

THE RESIDENCE AT VETERANS PARK

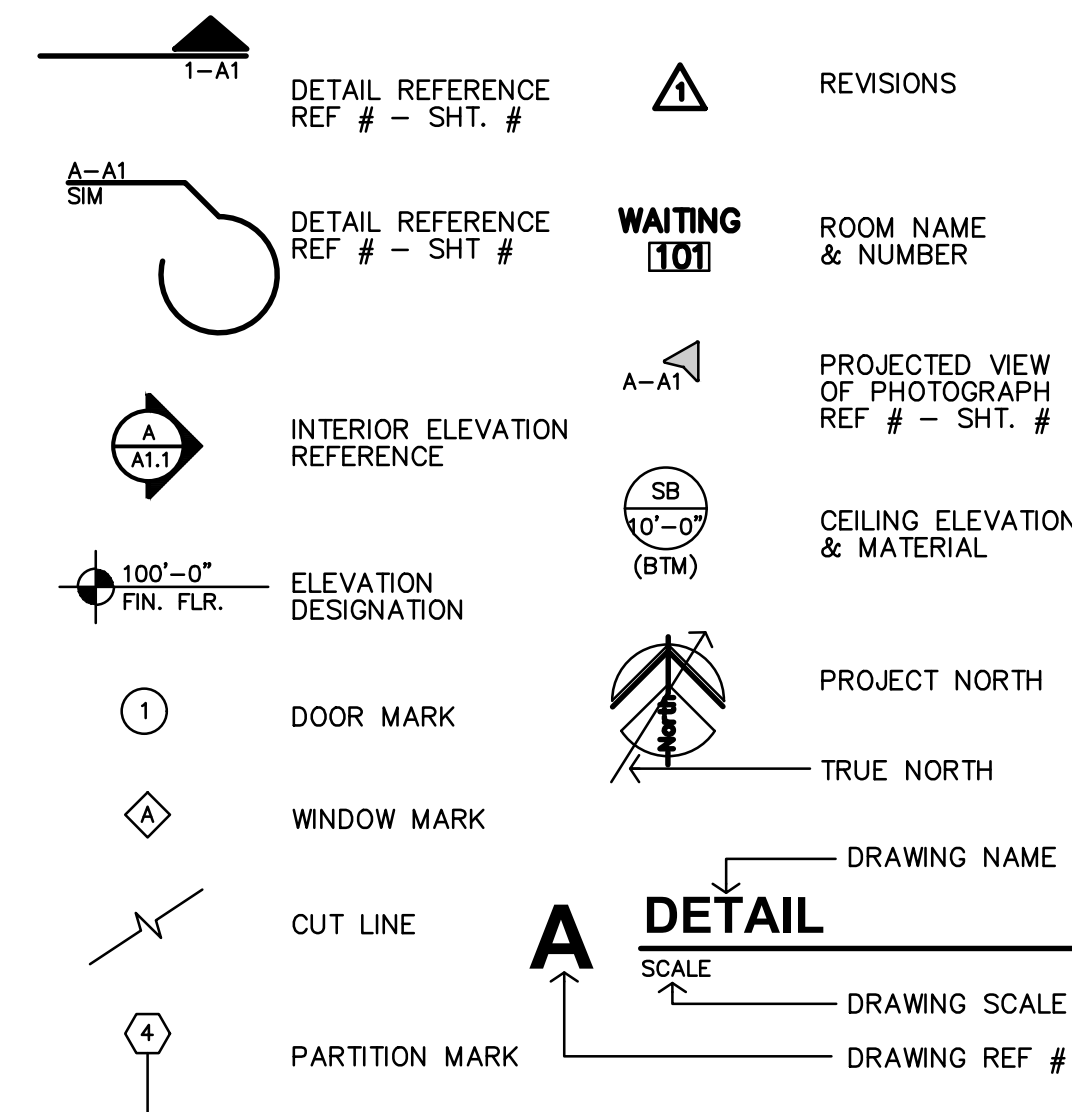
NEW SENIOR LIVING FACILITY

KNOXVILLE,

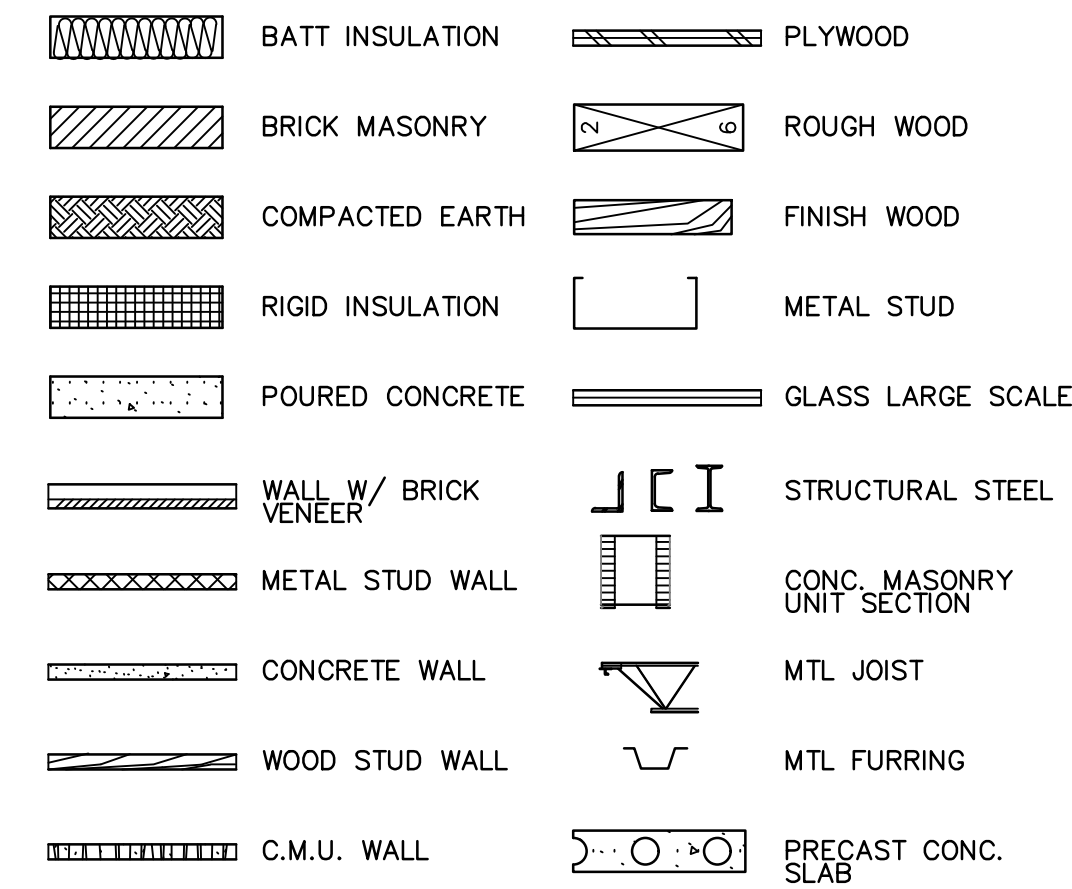
24-3400

IOWA

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
AT	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.C.	Fire Extinguisher	Jan	Janitor	O/	On or Over	S.	South	I.P.	Top Of Pavement
Adj.	Adjustable	Dbl.	Double	F.F.	Finish	Jt.	Joint	Obs.	Obscure	S.B.	Spill Block	T.P.D.	Toilet Paper Dispenser
A.F.F.	Above Finished Floor	Det.	Detail	F.F.	Finish	Kit.	Kitchen	O.C.	On Center	S.C.	Solid Core	T.V.	Television
Aggr.	Aggregate	D.F.	Drinking Fountain	Fl.	Flashing	Lab.	Laboratory	O.D.	Office	S.D.	Soap Dispenser	T.W.	Tackwall
Al.	Aluminum	Dim.	Dimension	Fl.	Flashing	Lam.	Laminated	Ong.	Opening	Sg.	Section	Trd.	Tread
Arch.	Architect or Architectural	Dr.	Down	Fl.	Flashing	Lav.	Lavatory	Opp.	Opposite	St.	Steel	U.O.N.	Unless Otherwise Noted
Asb.	Asbestos	Dwg.	Downspout	Ft.	Foot or feet	Lckr.	Locker	P.	Paint	Stl.	Standard	Ur.	Urinal
Asph.	Asphalt	Dwg.	Downspout	Furr.	Furring	Lt.	Light	Pi.	Plate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
A.V.	Audio Visual	Dwg.	Downspout	Fut.	Future	Mas.	Masonry	P.Lam.	Plastic Laminated	S.S.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
Bd.	Board	Dwg.	Downspout	Ga.	Gauge	Max.	Maximum	Plas.	Plaster	S.S.T.	Stainless Steel	V.B.	Vapor Barrier
Bitum.	Bituminous	Dwg.	Downspout	Galv.	Galvanized	M.C.	Medicine Cabinet	Plywd.	Plywood	Std.	Standard	Vert.	Vertical
Bldg.	Building	Dwg.	Downspout	G.B.	Grab Bar	Mech.	Mechanical	Pt.	Point	Str.	Storage	Vest.	Vestibule
Blk'g.	Blocking	Dwg.	Downspout	G.I.	Glass	Memb.	Membrane	P.T.D.	Paper Towel Dispenser	Str.	Structural	Vyl.	Vinyl
Bm.	Beam	Dwg.	Downspout	Gnd.	Ground	Met.	Metal	Ptn.	Partition	Susp.	Suspended	W.	West
Bot.	Bottom	Dwg.	Downspout	Gr.	Grade	Mfr.	Manufacturer	P.T.R.	Paper Towel Receptacle	S.V.	Sheet Vinyl	W.C.	Wall Covering
Bot.	Bottom	Dwg.	Downspout	Gyp.	Gypsum	Min.	Minimum	Q.T.	Quarry Tile	Sym.	Symmetrical	Wd.	Wood
Br.	Brick	Dwg.	Downspout	H.B.	Hose Bibb	Mir.	Mirror	R.	Riser	Tex.	Texture	Wp.	Waterproof
Brg.	Bearing	Dwg.	Downspout	H.C.	Hollow Core	Misc.	Miscellaneous	Rad.	Radius	T.B.	Towel Bar	Wdw.	Window
Brk.	Brick	Dwg.	Downspout	H.Wd.	Hardwood	M.O.	Masonry Opening	R.D.	Roof Drain	T.Bd.	Tack Board	Wscot.	Wainscot
Cab.	Cabinet	Dwg.	Downspout	Horiz.	Horizontal	Mtd.	Mounted	Ref.	Reference			Wt.	Weight
Cig.	Ceiling	Dwg.	Downspout										
Cir.	Clear	Dwg.	Downspout										



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CONSULTANTS

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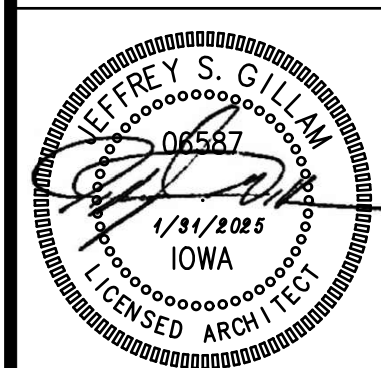
Structural Engineer ;



McCLURE Engineering

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BID/PERMIT SET 1-31-2025



PROJECT INFORMATION

TYPE OF CONSTRUCTION NEW SENIOR LIVING UNITS
 FACILITY NAME THE RESIDENCE AT VETERANS PARK
 FACILITY ADDRESS 1515 W PLEASANT STREET KNOXVILLE, IOWA
 OWNER NAME OPG VETERANS PARK PARTNERS, LLC
 OWNER ADDRESS 250 N SANTA FE, STE A SALINA, KS 67401 ph: 913-396-6310
 REASON FOR SUBMITTAL NEW CONSTRUCTION
 COUNTY MARION
 FIRE DEPARTMENT KNOXVILLE
 WATER SUPPLY KNOXVILLE
 BUILDING INSPECTION DEPT KNOXVILLE
 AUTHORITY HAVING JURISDICTION KNOXVILLE
 ARCHITECT JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386
 CODES/REGULATIONS 2018 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2021 UNIFORM PLUMBING CODE
 2020 NATIONAL ELECTRICAL CODE
 2015 INTERNATIONAL FIRE CODE (IFA REQ'D)
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC REQ'D)
 2010 ADA STANDARDS for ACCESSIBLE DESIGN
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LEGEND

DESIGNATED EMERGENCY EXIT

1 HOUR CONSTRUCTION (LD BRG WALLS)

1 HOUR FIRE PARTITION CORRIDOR, 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

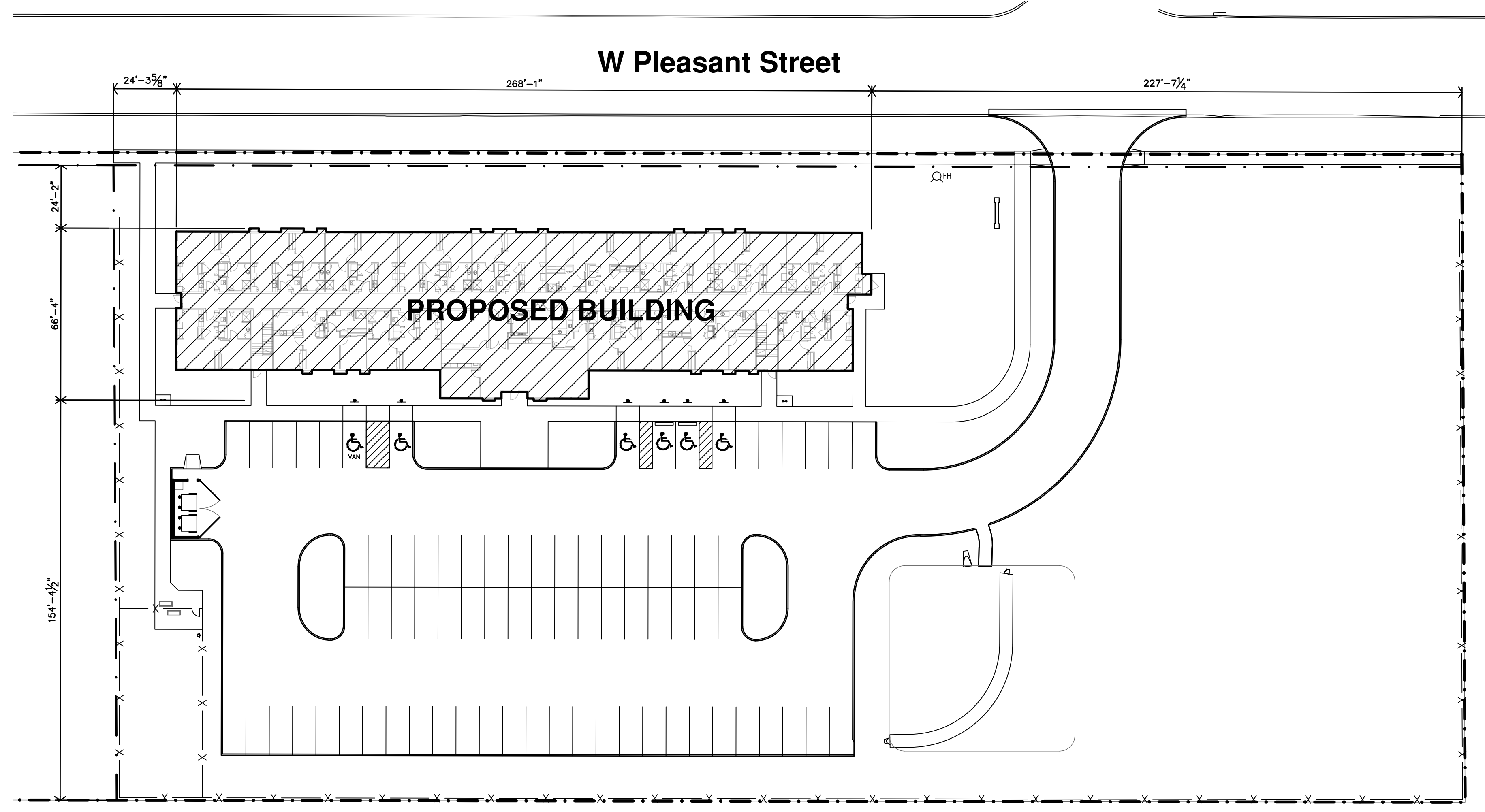
EXAMPLE:

