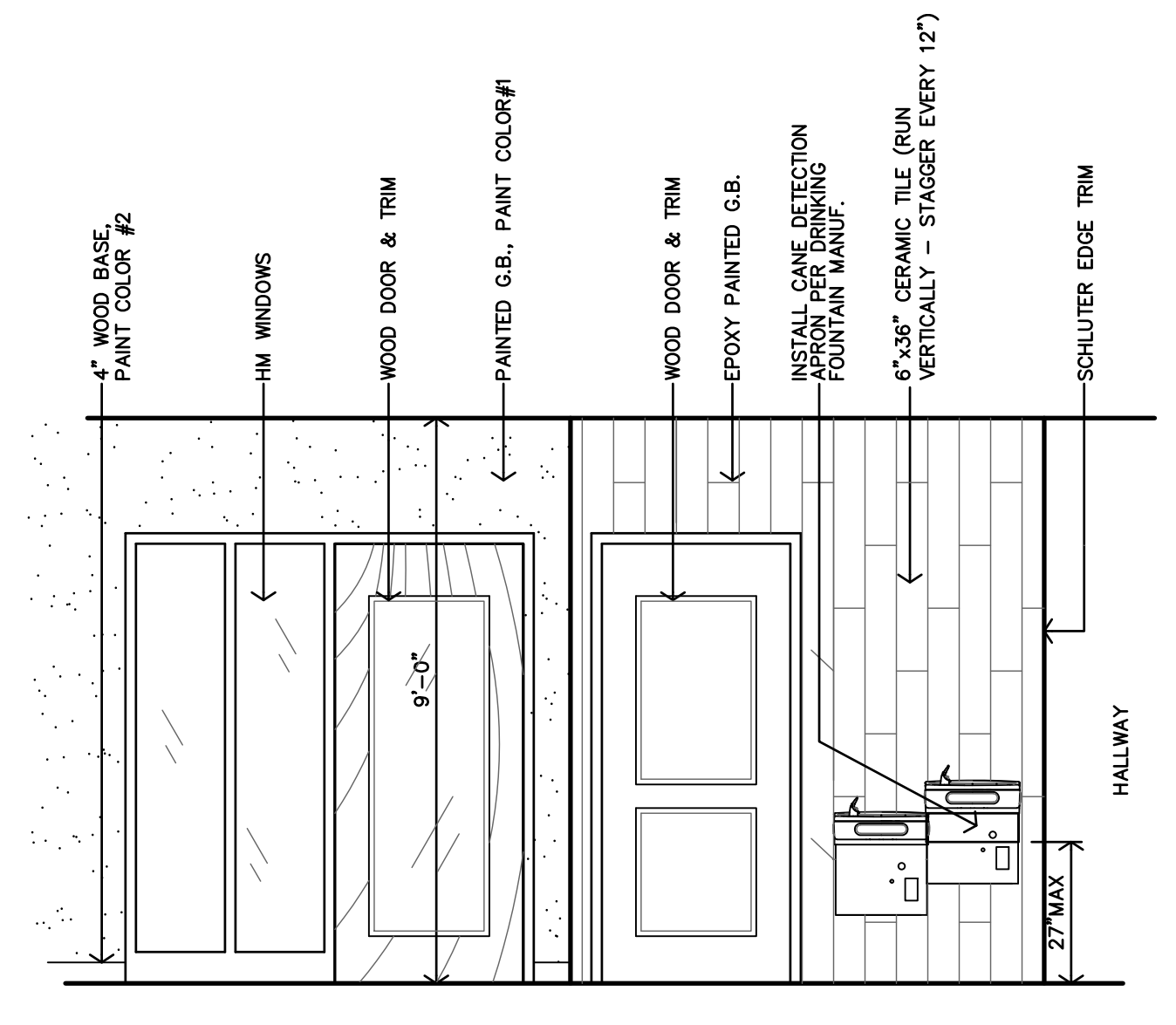
F TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



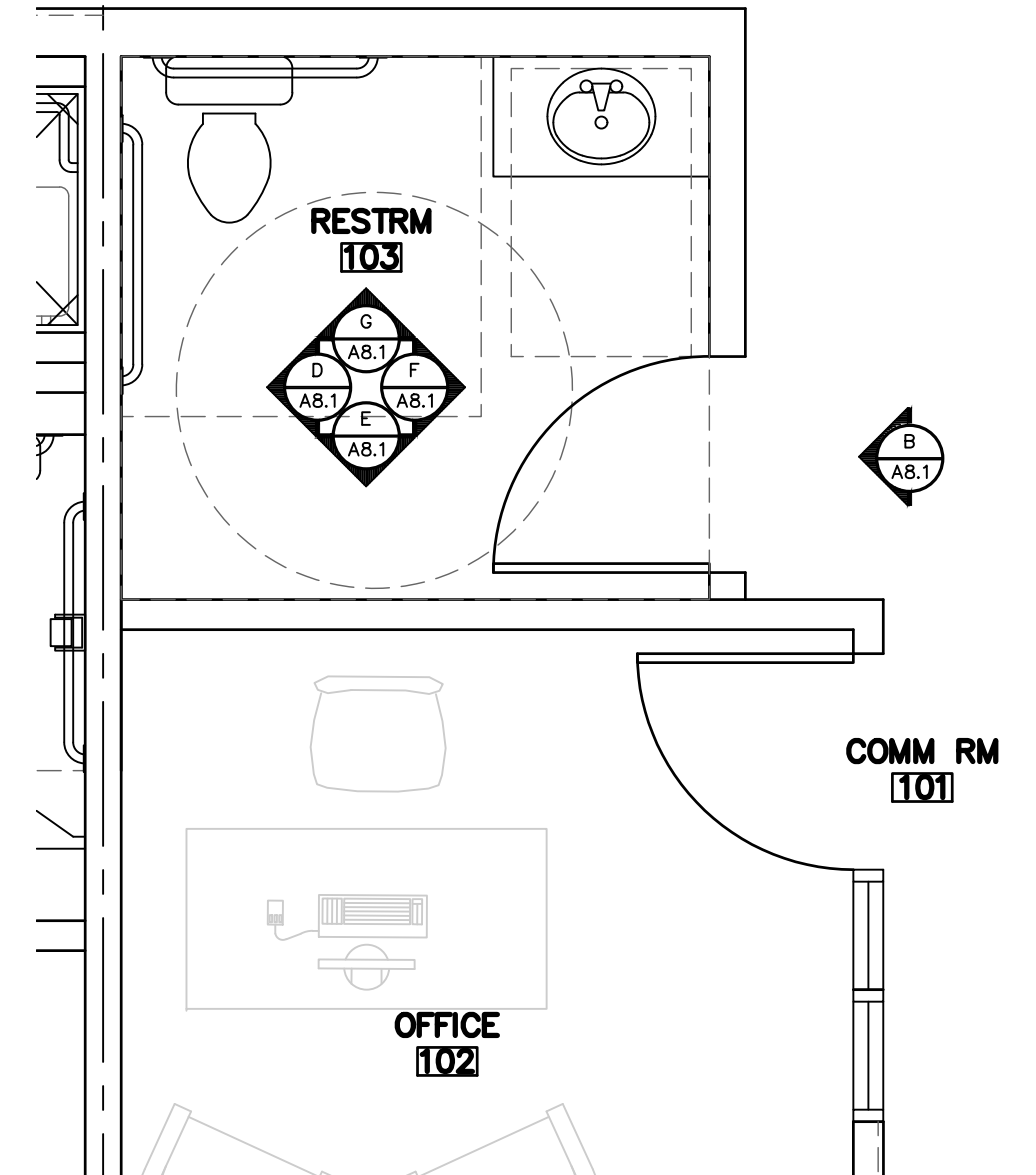
E TOILET 103 INTERIOR ELEVATION
3/8"=1'-0"



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

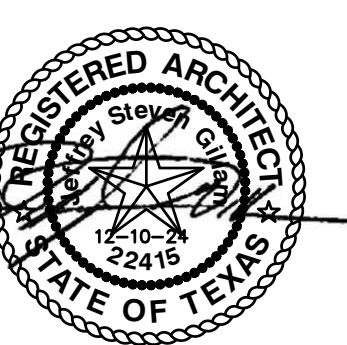


B COM RM 101, HALLWAY 109 INTERIOR ELEVATION
3/8"=1'-0"