A-1
ASSEMBLY HALL
5,550 15
370 2

CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 OCCUPANCY GROUPS: R-2 APARTMENTS
 CONSTRUCTION TYPE: V-A
 BASIC ALLOWABLE AREA: R-2 12,000 SF (S13R)
 ALLOWABLE AREA INCREASE: (NON-SEPARATED USES PER IBC SEC. 302.3.2)
 BASE ALLOWABLE AREA INCREASE (65%) 12,000 SF / 7,800 SF
 SUB-TOTAL ALLOWABLE (PER FLOOR) 19,800 SF x3
 3 FLOORS
 TOTAL BUILDING ALLOWABLE AREA 59,400 SF
 ACTUAL BUILDING AREA:
 FIRST FLOOR 14,709 SF
 SECOND FLOOR 14,728 SF
 THIRD FLOOR 14,728 SF
 TOTAL BLDG AREA 44,165 SF
 BASIC ALLOWABLE STORIES: 4 (S13R)
 (PER IBC SEC. 504.4)
 BASIC ALLOWABLE HEIGHT: 60' (S13R)
 (PER IBC SEC. 504.3)
 ACTUAL STORIES: 3
 ACTUAL HEIGHT: 40'
 FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B
 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
 OCCUPANCY SEPARATIONS:
 (NON-SEPARATED USES PER IBC SEC. 302.3.2)
 ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.
 R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS
 ROOF COVERINGS CLASS B OR BETTER
 INCIDENTAL SEPARATIONS: (PER IBC TABLE 508.2.5)
 STORAGE ROOMS OVER 100 SF - SPRINKLER SYSTEM (SMOKE BARRIER)
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 SPECIAL CONDITIONS:
 EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM EGRESS - NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
 RATED STAIR ENCLOSURES
 FIRE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
 SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
 INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.
 SMOKE ALARM REQUIREMENTS:
 REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR
 AUTOMATIC FIRE SUPPRESSION SYSTEM:
 REQUIRED, PROVIDED PER NFPA 13R
 EMERGENCY POWER SOURCE:
 EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP
 HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))
 NO HAZARDOUS MATERIALS ARE TO BE STORED
 SMOKE CONTROL: SMOKE PARTITIONS: STANDPIPES:
 NOT REQUIRED NOT REQUIRED NOT REQUIRED
 TOTAL OCCUPANT LOAD: REFERENCE SHEET CFP2
 EXITING: REFERENCE SHEET CFP2
 OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
R-2	LOBBY	15 sf/OCCUPANT	49
R-2	OFFICE	150 sf/OCCUPANT	49
R-2	MECH/ELEC	300 sf/OCCUPANT	49
R-2	FITNESS	50 sf/OCCUPANT	49
R-2	COMMUNITY RM	15 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



A SITE PLAN 1"=30'-0"
 0 15' 30' 60'

REVISION:

 DATE: 1-31-2025
 JOB: 24-3400
 SHEET NO.:

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 REASON FOR SUBMITTAL: NEW CONSTRUCTION
 COUNTY: MARION
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 BUILDING INSPECTION DEPT: KNOXVILLE
 AUTHORITY HAVING JURISDICTION: KNOXVILLE
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LEGEND

DESIGNATED EMERGENCY EXIT: 68"/24" ← EXIT WIDTH (ACTUAL/REQUIRED), 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

1 HOUR CONSTRUCTION (LD BRG WALLS): 1 HOUR FIRE PARTITION: CORRIDOR, 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 ANNUCIATOR PANEL, FIRE ALARM CONTROL PANEL

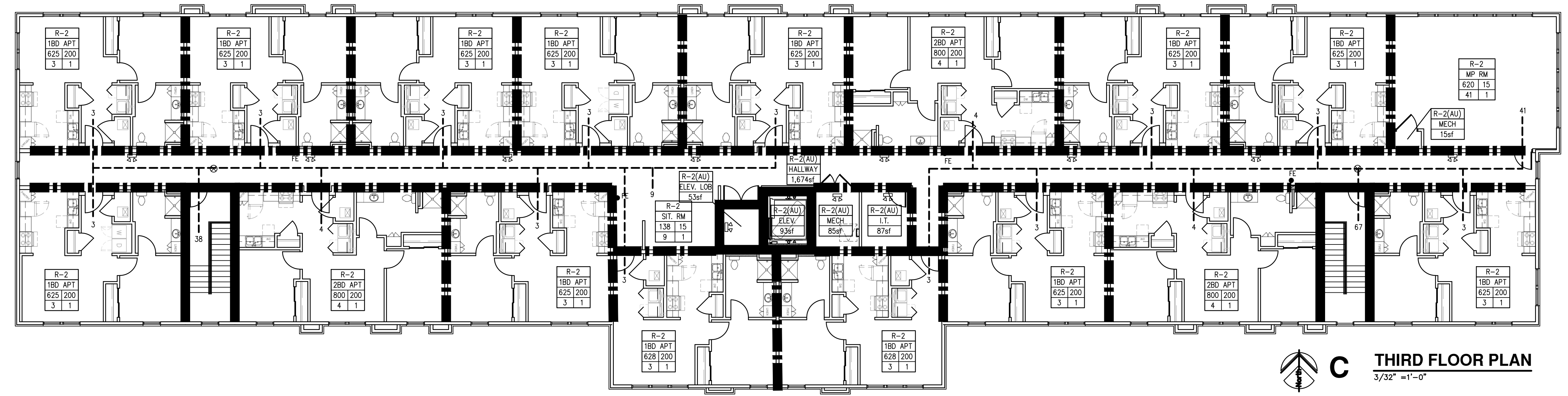
EXAMPLE:

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

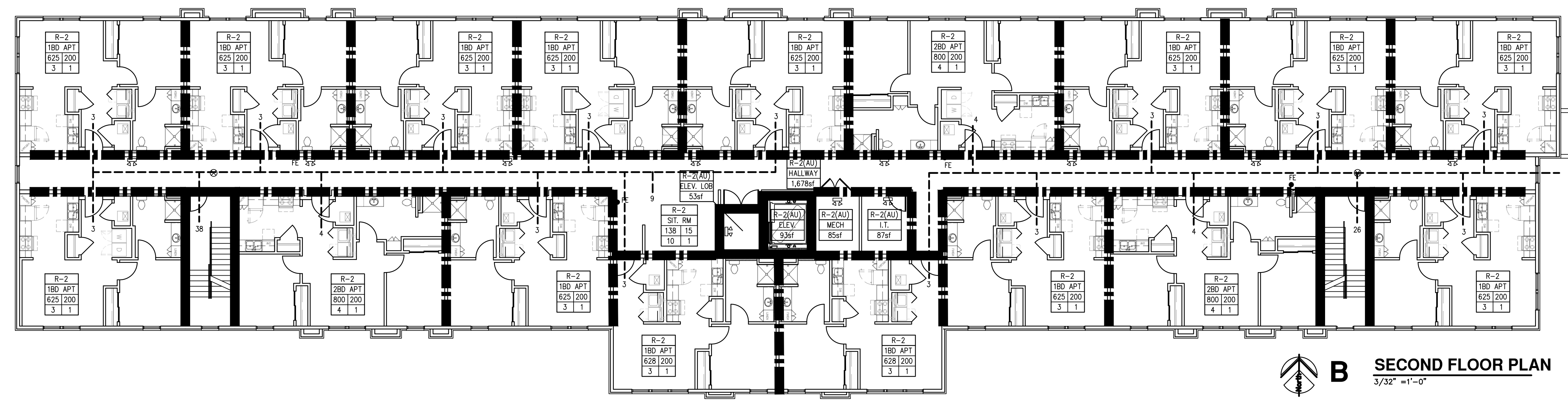
EXITING: SEE PLANS, THIS SHEET
 OCCUPANT LOAD: TOTAL BUILDING OCCUPANT LOAD = 264
 1ST FLOOR: 95 OCCUPANTS
 2ND FLOOR: 64 OCCUPANTS
 3RD FLOOR: 105 OCCUPANTS

OCCUPANT LOAD FACTORS:

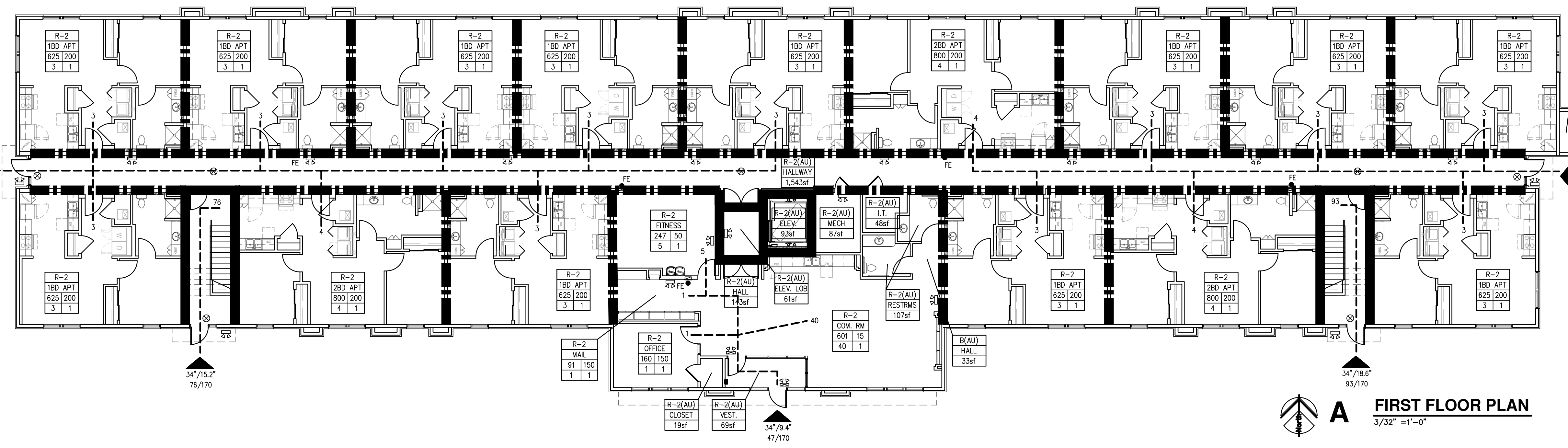
OCCUPANCY	USE	LOAD FACTOR	MAX. OCC. LD=1 EXIT
R-2	LOBBY	15 sf/OCCUPANT	49
R-2	OFFICE	150 sf/OCCUPANT	49
R-2	MECH/ELEC	300 sf/OCCUPANT	49
R-2	FITNESS	50 sf/OCCUPANT	49
R-2	COMMUNITY RM	15 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



C THIRD FLOOR PLAN
3/32" = 1'-0"



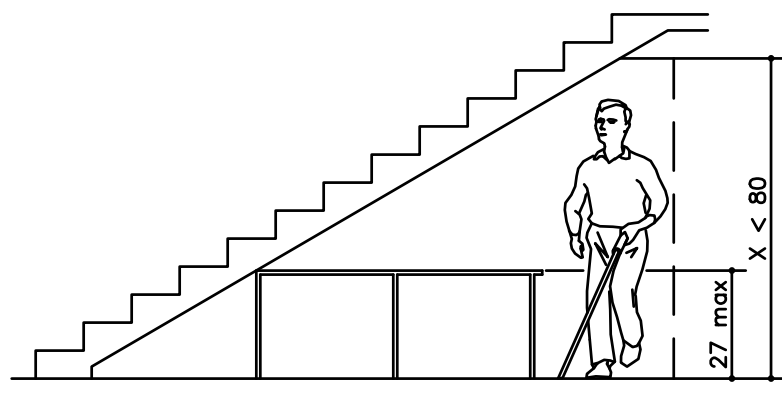
B SECOND FLOOR PLAN
3/32" = 1'-0"



A FIRST FLOOR PLAN
3/32" = 1'-0"



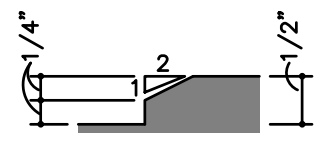
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Vertical Clearance

S STANDARD VERTICAL CLEARANCE

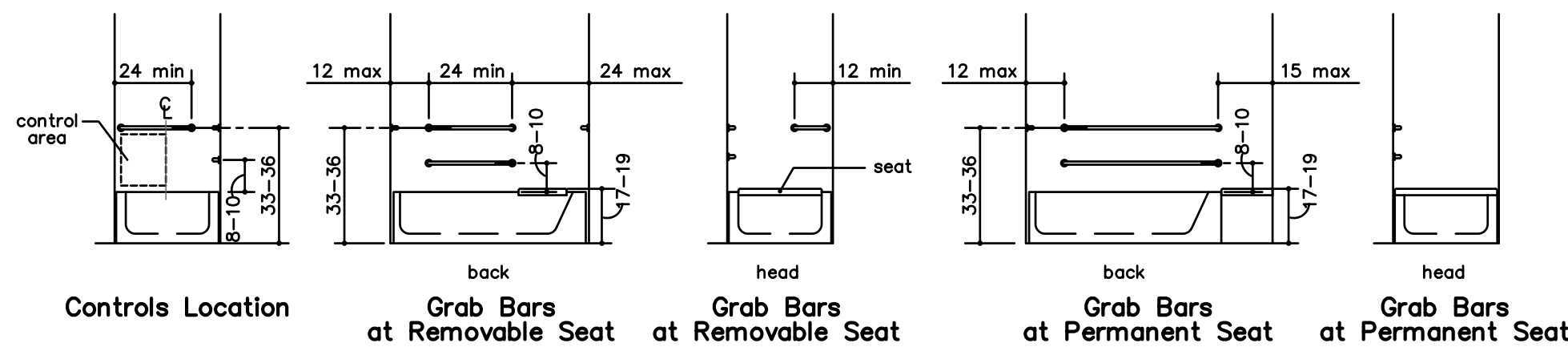
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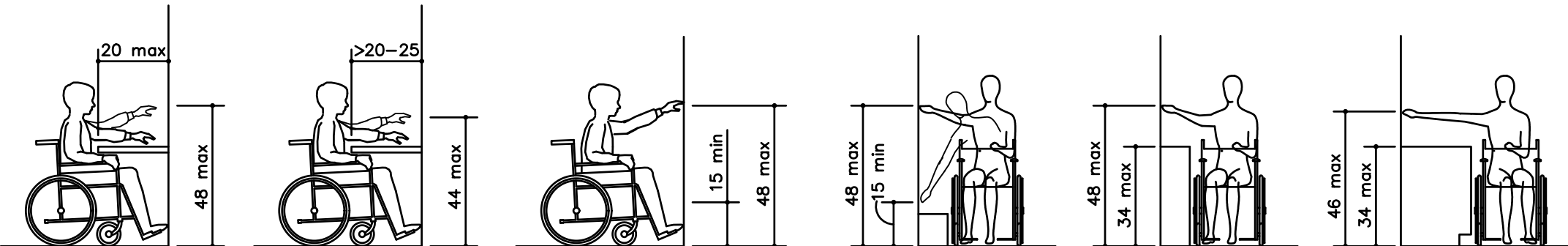
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

NO SCALE



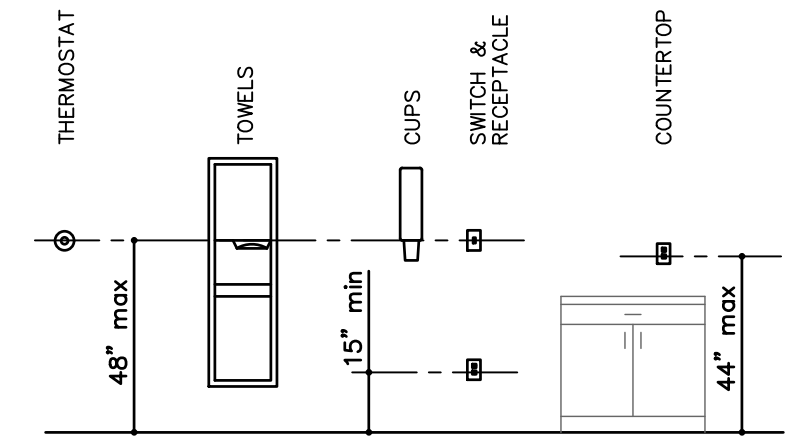
Controls Location
Grab Bars at Removable Seat
Grab Bars at Permanent Seat



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

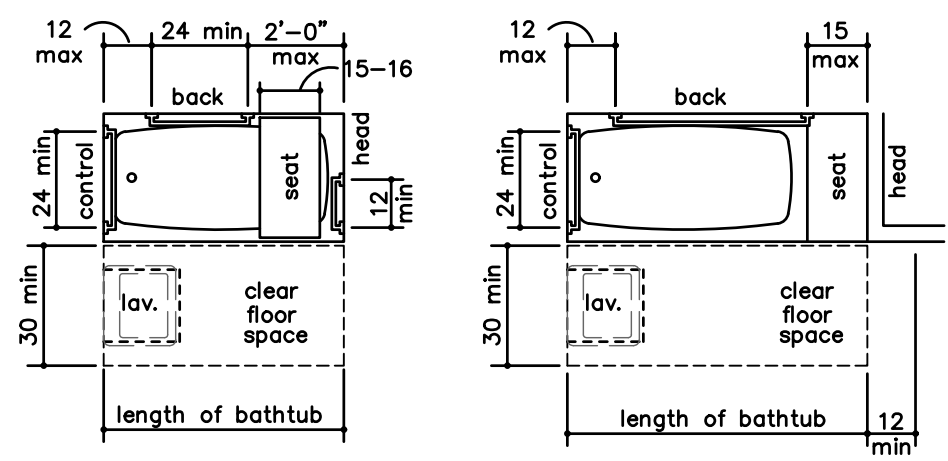
R STANDARD REACH ADA DIAGRAMS

NO SCALE

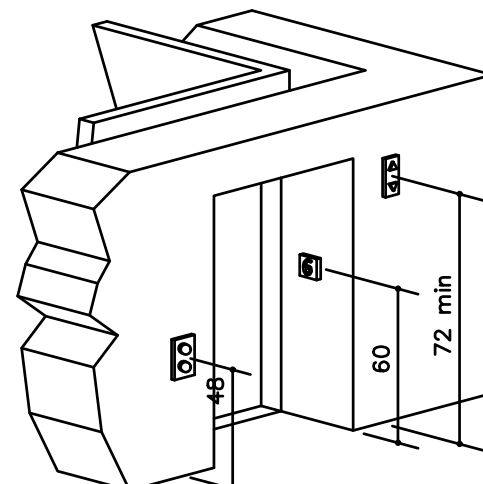


Q STANDARD CONTROL REACH LIMITATIONS DETAILS

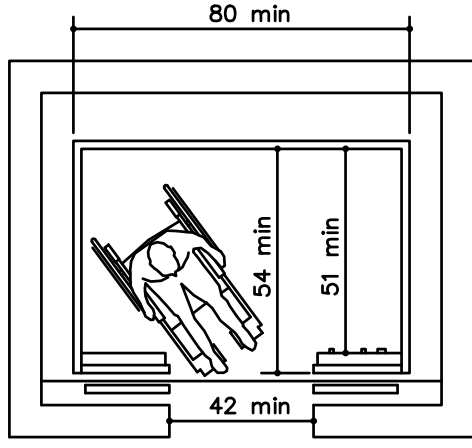
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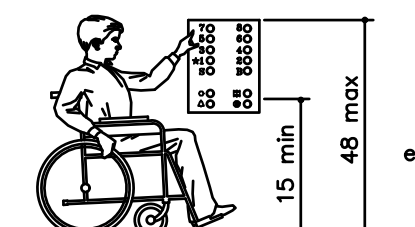
Clear Floor Space at Bathtub With Removable Seat
Clear Floor Space at Bathtub With Permanent Seat



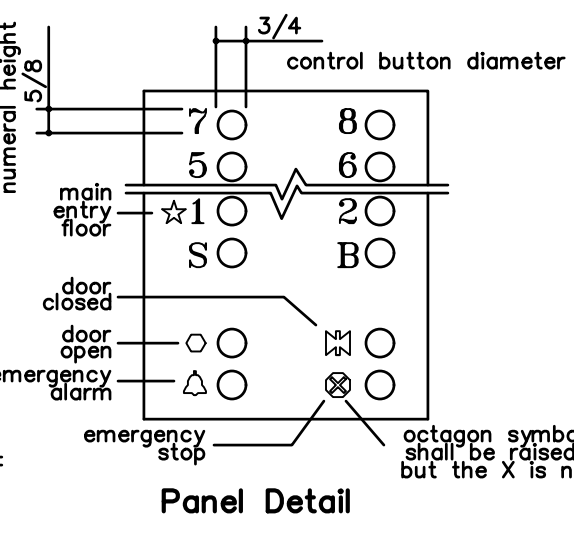
Hoistway and Elevator Entrances



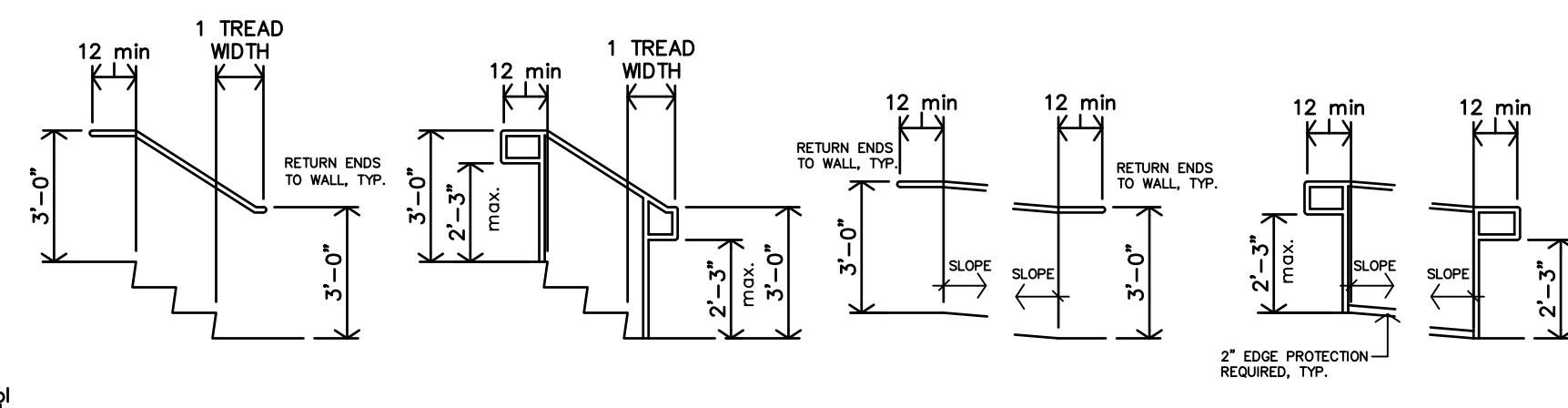
Minimum Dimensions for Elevator Car



Car Control Height



Panel Detail



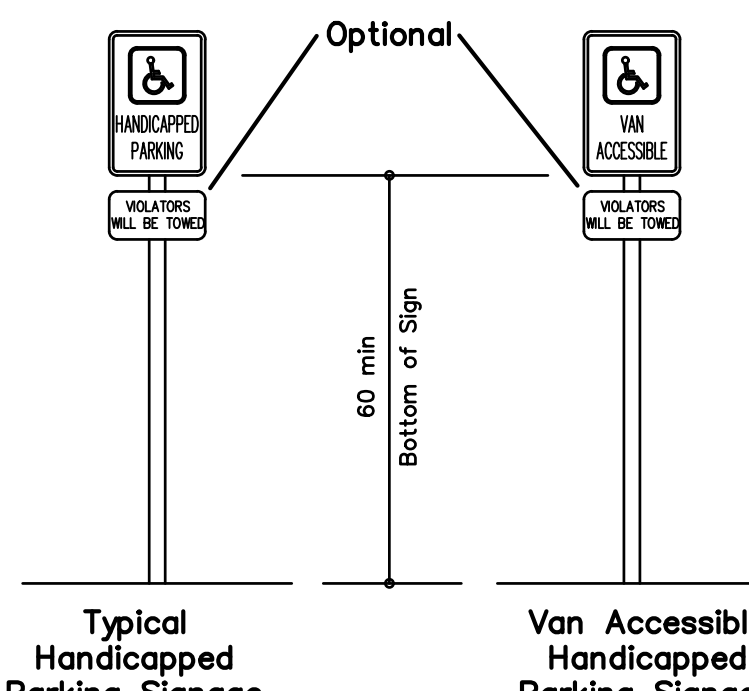
Stair Handrail Extensions at Walls
Stair Handrail Extensions at Freestanding Handrails
Ramp Handrail Extensions at Walls
Ramp Handrail Extensions at Freestanding Handrails

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

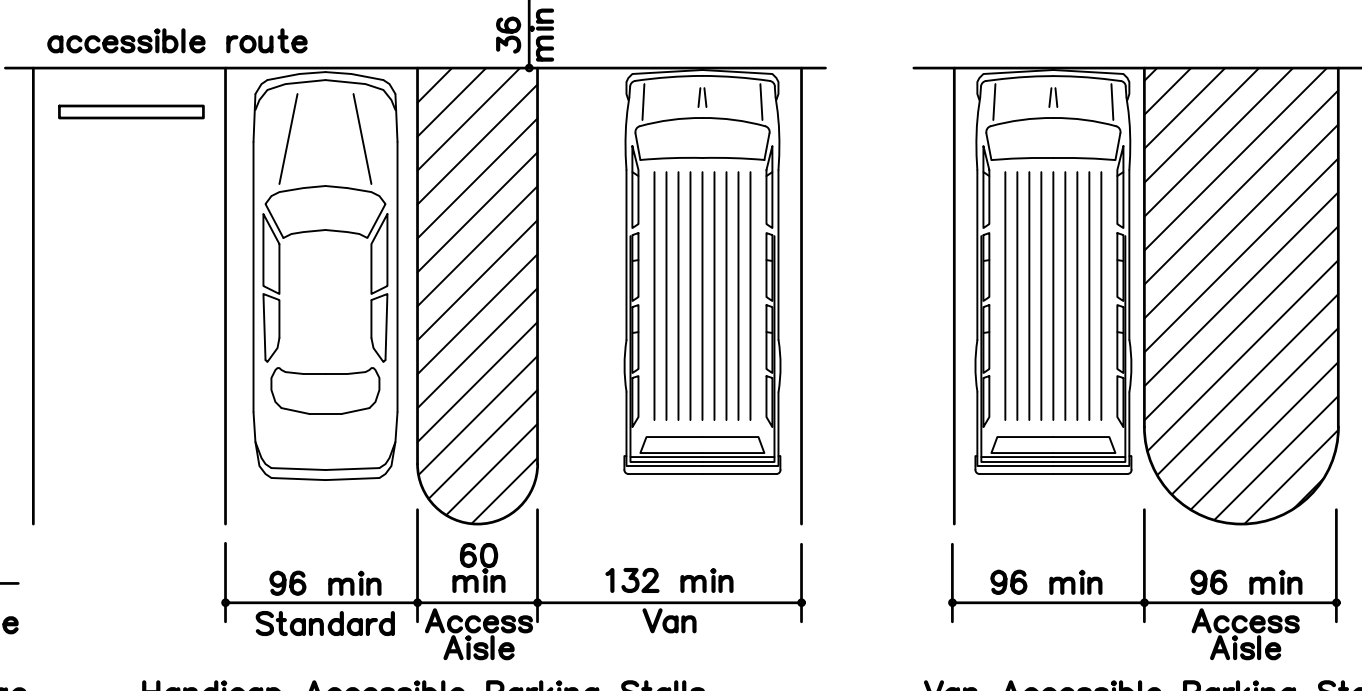
NO SCALE

O STANDARD BATHROOM/TUB ADA DIAGRAMS

NO SCALE



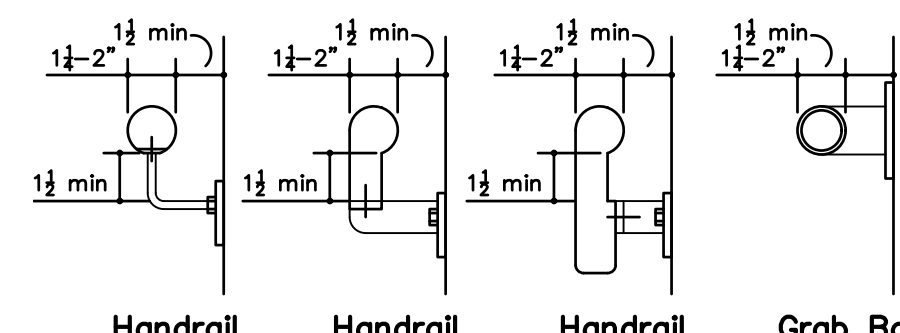
Typical Handicapped Parking Signage
Van Accessible Handicapped Parking Signage



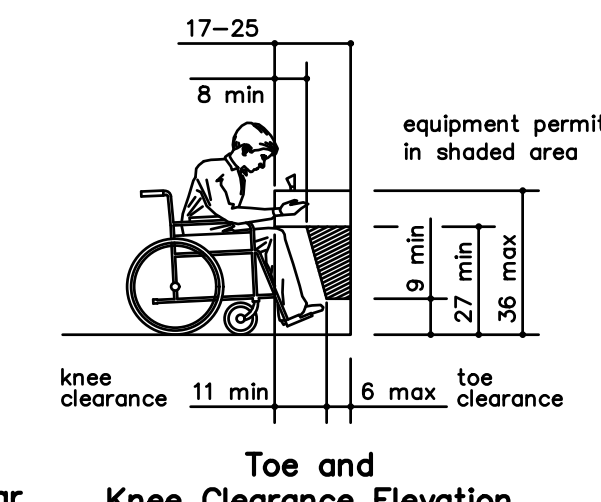
Handicap Accessible Parking Stalls
Van Accessible Parking Stall (per 502.2 exception)

N STANDARD ELEVATOR ADA DIAGRAMS

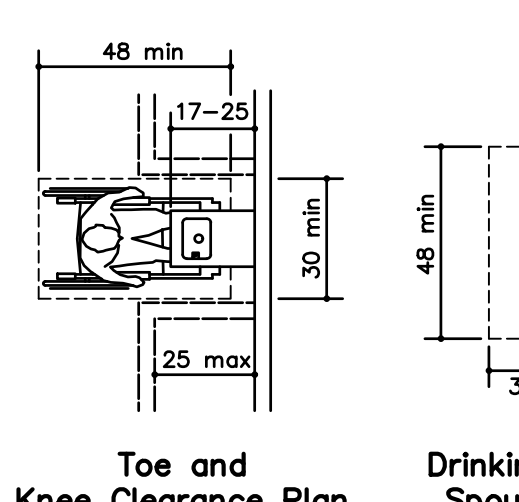
NO SCALE



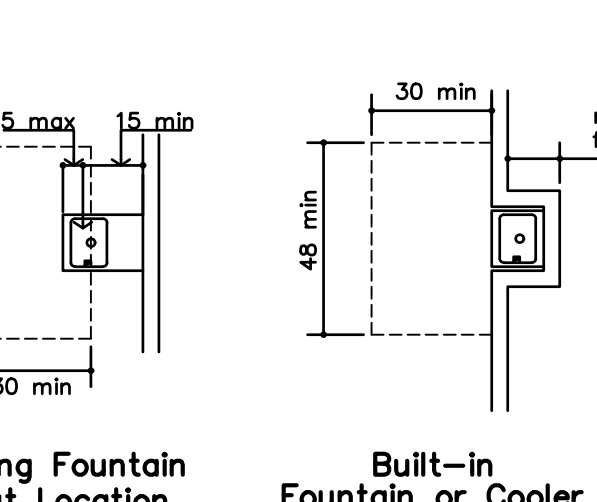
Handrail
Handrail
Handrail
Grab Bar



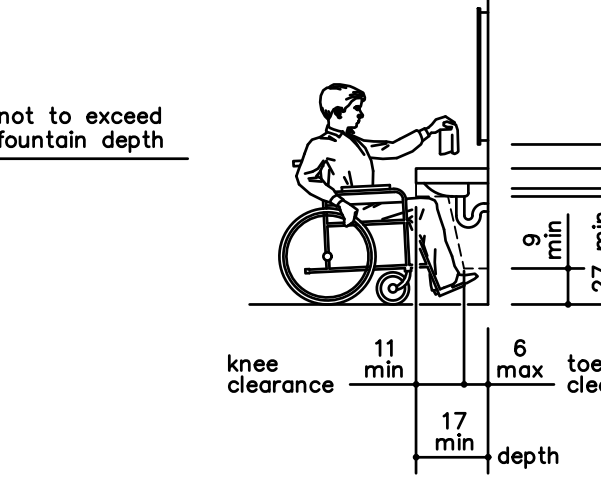
Toe and Knee Clearance Elevation



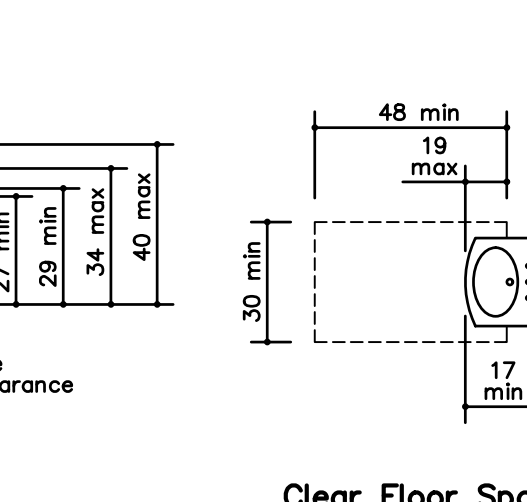
Toe and Knee Clearance Plan



Drinking Fountain Spout Location



Built-in Fountain or Cooler

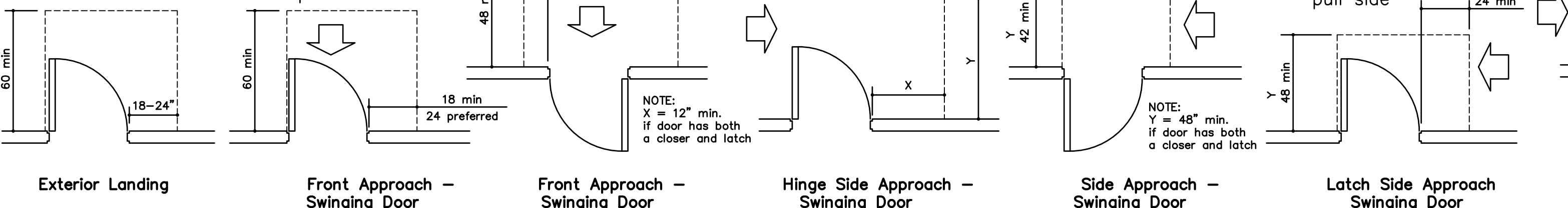


Lavatory Clearances at Lavatories

L STANDARD PARKING ADA DIAGRAMS

NO SCALE

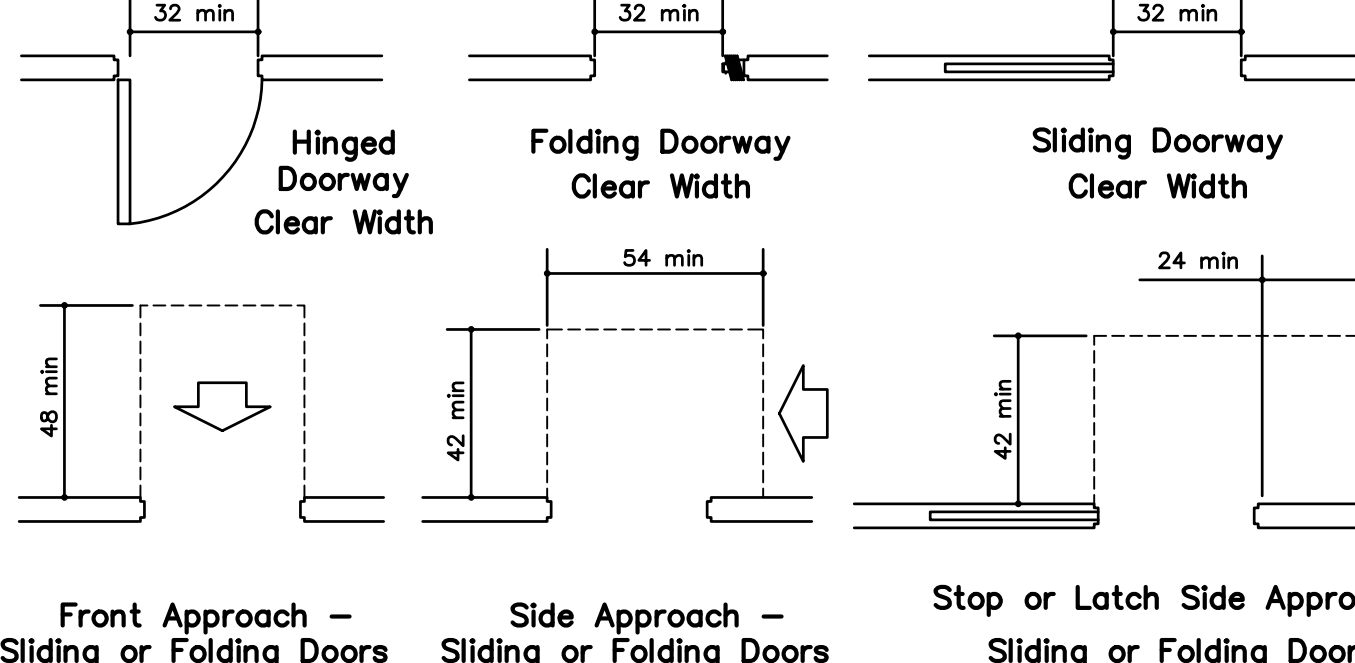
LANDINGS SHALL COMPLY WITH STANDARD DOOR APPROACH ADA DIAGRAMS AND SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:50.