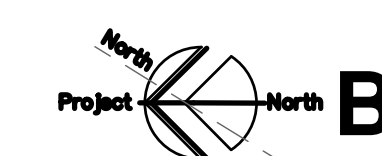
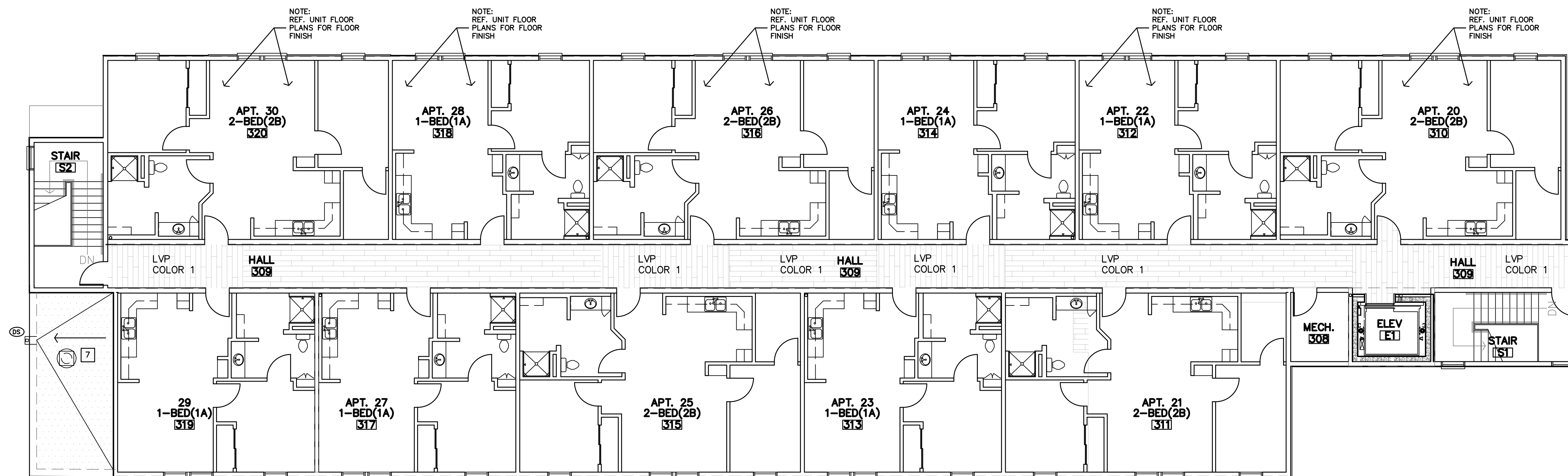


A RESTRM 103 ENLARGED PLANS
3/8"=1'-0"

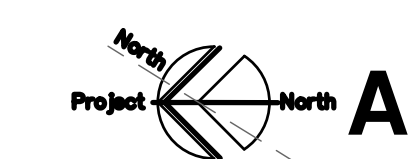
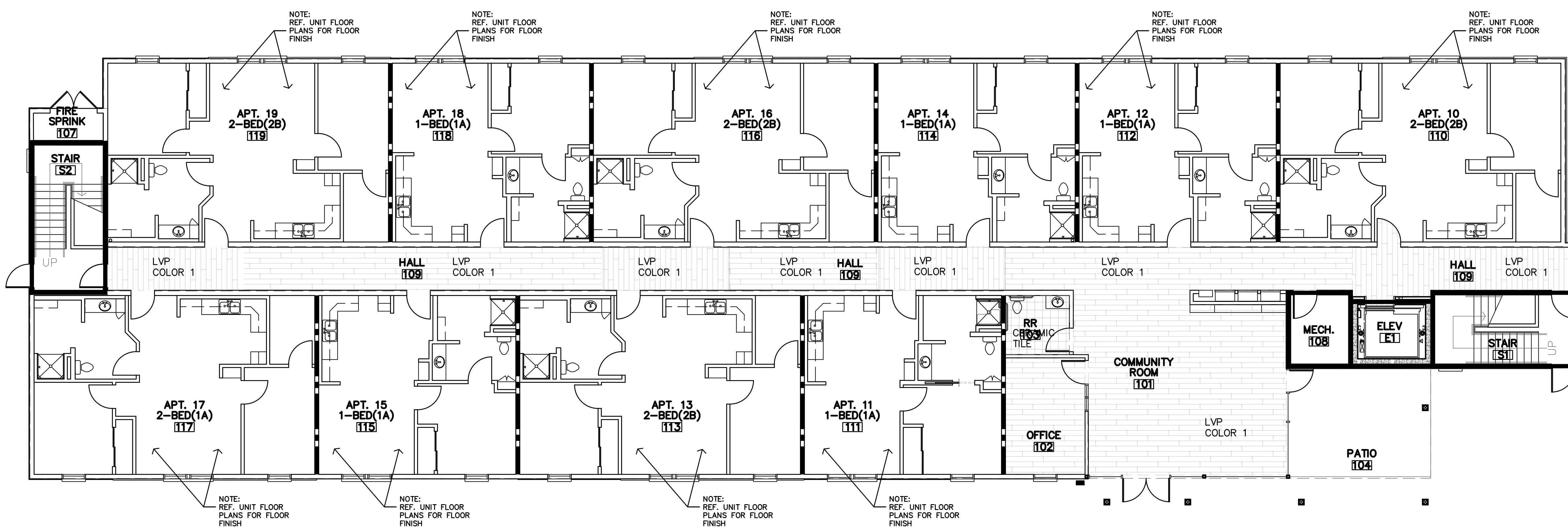
LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
ACC	ACCESSIBLE FIXTURE



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DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	

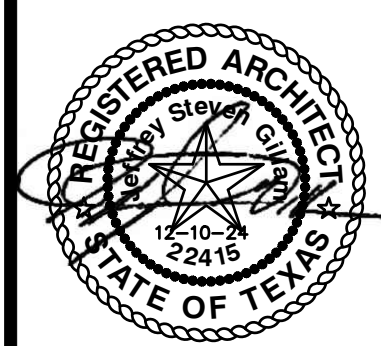


**REFLECTED CEILING
SECOND & THIRD FLOOR PLAN**
1/8"=1'-0"



**FINISHES
FIRST FLOOR PLAN**
1/8"=1'-0"

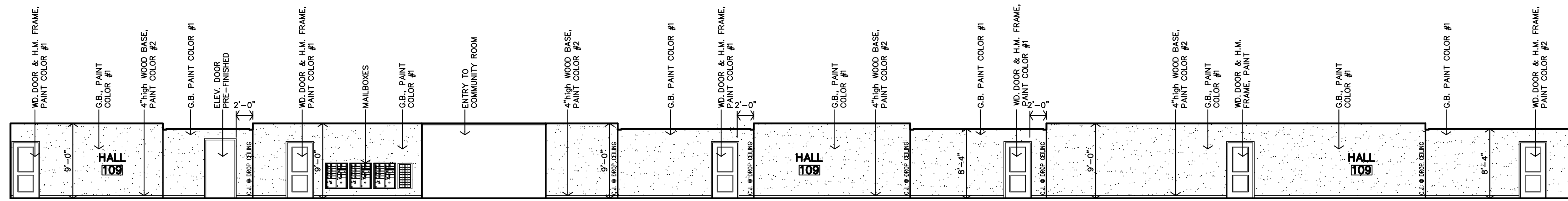
THE RESIDENCE AT RED CEDAR
NEW SENIOR-LIVING FACILITY
CORSIANA, TEXAS



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JOB: 24-3392
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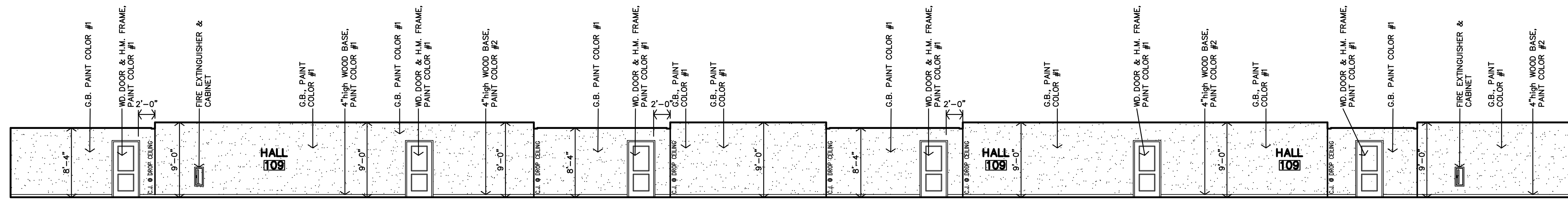
A9.1

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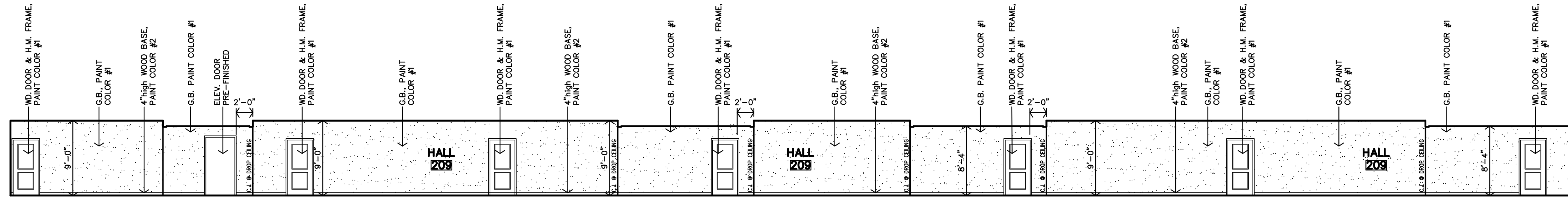