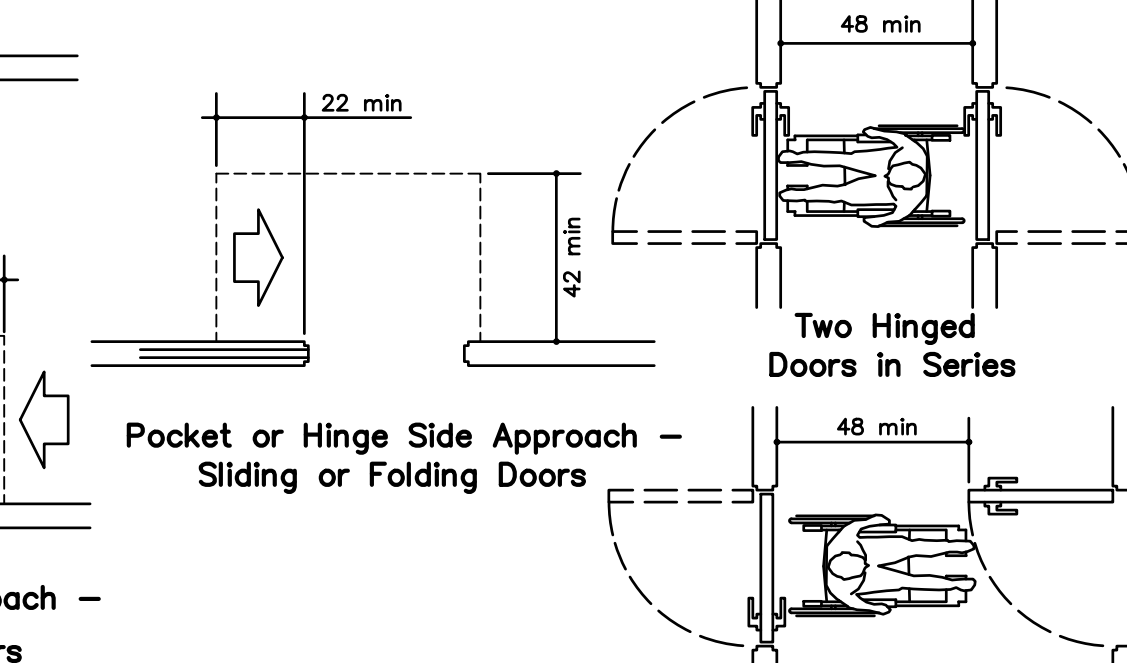
Exterior Landing
Front Approach - Swinging Door
Front Approach - Swinging Door
Hinge Side Approach - Swinging Door
Side Approach - Swinging Door
Latch Side Approach Swinging Door
Latch Side Approach Swinging Door
Front Approach - Sliding or Folding Doors
Side Approach - Sliding or Folding Doors
Stop or Latch Side Approach - Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

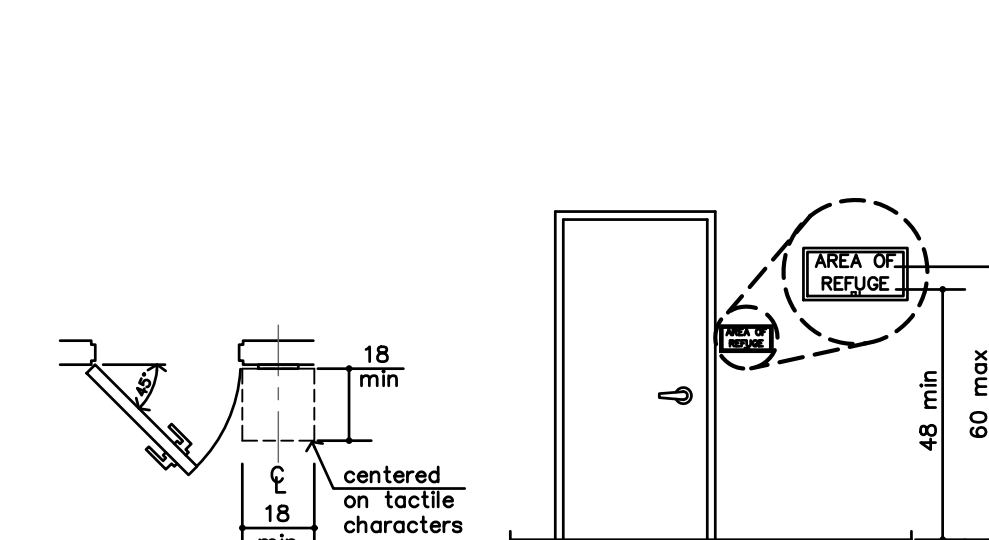
NO SCALE



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



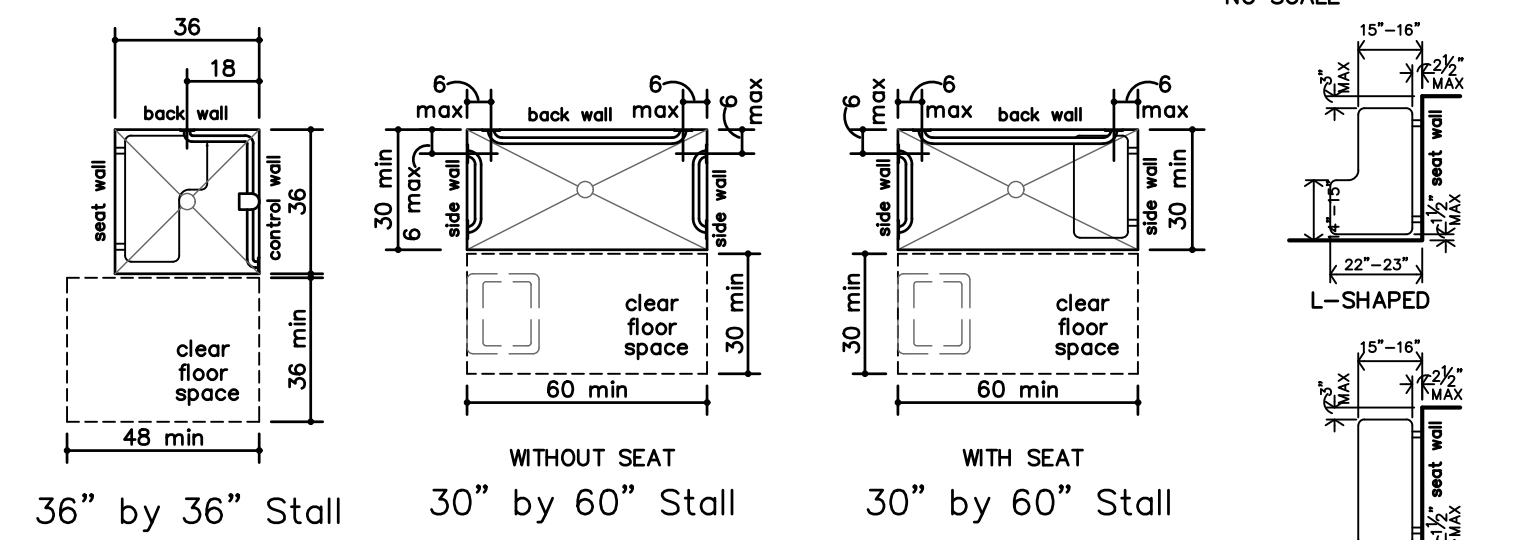
Pocket or Hinge Side Approach - Sliding or Folding Doors
Two Hinged Doors in Series
Two Hinged Doors in Series



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

F TACTILE SIGN DIAGRAM

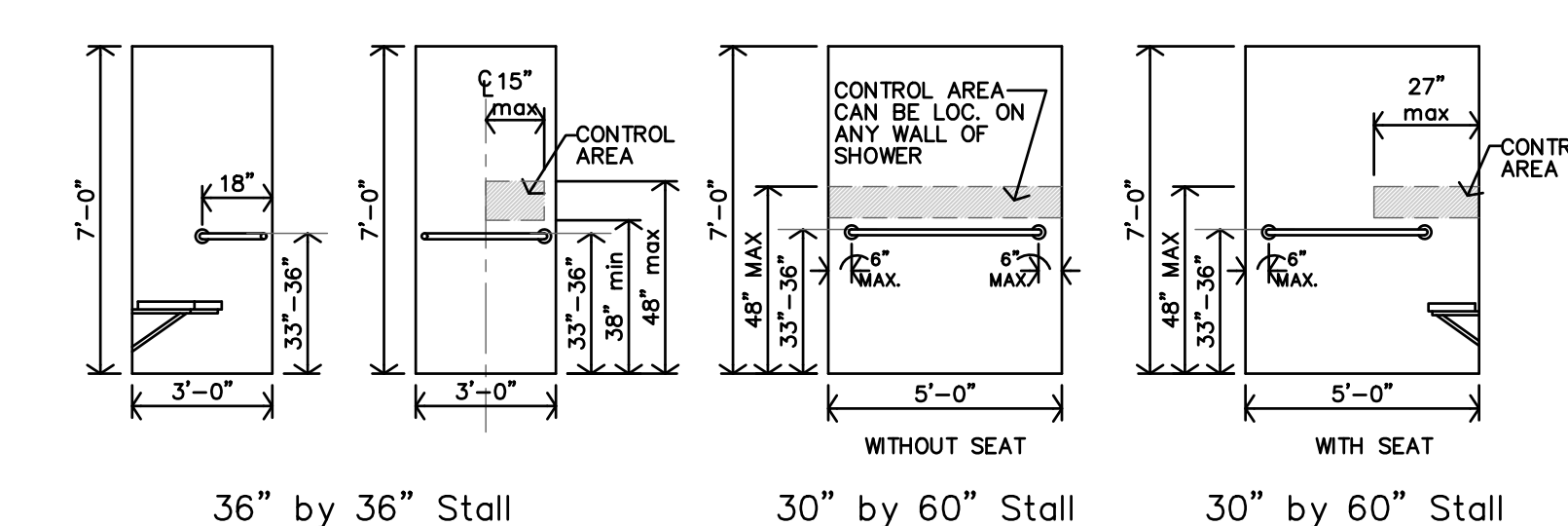
NO SCALE



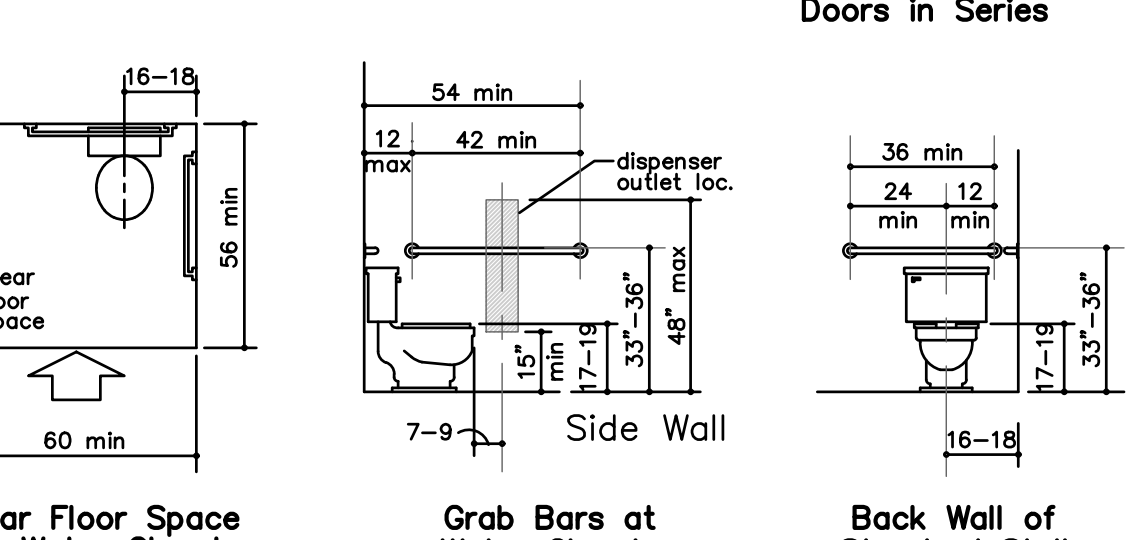
36" by 36" Stall
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance
RECTANGULAR SEAT DESIGN

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE



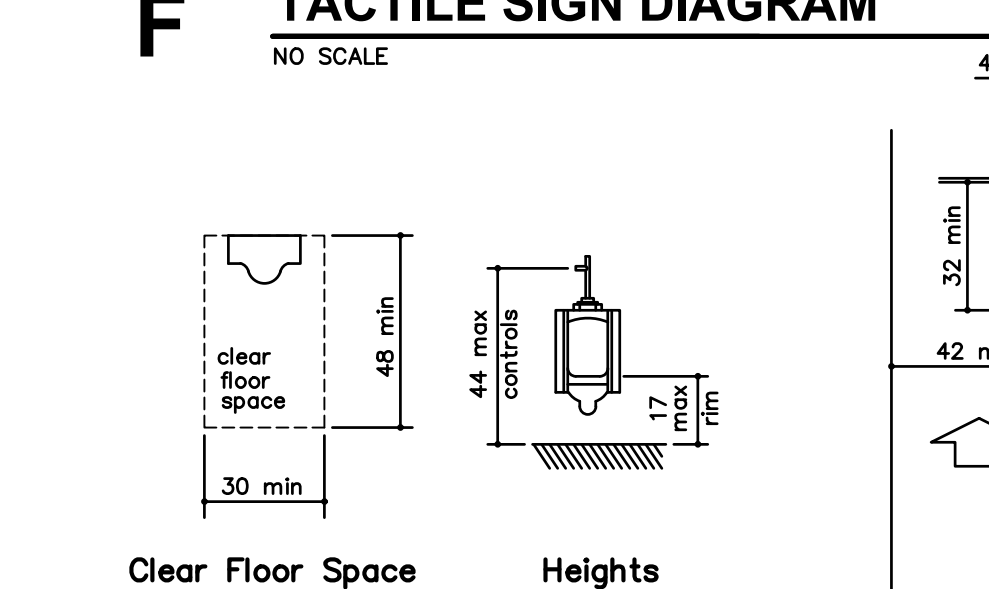
36" by 36" Stall Grab bars at Shower Stall
30" by 60" Stall Grab bars at Shower Stall
30" by 60" Stall Grab bars at Shower Stall