A HALL #109, WEST INTERIOR ELEVATION
1/8"=1'-0"

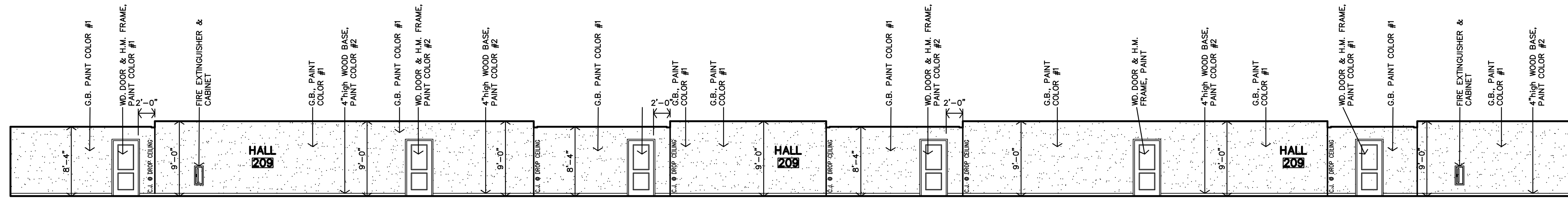
NOTE:
1. G.B. = CONTROL JOINT @ 30'-0"
2. C.J. = CONTROL JOINT



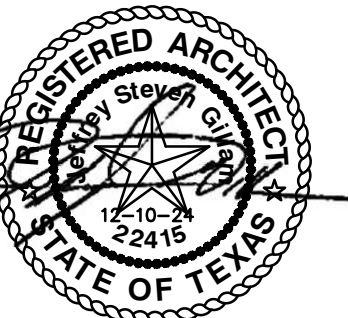
B HALL #109, SOUTH INTERIOR ELEVATION
1/8"=1'-0"



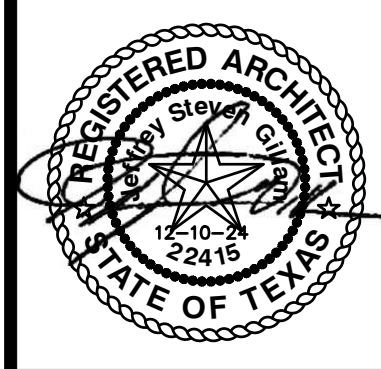
C HALLS 209 & 309 NORTH INTERIOR ELEVATION
1/8"=1'-0"



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



REVISION:	
DATE:	3-25-2025
JOB:	24-3392
SHEET NO.:	



REVISION:
DATE: 3-25-2025
JOB: 24-3392
SHEET NO.:

PUBLIC FINISH SCHEDULE

NO.	DESCRIPTION	FINISHES & INSTRUCTIONS										REMARKS
		P1 LATEX ENAMEL P2 LATEX ENAMEL VP VINYL PLANK FLR'G TILE FP FIBERGLAS REINF. PANEL C CARPET VT VINYL TILE CT CERAMIC TILE TX TEXTURE C1 COMMERCIAL CARPET SC SEALED CONCRETE ST STAIN & SEAL GT GLUE-UP TILE										
		FLOOR	BASE	N. WALL	E. WALL	S. WALL	W. WALL	CEILING				
FIRST FLOOR												
101	COMMUNITY ROOM	VP		P2	P1	P1	P1	P1	P1	P1	1, 4, 5	
102	OFFICE	VP		P2	P1	P1	P1	P1	P1	P1	4	
103	RESTROOM	CT		CT	P1	P1	P1	P1	P1	P1	4	
104	OUTDOOR PATIO			SC								
106	- NOT USED -											
107	FIRE SPRINKLER			SC	RB		P1	P1	P1	P1	3	
108	MECH			SC	RB		P1	P1	P1	P1	3	
109	HALL	VP		P2	P1	P1	P1	P1	P1	P1	1, 6	
SECOND FLOOR												
208	MECH			SC	RB		P1	P1	P1	P1	1, 6	
209	HALL	VP		P2	P1	P1	P1	P1	P1	P1	1, 6	
THIRD FLOOR												
308	MECH			SC	RB		P1	P1	P1	P1	1, 6	
309	HALL	VP		P2	P1	P1	P1	P1	P1	P1	1, 6	
STAIR & ELEVATOR												
E1	ELEVATOR	C	VP									
S1	STAIR	C	VP		P2	P1	P1	P1	P1	P1	2, 7	
S2	STAIR	C	VP		P2	P1	P1	P1	P1	P1	2, 7	

FINISH SCHEDULE NOTES

- GENERAL NOTES:**
- INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/ACT TRANSITIONS.
 - ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
 - ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
 - 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.
 - FLOORING CONTRACTOR SHALL VERIFY THAT FLOOR IS LEVEL AND PROPERLY PREPARED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPARED (FLOORSTONED) FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
 - INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
 - ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
 - 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
 - COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
 - REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
 - LEVEL 4 FINISH AND ORANGE PEEL TEXTURES ON ALL WALLS AND CEILINGS.

SPECIFIC NOTES:

- REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS.
- CARPET AT ALL LANDINGS. INSTALL RUBBER STAIR NOSING AT EACH RISER. EXTEND CARPET UP THE RISER BEHIND THE NOSING.
- INSTALL FRP PANEL TO 4'-0" ABOVE MOP SINK AND EXTEND 1'-0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
- MULTIPLE WALL PAINT COLORS.
- CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.
- FLOORING: MULTIPLE COLORS TO BE INSTALLED. REFERENCE FINISH FLOOR PLANS ON SHEET A9.1
- 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.

PUBLIC DOOR SCHEDULE

MARK	DOOR				FRAME			RATING	DETAILS	REMARKS/NOTES		
	SIZE			MATERIAL	TYPE	FINISH	MATERIAL				TYPE	FINISH
	W	H	T	ALUMINUM HOLLOW METAL S.C. WOOD	TYPE	PREFINISHED PAINT-STAIN	ALUMINUM HOLLOW METAL				TYPE	PREFINISHED PAINT
FIRST FLOOR												
101	3'-0"	7'-0"	1 3/4"		F			2	A/B/C/D/E-A10.2	4, 5		
102	3'-0"	7'-0"	1 3/4"		F			1	F/G/H-A10.2	4		
103	3'-0"	6'-8"	1 3/4"		D			1	Q/R-A10.2	3		
104	3'-0"	7'-0"	1 3/4"		F			1	A/B/C/D/E-A10.2	4		
105	3'-0"	6'-8"	1 3/4"		D			1	Q/R-A10.2	3		
106	3'-0"	7'-0"	1 3/4"		F			1	F/G/H-A10.2	4		
107	3'-0"	7'-0"	1 3/4"		F			4	J/K-A10.2	3		
108	3'-0"	7'-0"	1 3/4"		H			1	J/K-A10.2	3		
110	3'-0"	6'-8"	1 3/4"		J			1	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	Q/R-A10.2	3		
205	3'-0"	6'-8"	1 3/4"		D			1	Q/R-A10.2	3		
210	3'-0"	6'-8"	1 3/4"		J			1	Q/R-A10.2	3		
THIRD FLOOR												
303	3'-0"	7'-0"	1 3/4"		D			1	Q/R-A10.2	3		
305	3'-0"	6'-8"	1 3/4"		D			1	Q/R-A10.2	3		
310	3'-0"	6'-8"	1 3/4"		J			1	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:

- ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.

SPECIFIC NOTES:

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

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

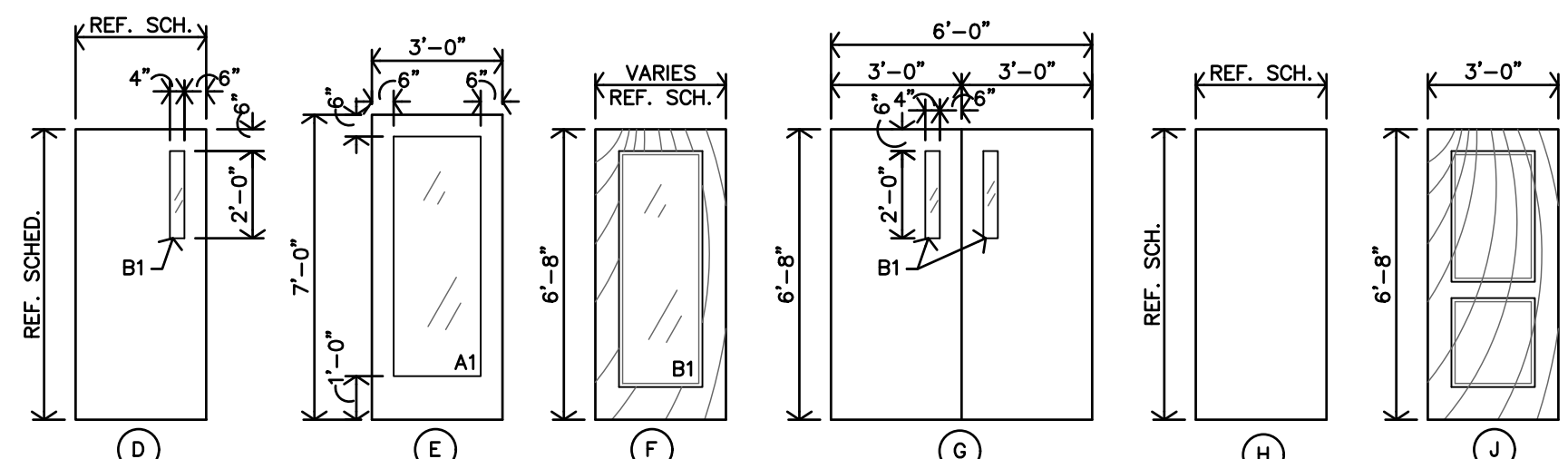
MARK	DOOR			FRAME			RATING	DETAILS	REMARKS	LOCATION			
	SIZE			MATERIAL	TYPE	FINISH					MATERIAL	TYPE	FINISH
	W	H	T	S.C. WOOD PANEL I.L.C. WOOD PANEL I.L.C. WOOD LOUVER	TYPE	PREFINISHED PAINT					WOOD METAL	TYPE	PAINT
1	3'-0"	6'-8"	1 3/4"		B			1	Q/R-A10.2	2, 3, 4	ENTRY		
2	3'-0"	6'-8"	1 3/4"		B			1	S/T-A10.2	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:

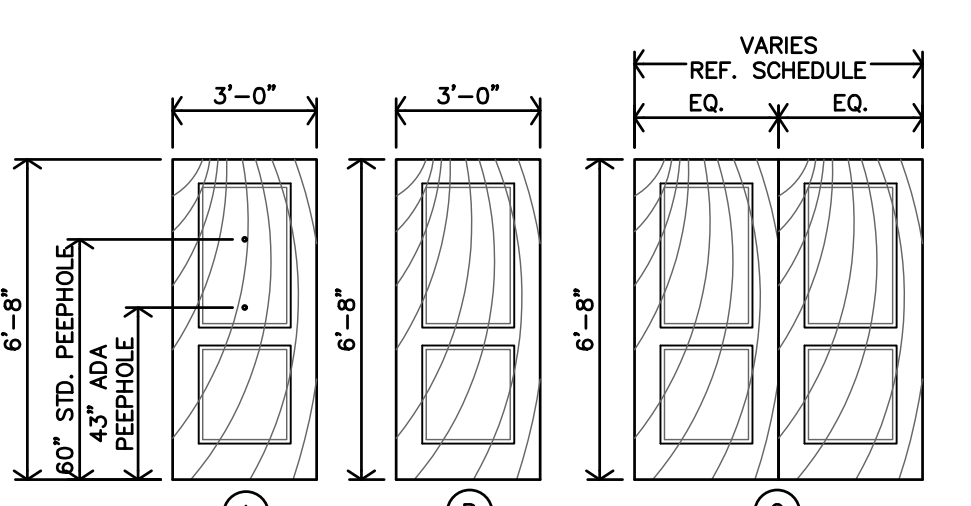
- ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
- COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
- UNDERCUT DOORS PER MECH DWGS.
- CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING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

SPECIFIC NOTES:

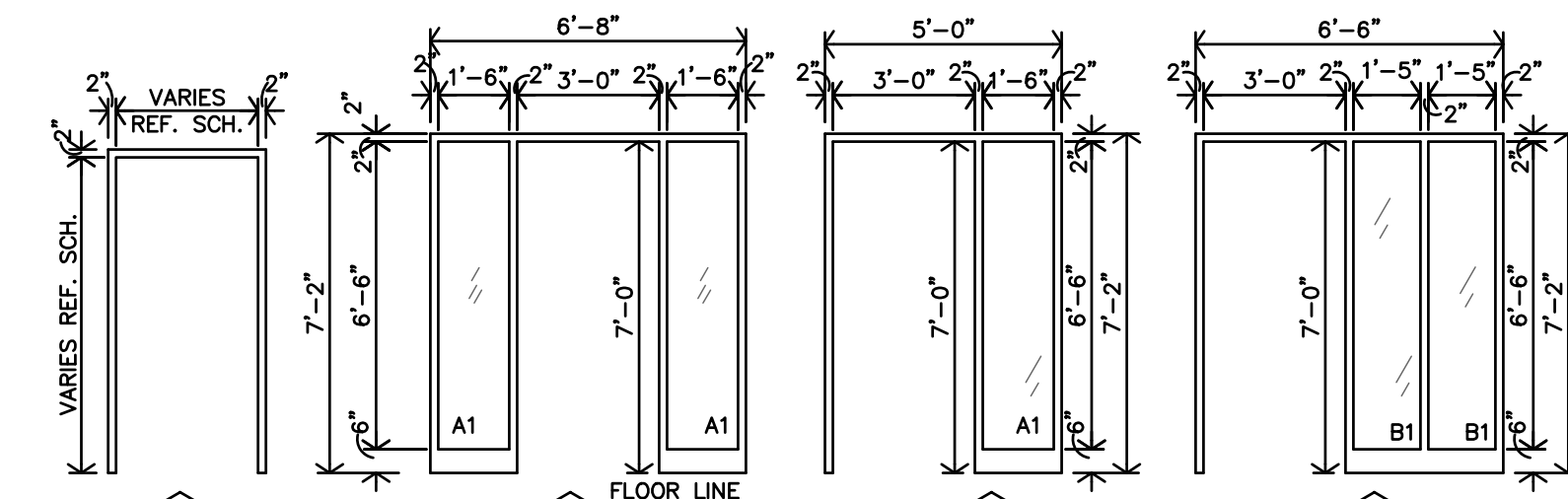
- BEDROOM & BATH DOOR - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
- ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYS OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE. DEADBOLT SHALL HAVE NO KEY OUTSIDE. W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE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



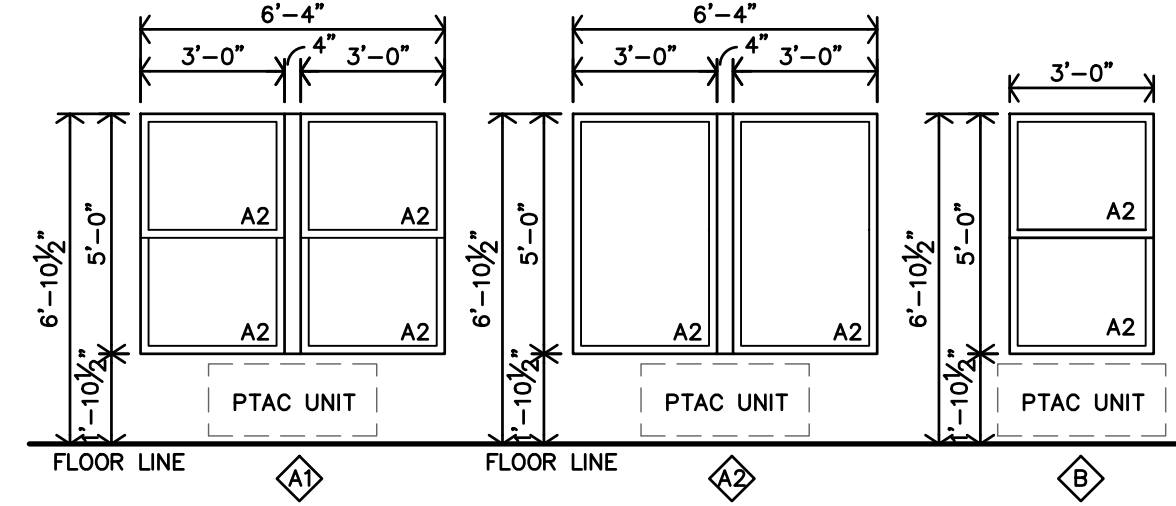
D PUBLIC DOOR TYPES
1/4"=1'-0"



C UNIT DOOR TYPES
1/4"=1'-0"



B DOOR FRAME TYPES
1/4"=1'-0"



A WINDOW TYPES
1/4"=1'-0"