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

D STANDARD TOILET ADA DIAGRAMS

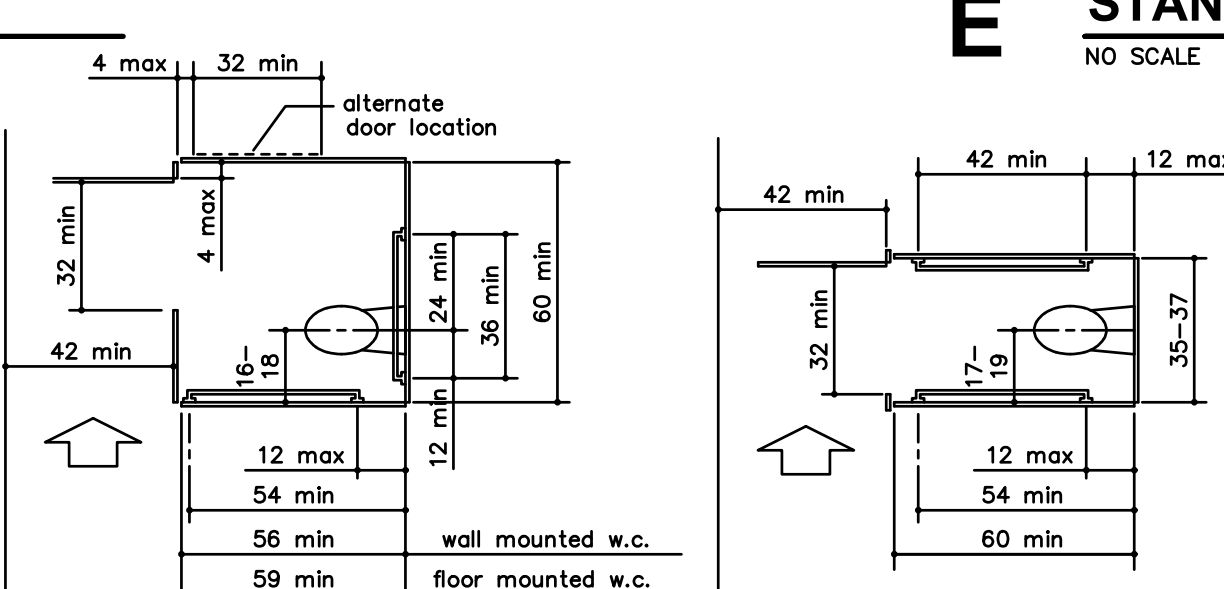
NO SCALE



Clear Floor Space at Urinal
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

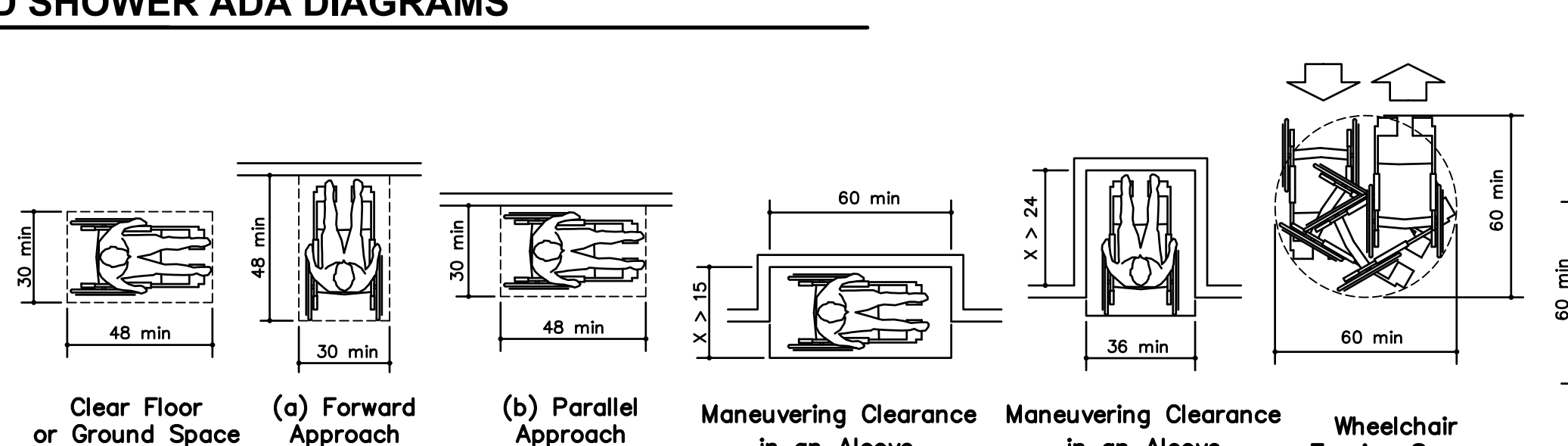
NO SCALE



Wheelchair Accessible Toilet Compartment
Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

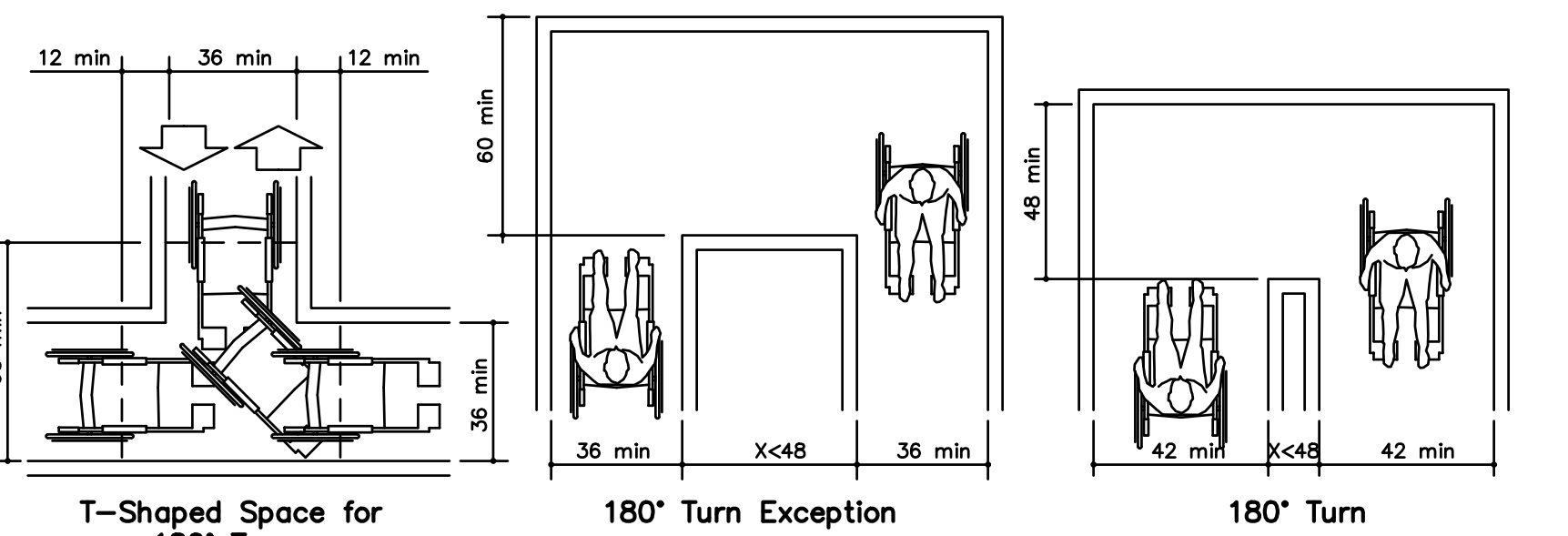
NO SCALE



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

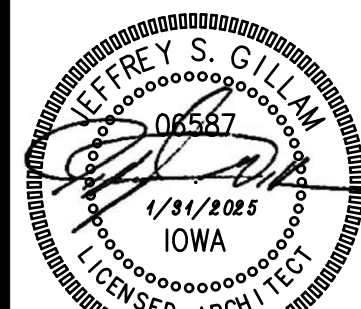
A STANDARD ADA DIAGRAMS

NO SCALE



T-Shaped Space for 180 Degree Turns
180 Degree Turn Exception
180 Degree Turn

FOR REFERENCE ONLY

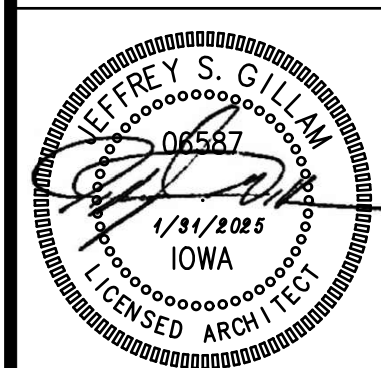


REVISION:

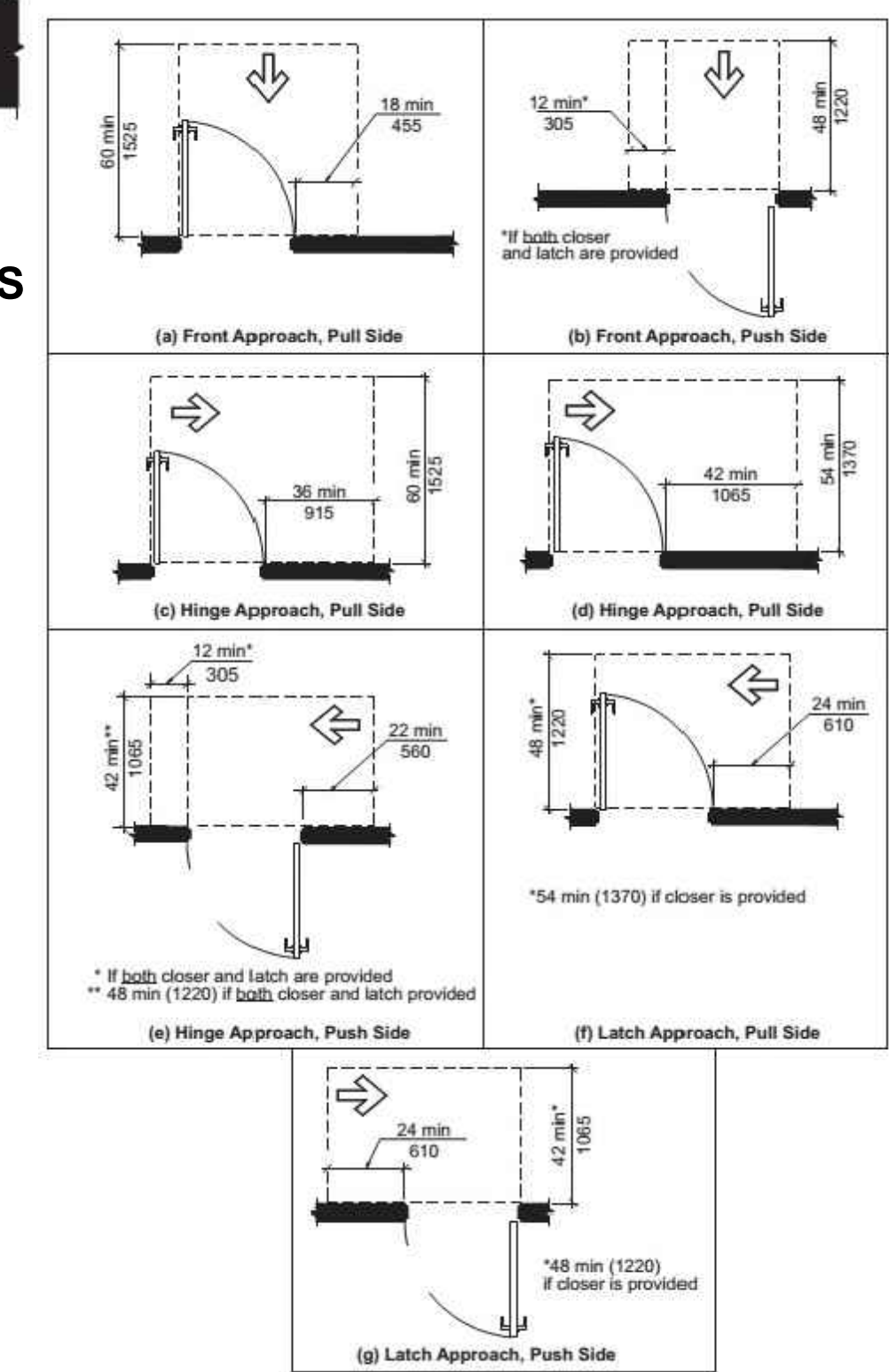
DATE: 1-31-2025

JOB: 24-3400

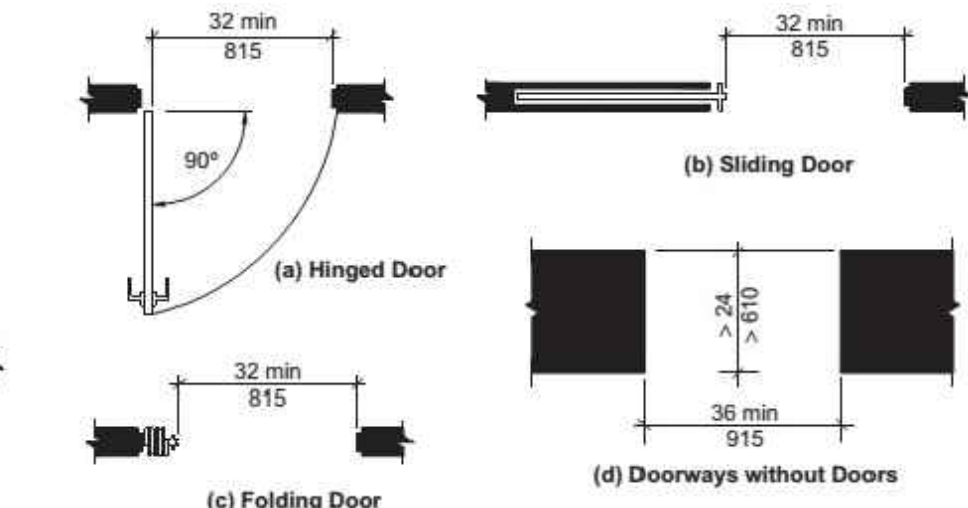
SHEET NO.:



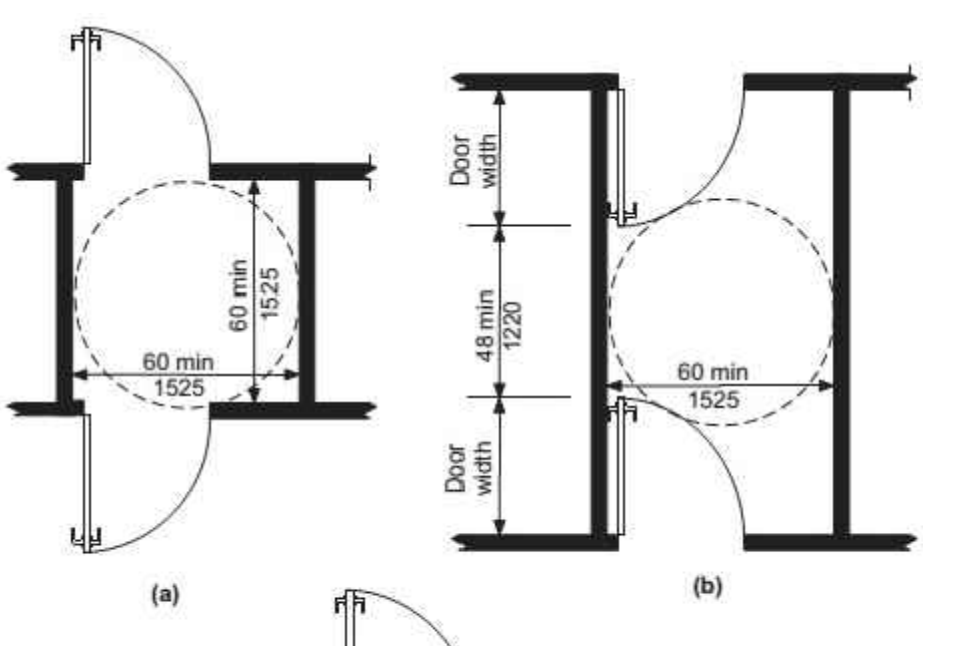
REVISION:
 DATE: 1-31-2025
 JOB: 24-3400
 SHEET NO.:



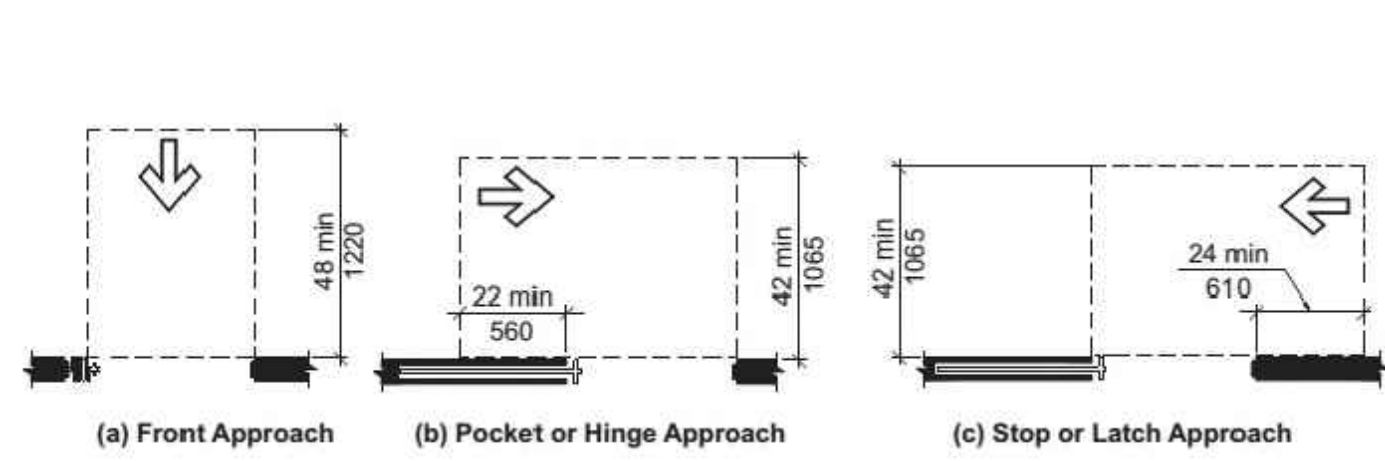
L MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
 NO SCALE