GLAZING SCHEDULE

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

WINDOW SCHEDULE

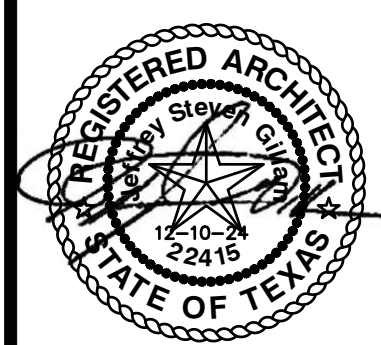
MARK	WIDTH	HEIGHT	STYLE	QUANTITY	INTERIOR	EXTERIOR	DETAILS
A1	6'-4"	5'-0"	VINYL - SINGLE/DBL HUNG	32			L/M/N/W-A10.2
A2	6'-4"	5'-0"	VINYL - PICTURE/FIXED	32			L/M/N/W-A10.2
B1	3'-0"	5'-0"	VINYL - SINGLE/DBL HUNG	56			L/M/N/W-A10.2

NOTES:

- CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
- CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
- CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
- WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
- ALL SECOND FLOOR WINDOWS AND OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1015.8.1
- 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.
- EMERGENCY ESCAPE & RESCUE: PER 2018 IBC SEC. 1030. 20"W X 24"H MIN. OPENINGS, 5.7f MIN. AREA (ALSO REF. 1030.4)
- WINDOWS LOCATED WITHIN ACCESSIBLE UNITS (per plans) SHALL BE EQUIPPED WITH LOCKING MECHANISMS AND OPERATIONAL DEVICES THAT ARE LOCATED ON THE BOTTOM HALF OF THE WINDOW (WITHIN 48" A.F.F.)

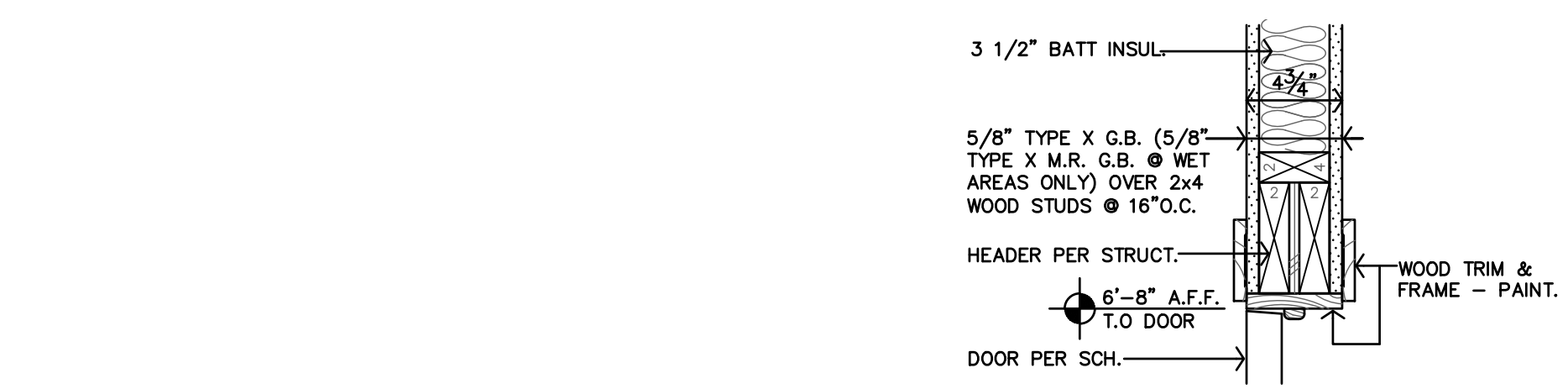
SPECIFIC NOTES:

- A1 IS CONSIDERED A BASE BID ITEM, WITH OPERABLE WINDOWS. A2 IS CONSIDERED AN ALTERNATE BID ITEM, WITH FIXED WINDOWS.



REVISION:

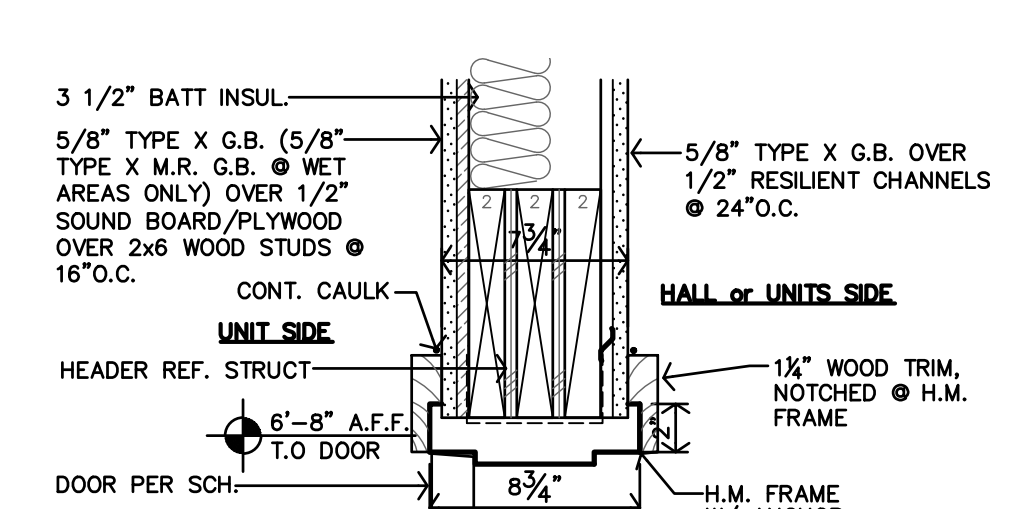
DATE: 3-25-2025
 JOB: 24-3392
 SHEET NO.:



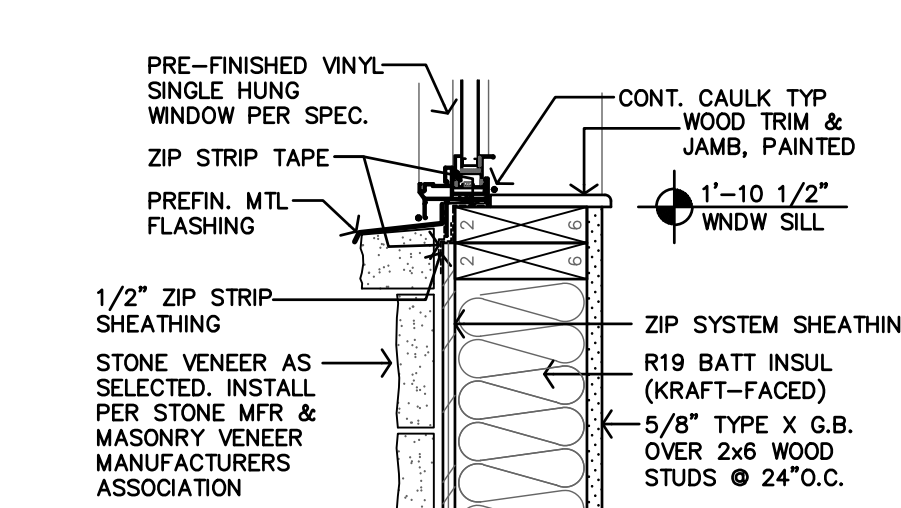
T DOOR HEAD DTL.
 1 1/2"=1'-0"



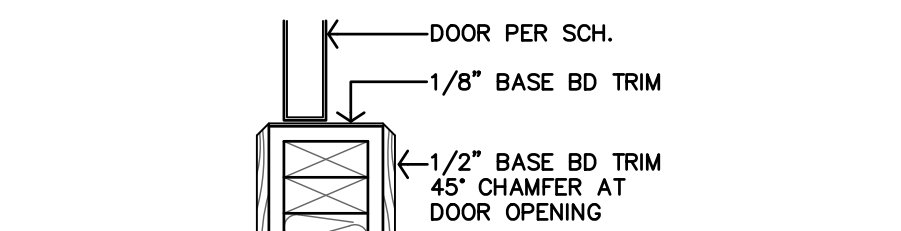
S DOOR JAMB DTL.
 1 1/2"=1'-0"



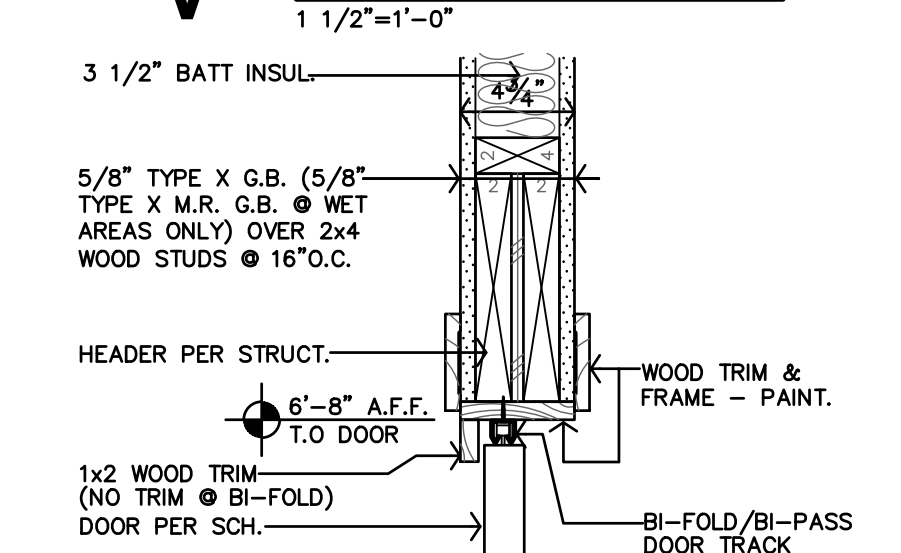
R DOOR HEAD DTL.
 1 1/2"=1'-0"



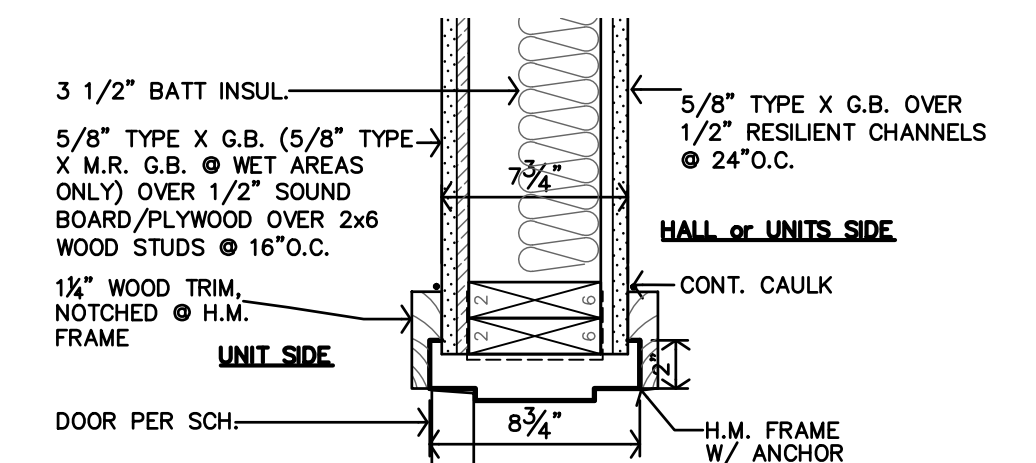
W WINDOW SILL DTL.
 1 1/2"=1'-0"



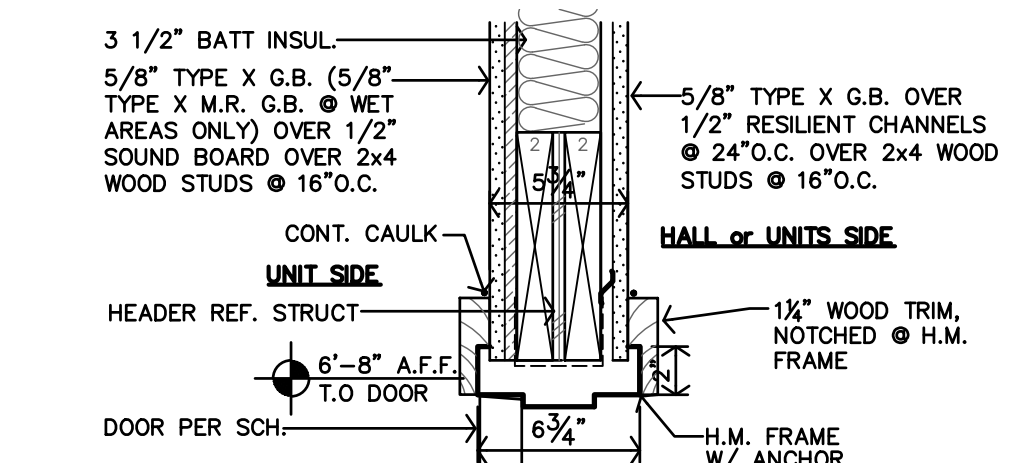
V BASE DETAIL @ BI-FOLD & BI-PASS DOOR
 1 1/2"=1'-0"



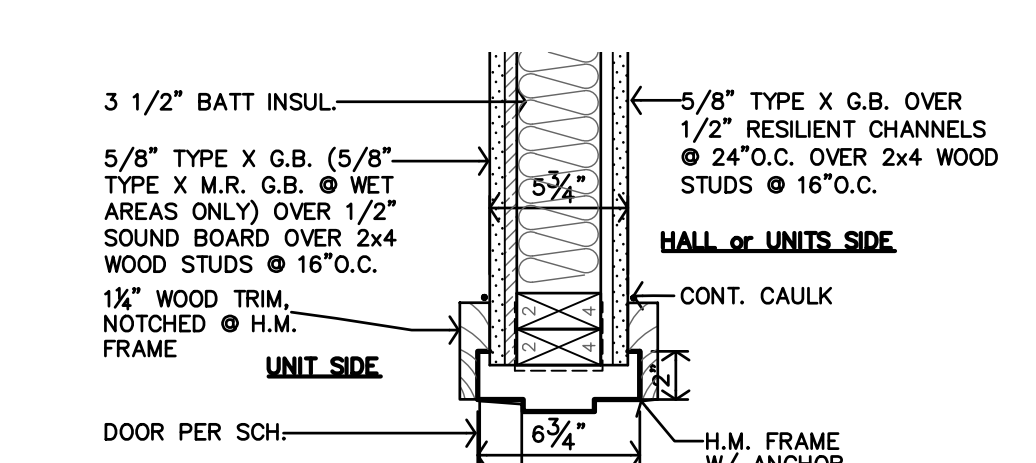
U DOOR HEAD DTL.
 1 1/2"=1'-0"



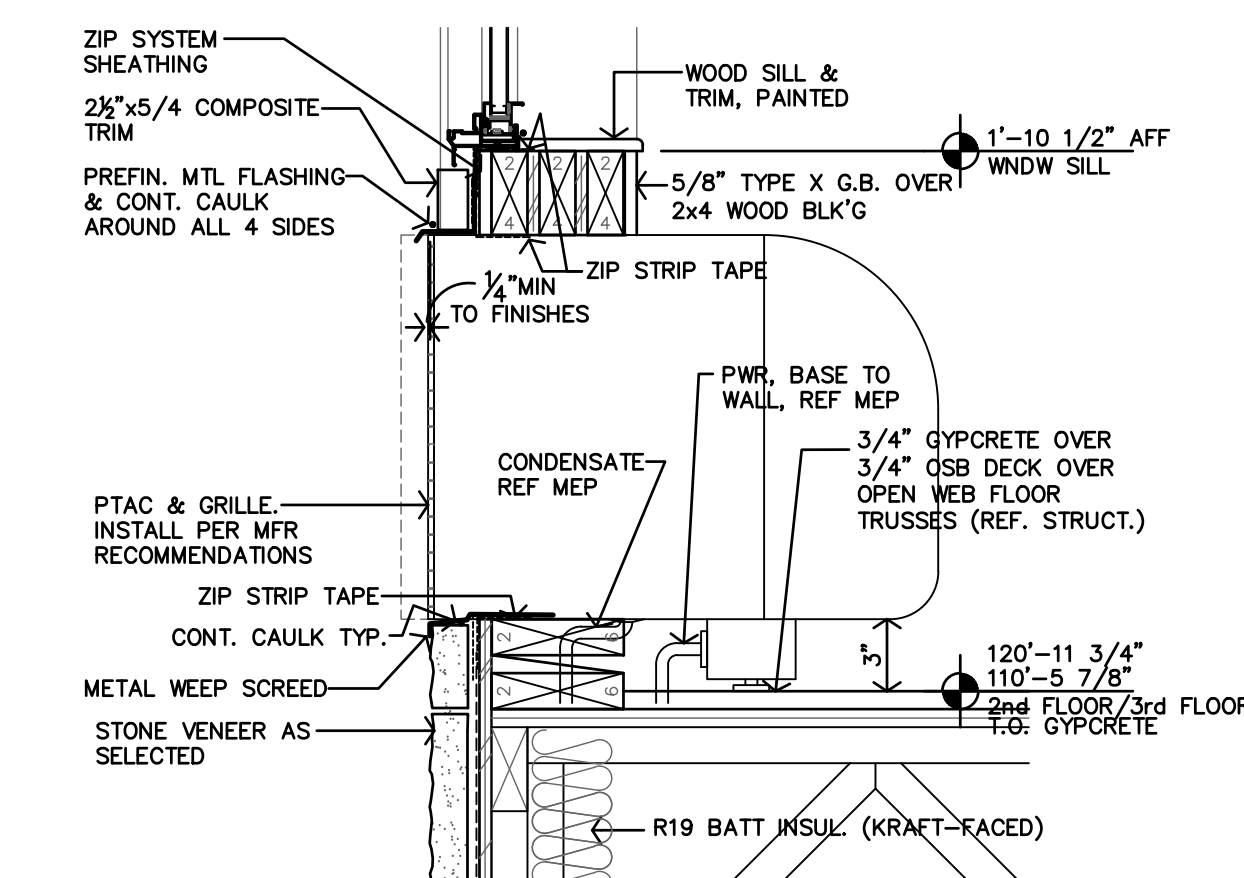
Q DOOR JAMB DTL.
 1 1/2"=1'-0"