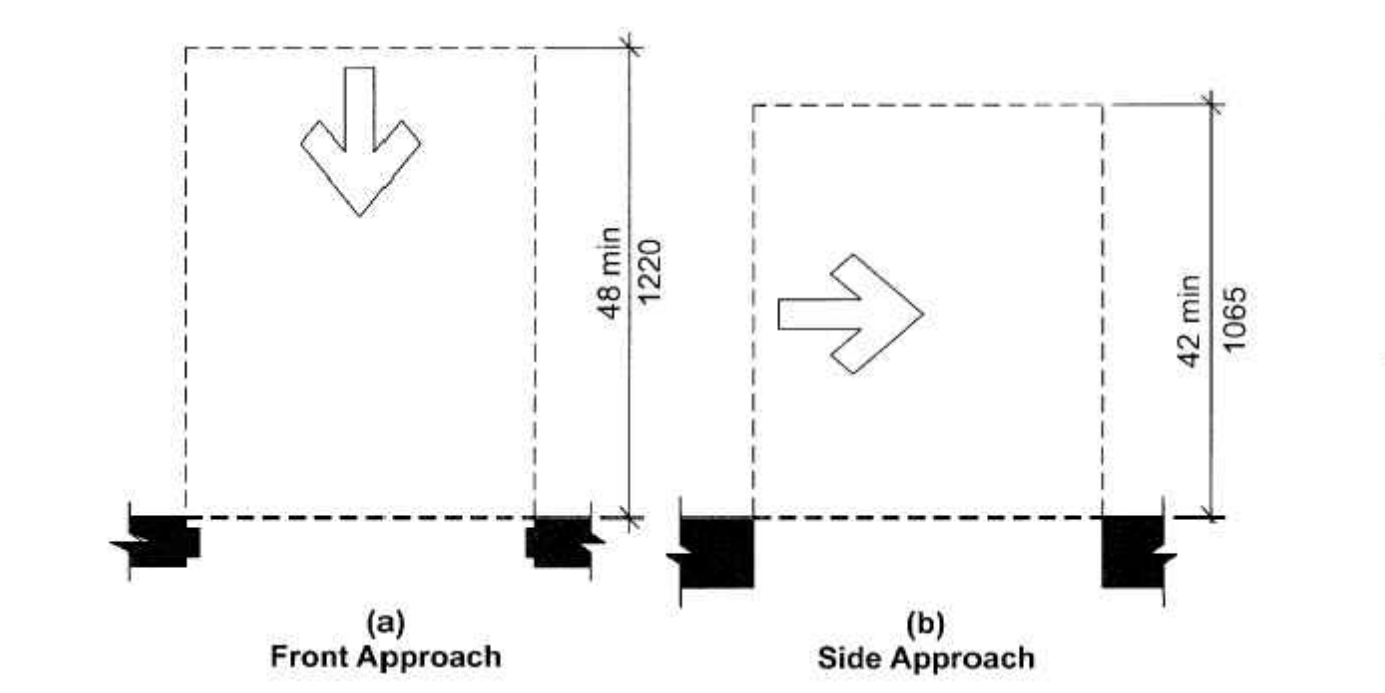
N CLEAR WIDTH OF DOORWAYS (Section 404)
 NO SCALE



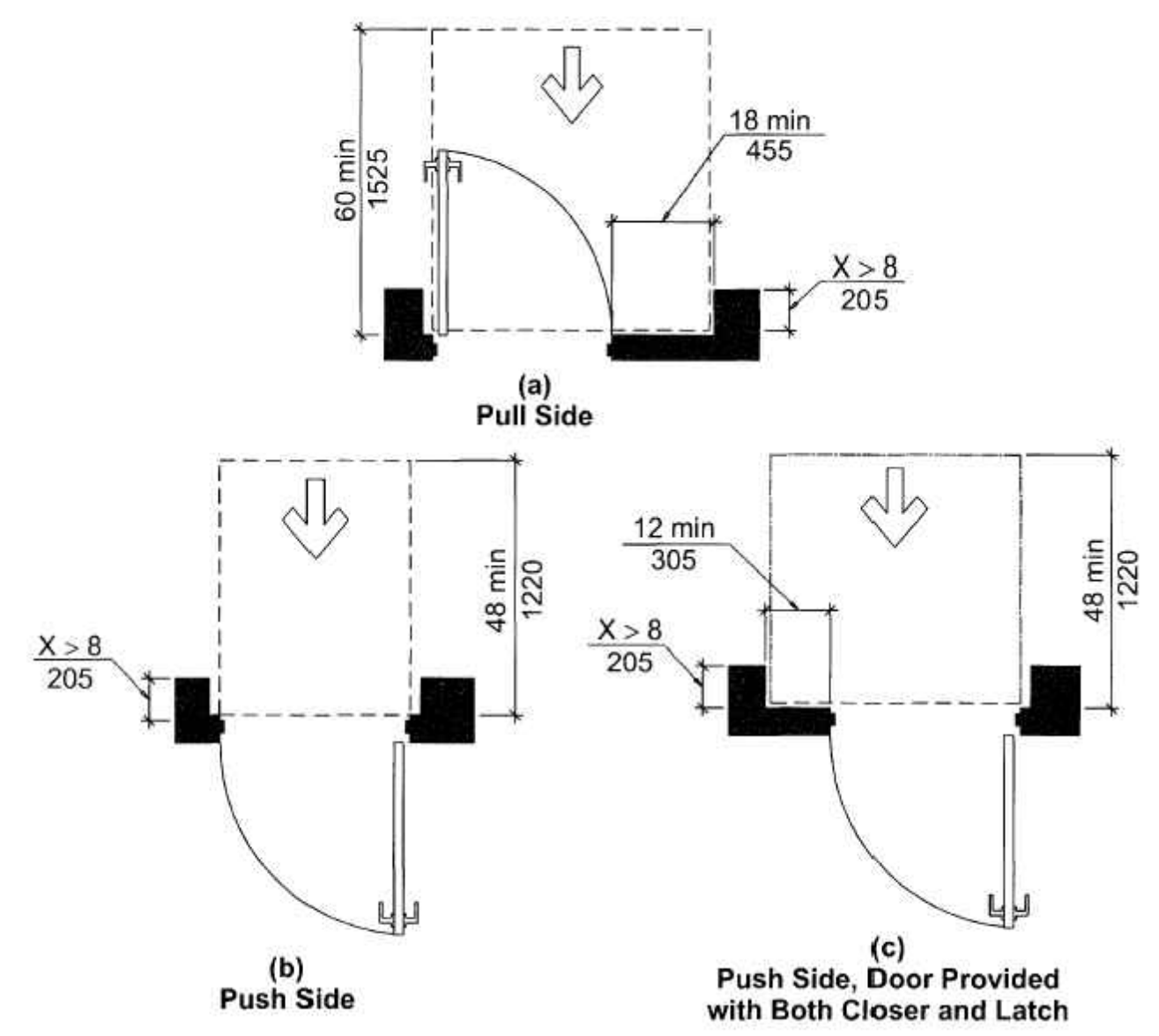
M TWO DOORS IN SERIES (Section 404)
 NO SCALE



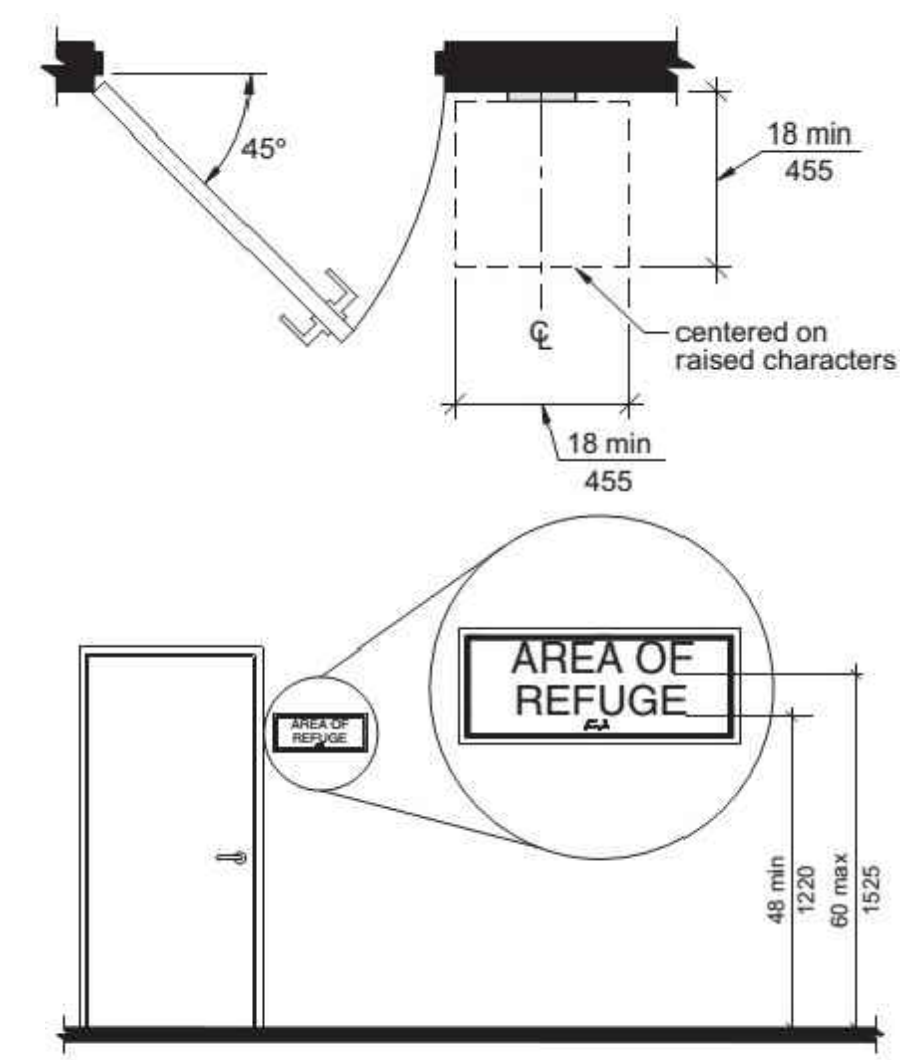
P MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
 NO SCALE



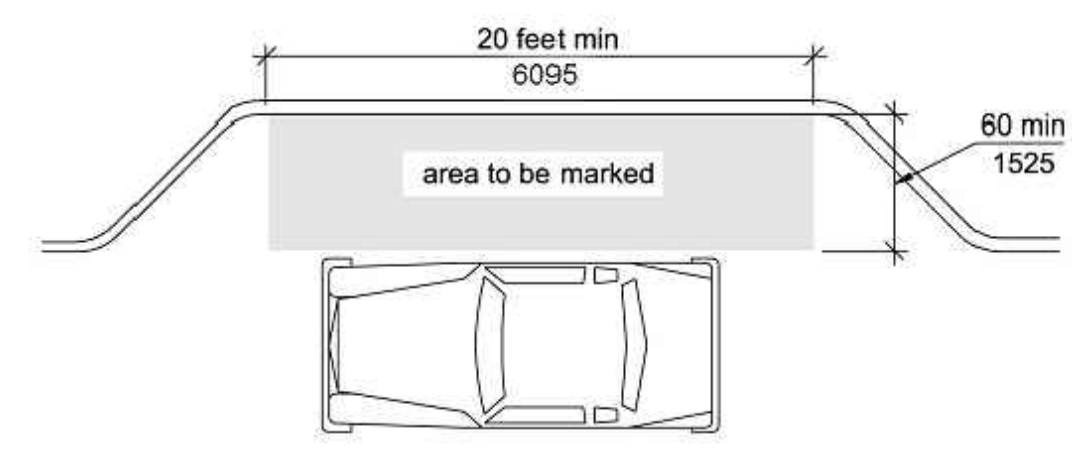
O MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
 NO SCALE



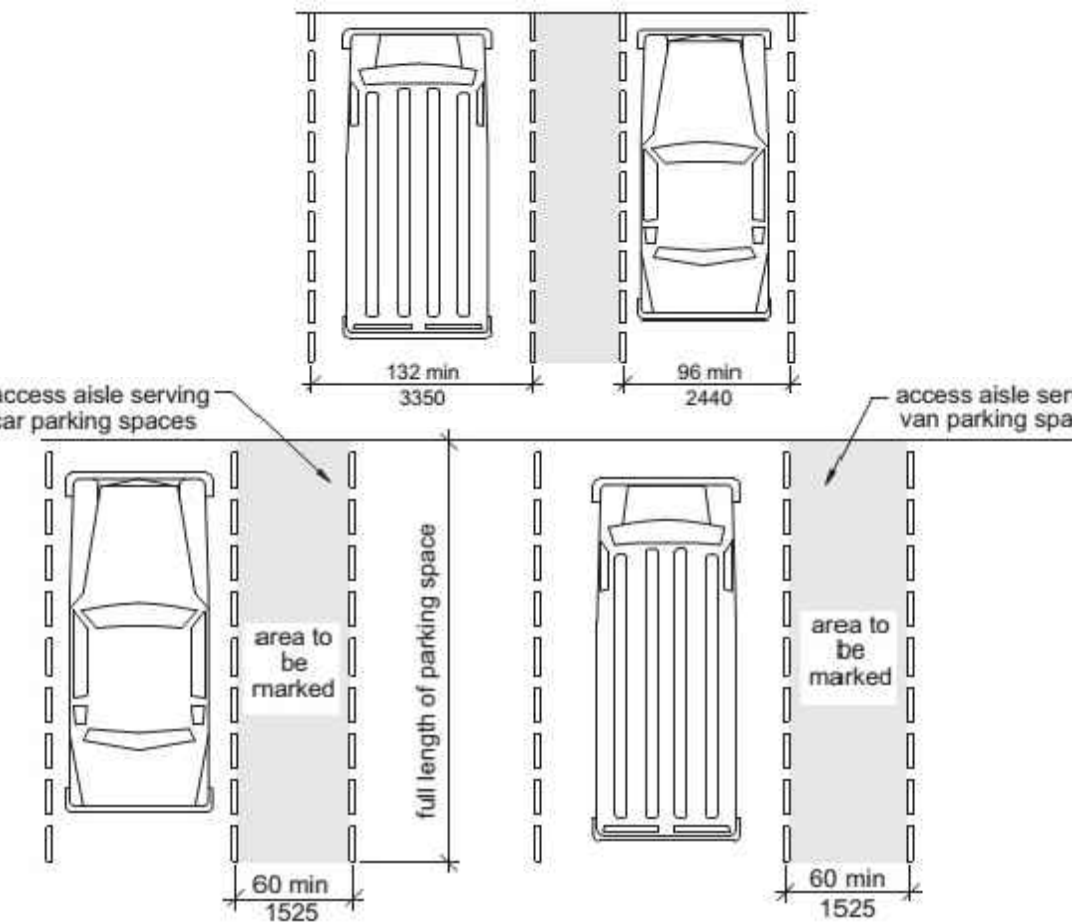
Q MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
 NO SCALE



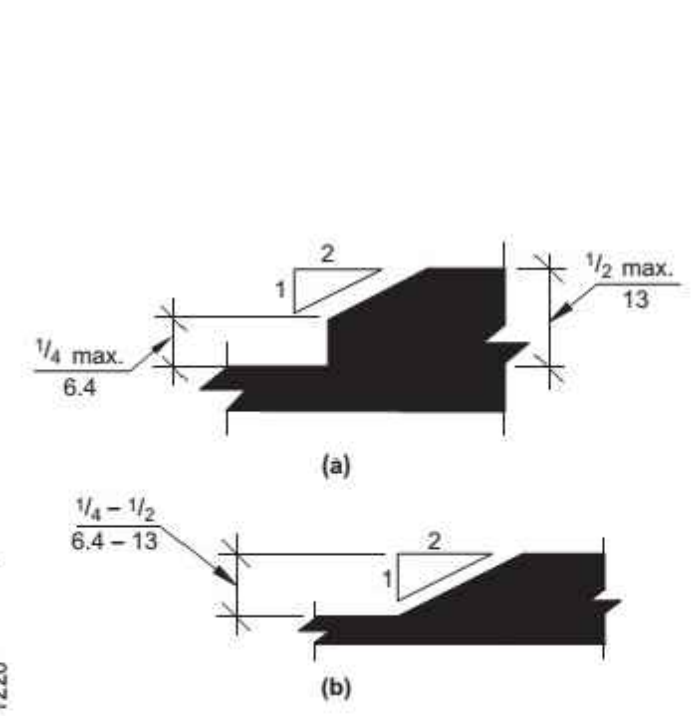
U SIGNAGE (Section 703)
 NO SCALE



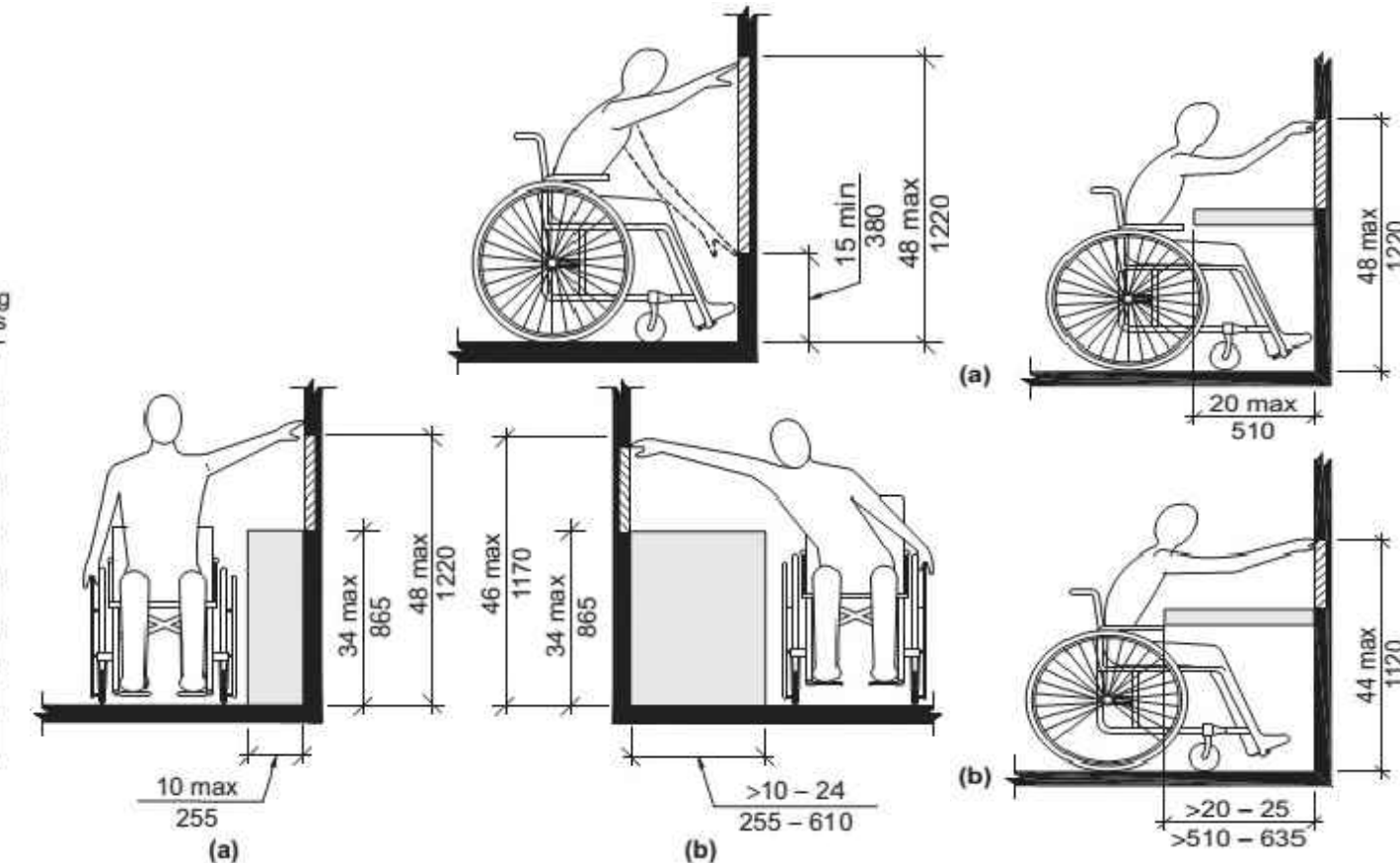
H PASSENGER LOADING ZONE (Section 503)
 NO SCALE



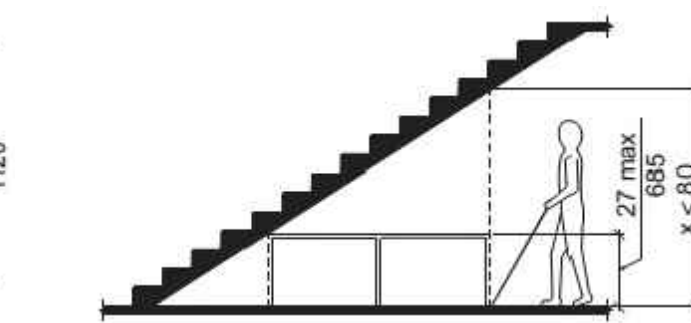
E PARKING SPACE (Section 502)
 NO SCALE



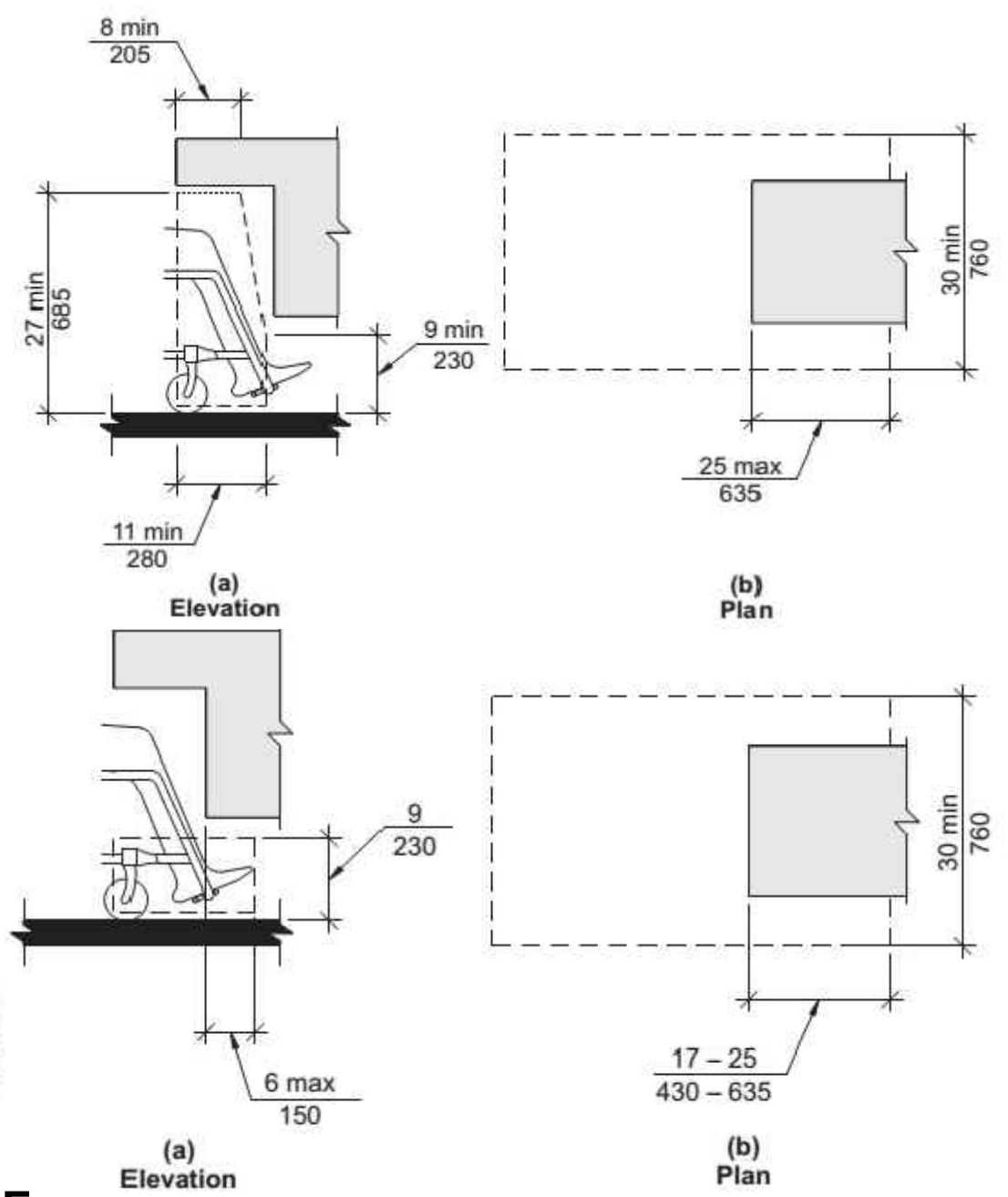
C CHANGES IN LEVEL (Section 303)
 NO SCALE



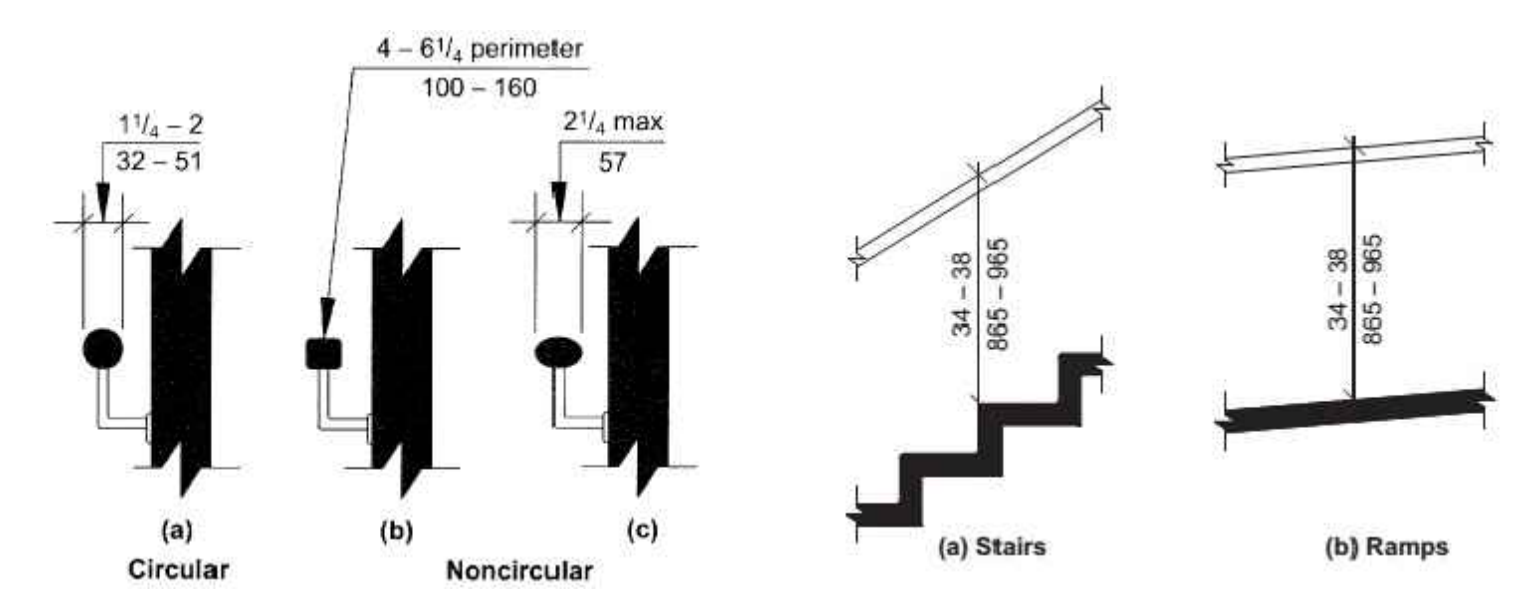
D REACH CLEARANCES (Section 308)
 NO SCALE



B VERTICAL CLEARANCE (Section 307)
 NO SCALE

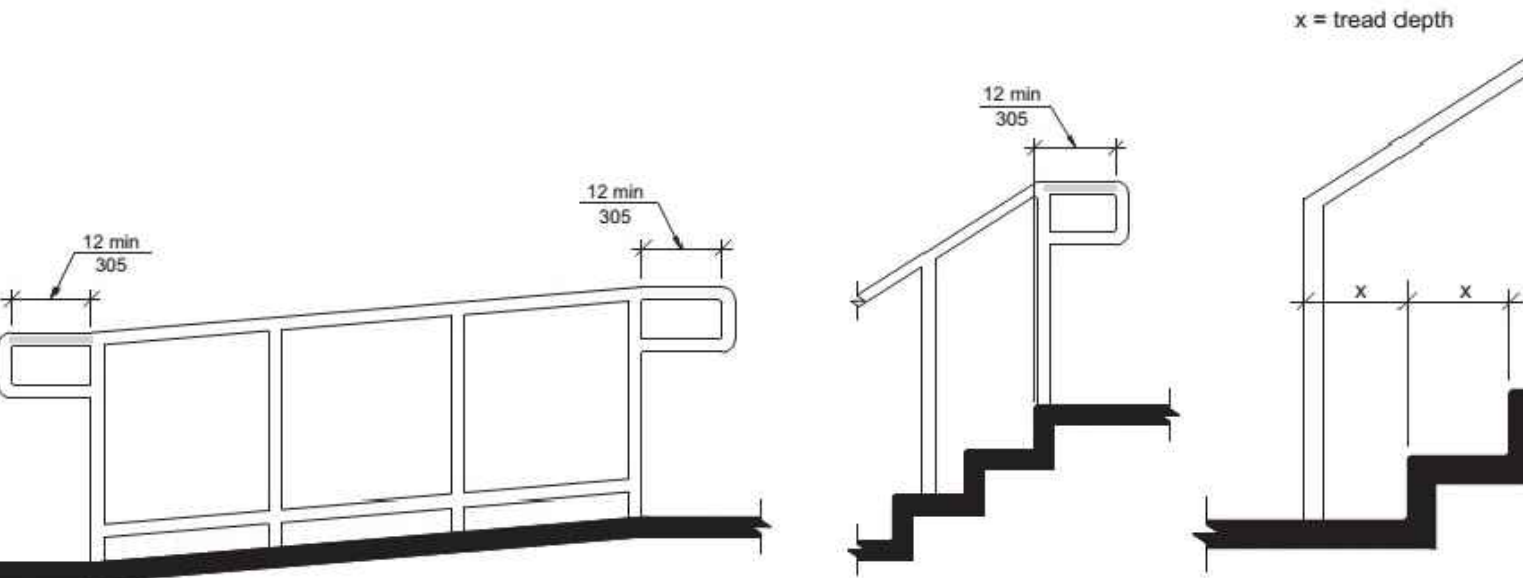


A TOE & KNEE CLEARANCE (Section 306)
 NO SCALE



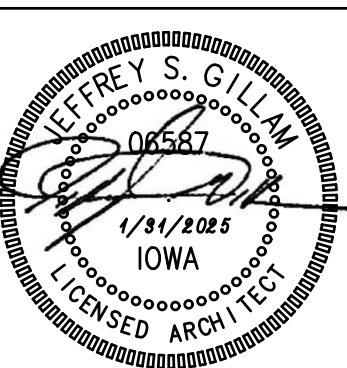
K HANDRAIL CROSS SECTION (Section 505)
 NO SCALE

J HANDRAIL HEIGHT (Section 505)
 NO SCALE



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

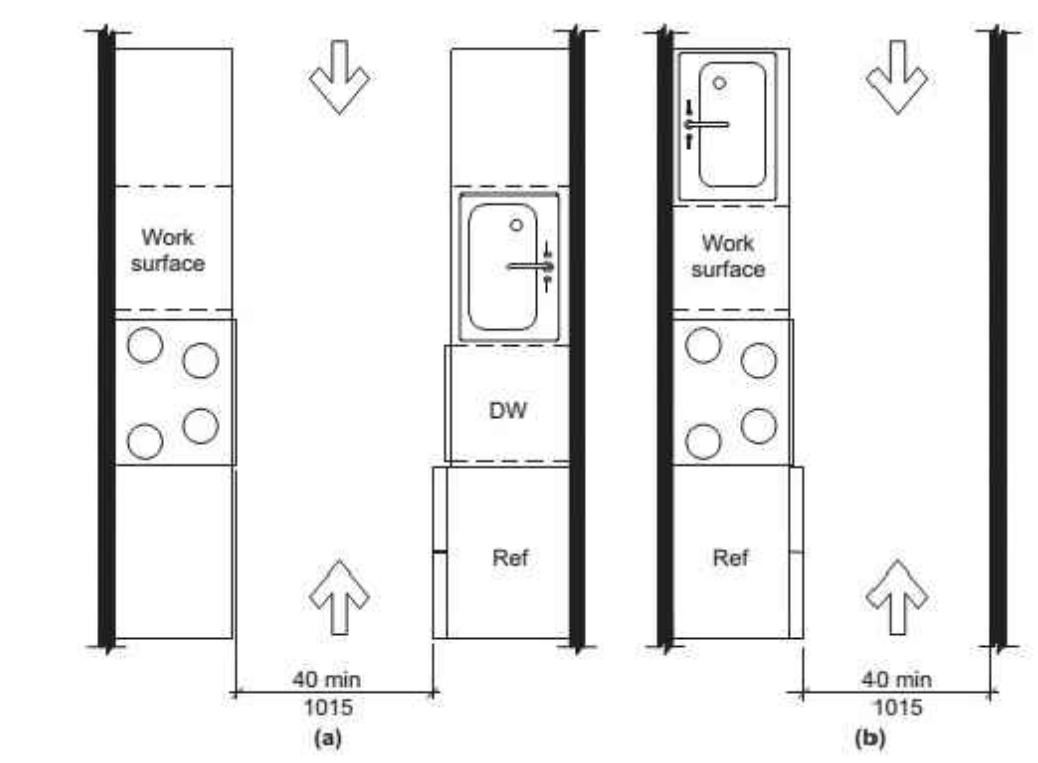
F STAIR TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
 NO SCALE