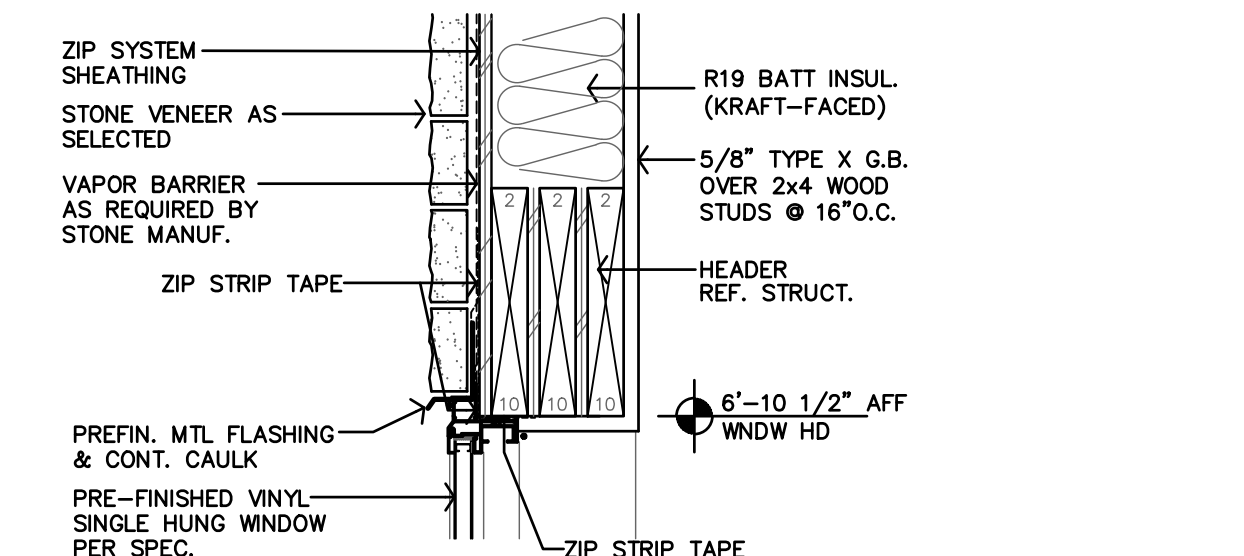
P DOOR HEAD DTL.
 1 1/2"=1'-0"



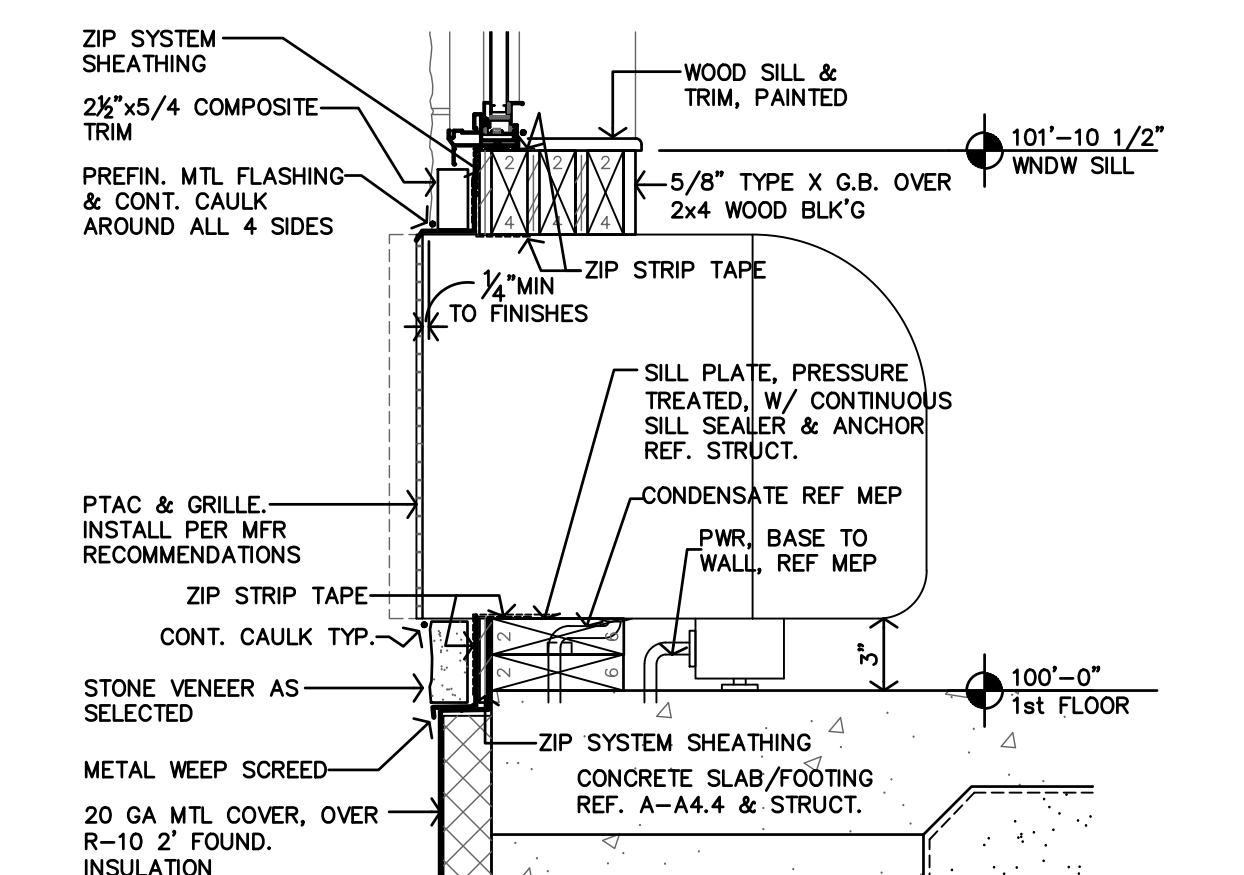
O DOOR JAMB DTL.
 1 1/2"=1'-0"



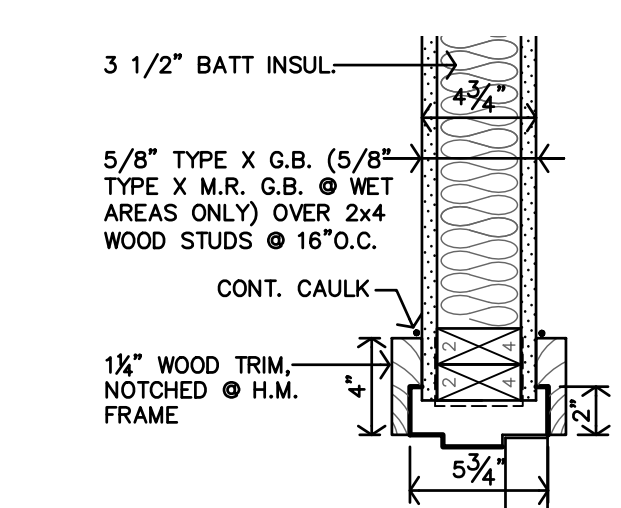
N WINDOW SILL/PTAC DTL.
 1 1/2"=1'-0"



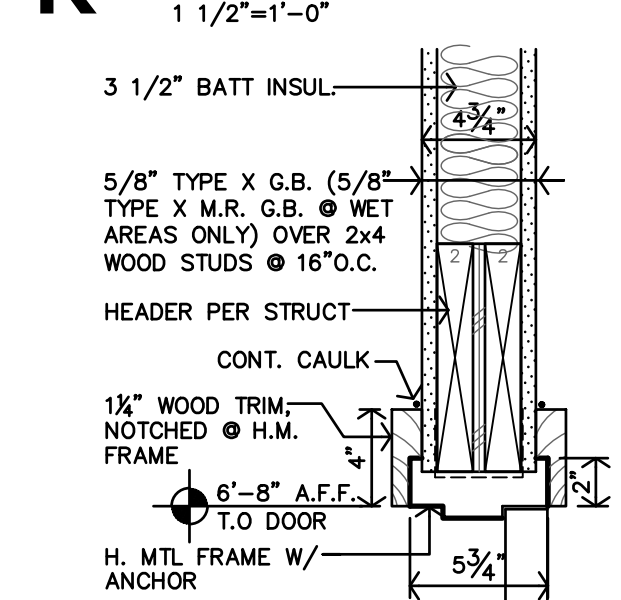
M WINDOW HEAD DTL.
 1 1/2"=1'-0"



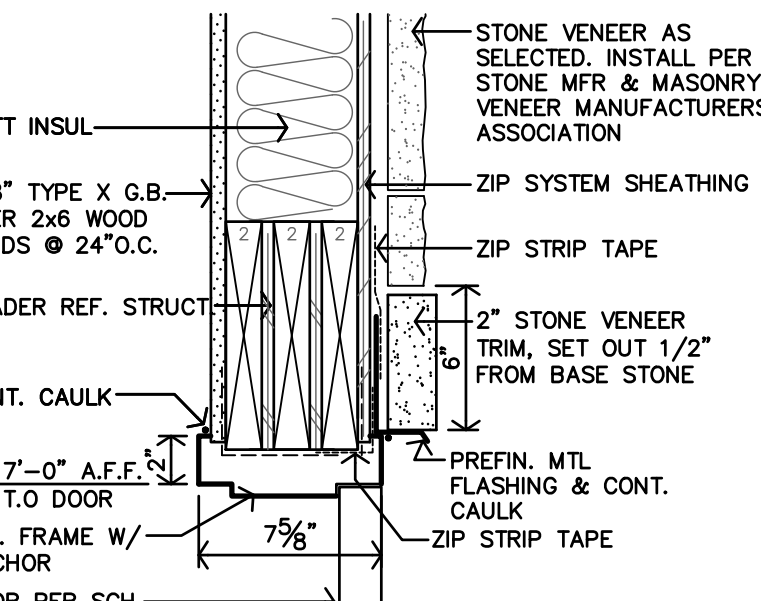
L WINDOW SILL/PTAC DTL.
 1 1/2"=1'-0"



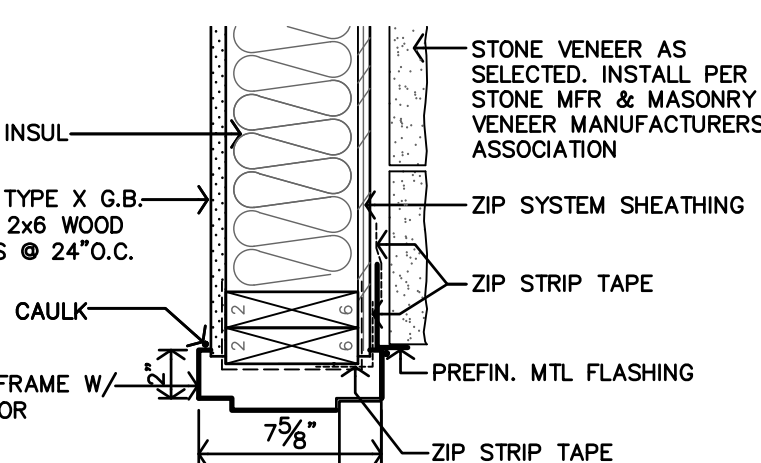
K H.M. DOOR JAMB DTL.
 1 1/2"=1'-0"



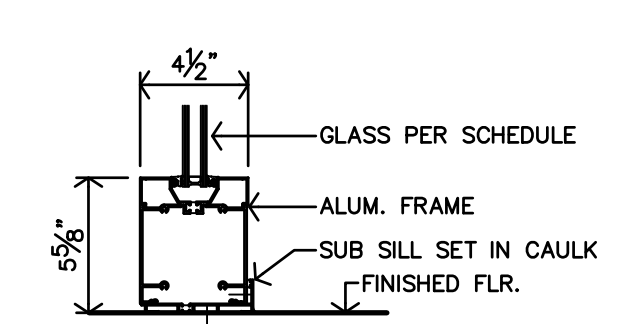
J H.M. DOOR HEAD DTL.
 1 1/2"=1'-0"



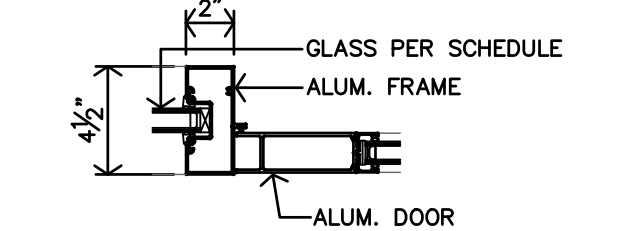
G H.M. DOOR HEAD DTL.
 1 1/2"=1'-0"



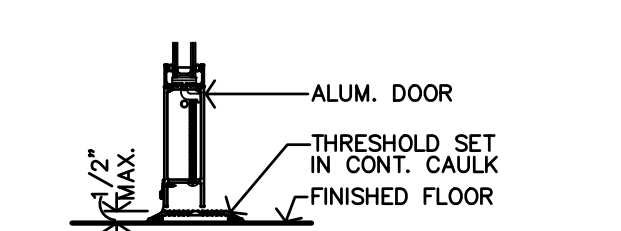
F H.M. DOOR JAMB DTL.
 1 1/2"=1'-0"



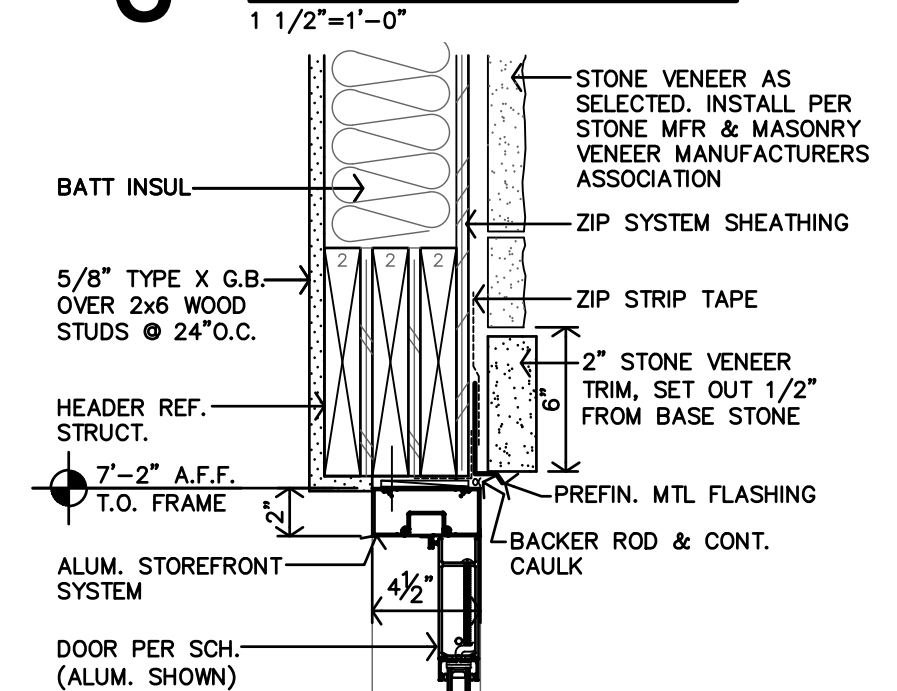
E STOREFRONT SILL DTL.
 1 1/2"=1'-0"



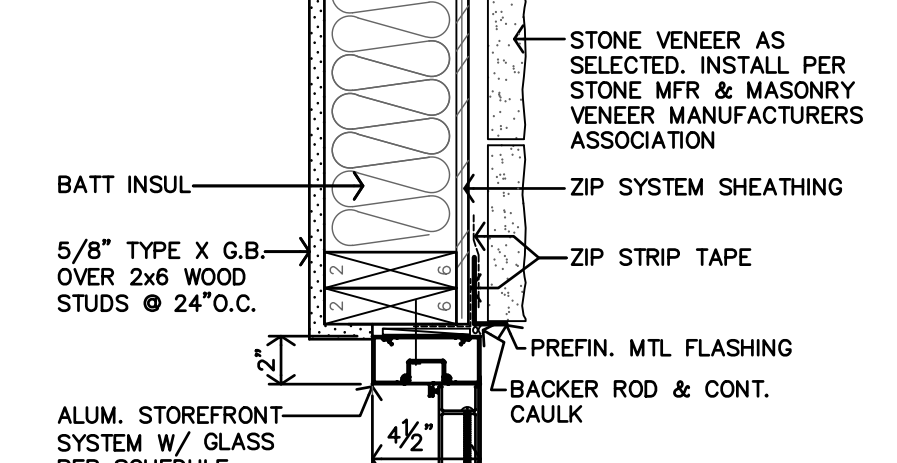
D STOREFRONT JAMB DTL. @ DOOR/SIDELITE
 1 1/2"=1'-0"



C STOREFRONT THRESHOLD DTL.
 1 1/2"=1'-0"



B STOREFRONT DOOR HEAD DTL.
 1 1/2"=1'-0"



A STOREFRONT JAMB DTL.
 1 1/2"=1'-0"