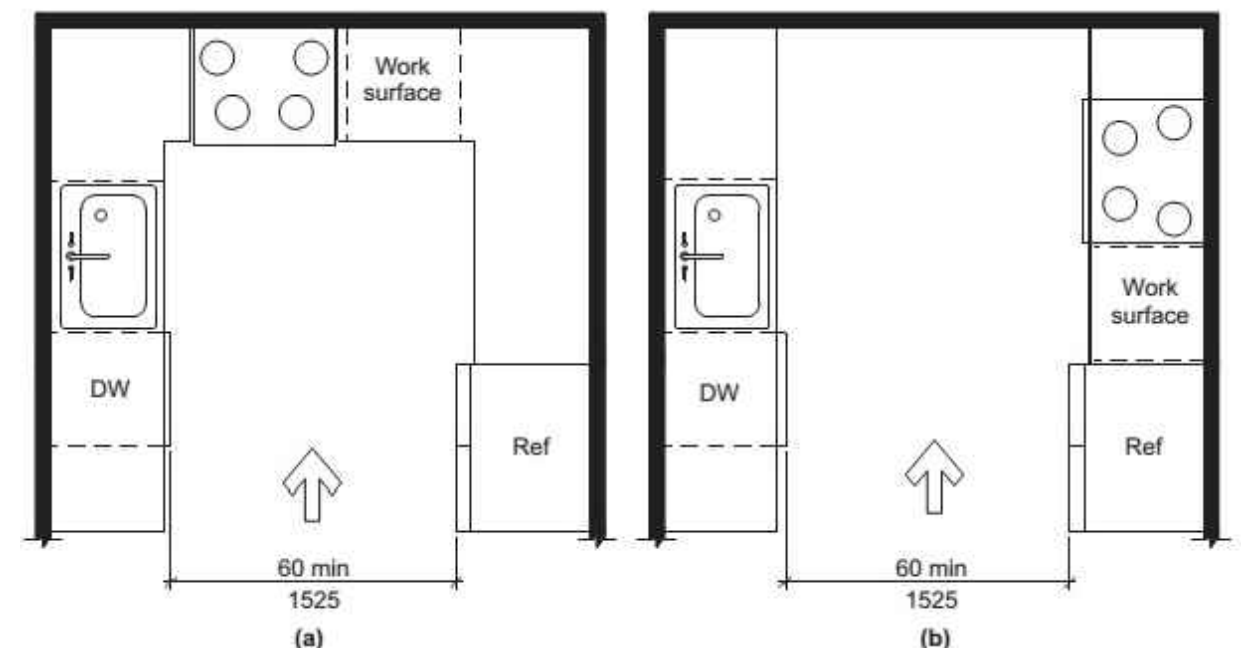
REVISION:
 DATE: 1-31-2025
 JOB: 24-3400
 SHEET NO.:

ANSI2

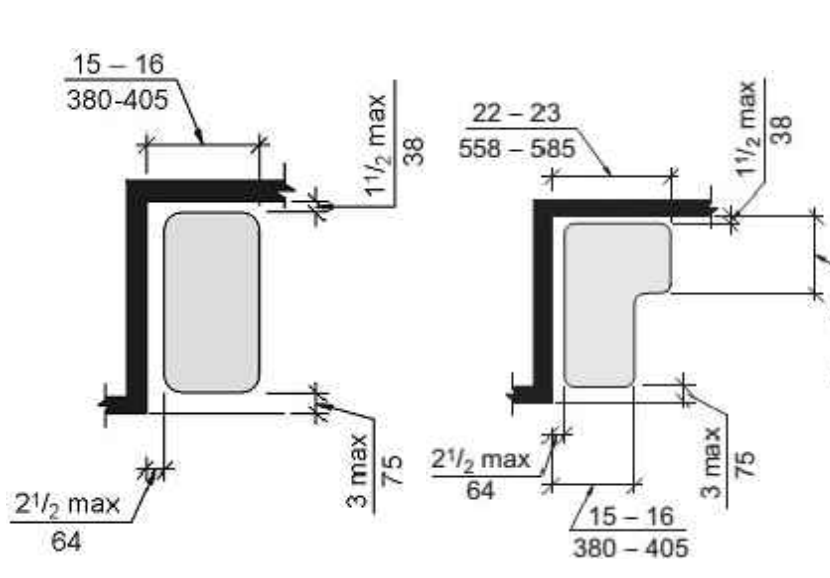
COPYRIGHTED



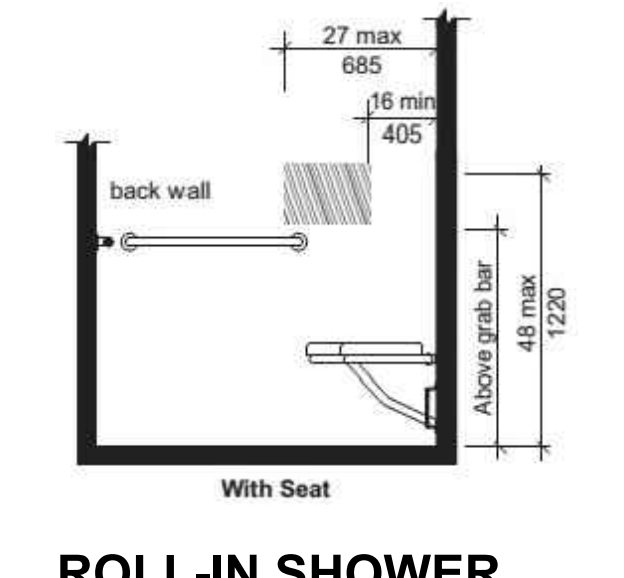
J **PASS-THRU KITCHEN CLEARANCE**
 (Section 804)
 NO SCALE



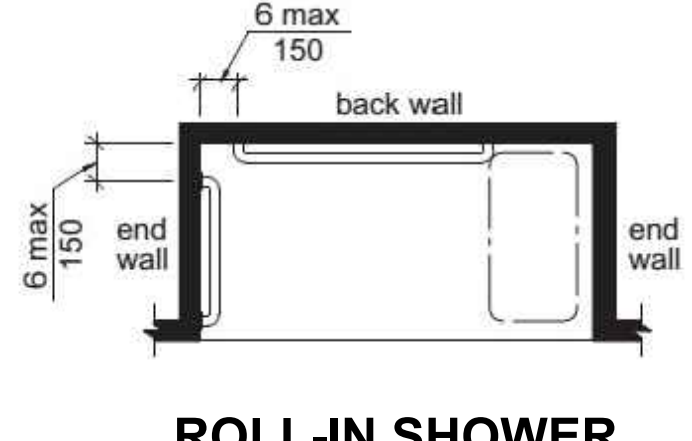
H **U-SHAPED KITCHEN CLEARANCE**
 (Section 804)
 NO SCALE



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



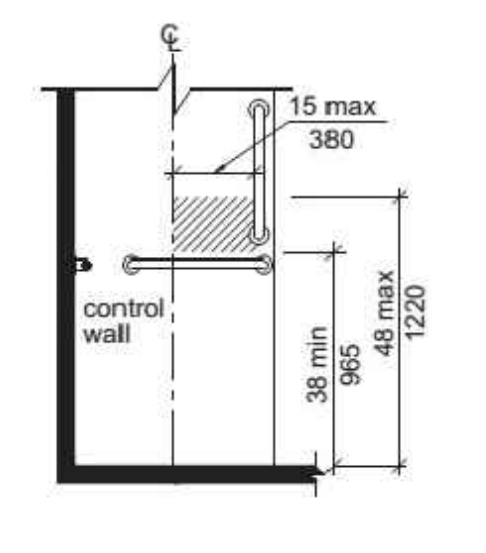
F **ROLL-IN SHOWER CONTROLS LOCATION**
 (Section 608)
 NO SCALE



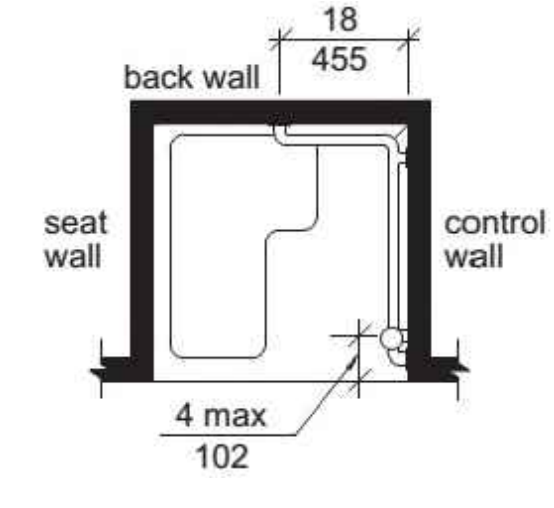
E **ROLL-IN SHOWER GRAB BARS**
 (Section 608)
 NO SCALE



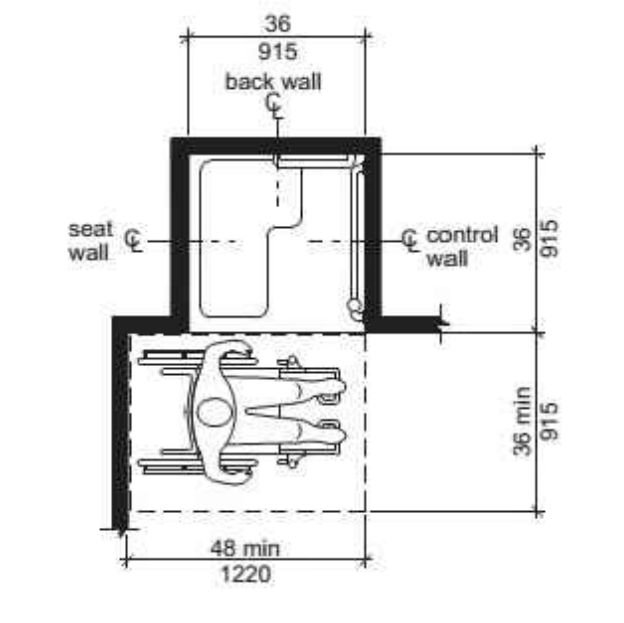
D **ROLL-IN SHOWER SIZE & CLEARANCE**
 (Section 608)
 NO SCALE



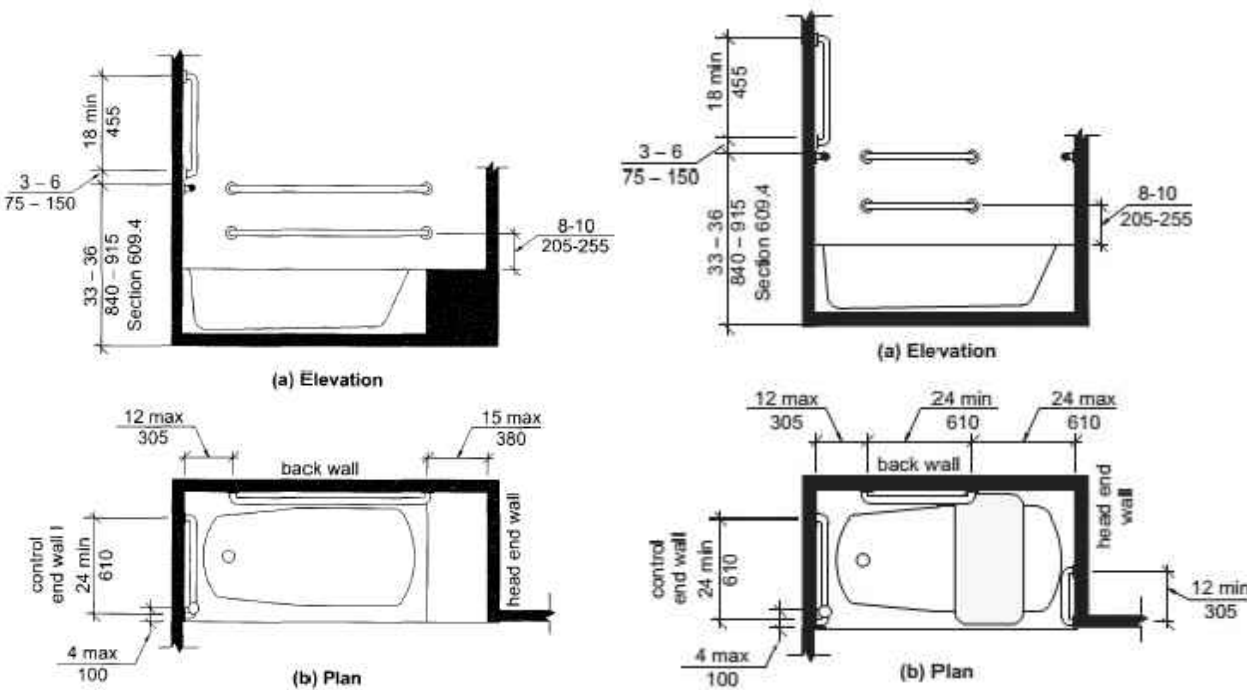
C **TRANSFER SHOWER CONTROLS LOCATION**
 (Section 608)
 NO SCALE



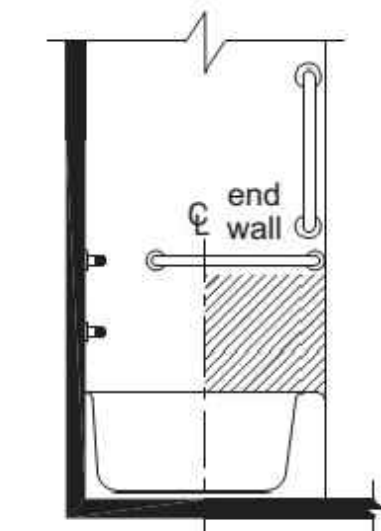
B **TRANSFER SHOWER GRAB BARS**
 (Section 608)
 NO SCALE



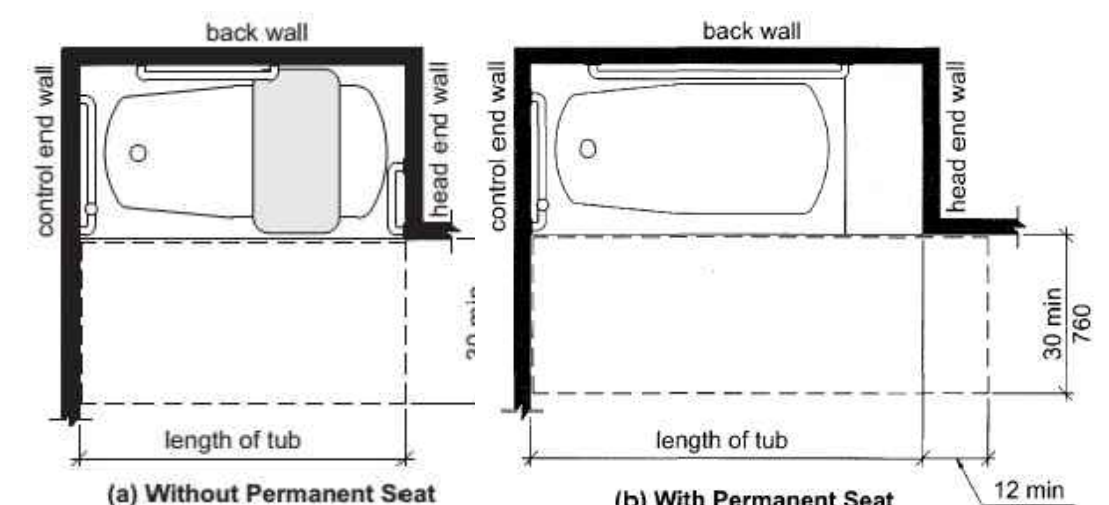
A **TRANSFER SHOWER SIZE & CLEARANCE**
 (Section 608)
 NO SCALE



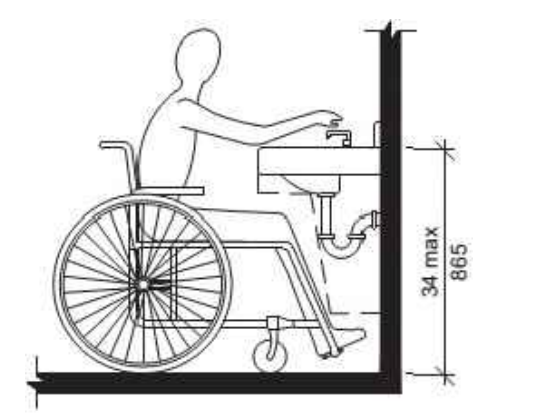
BB **GRAB BARS FOR BATHTUBS**
 (Section 607)
 NO SCALE



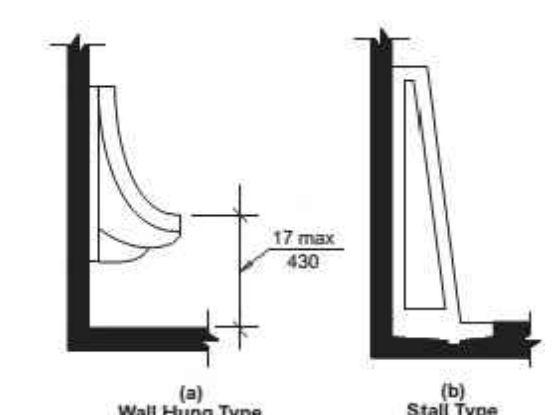
AA **BATHTUB CONTROLS**
 (Section 607)
 NO SCALE



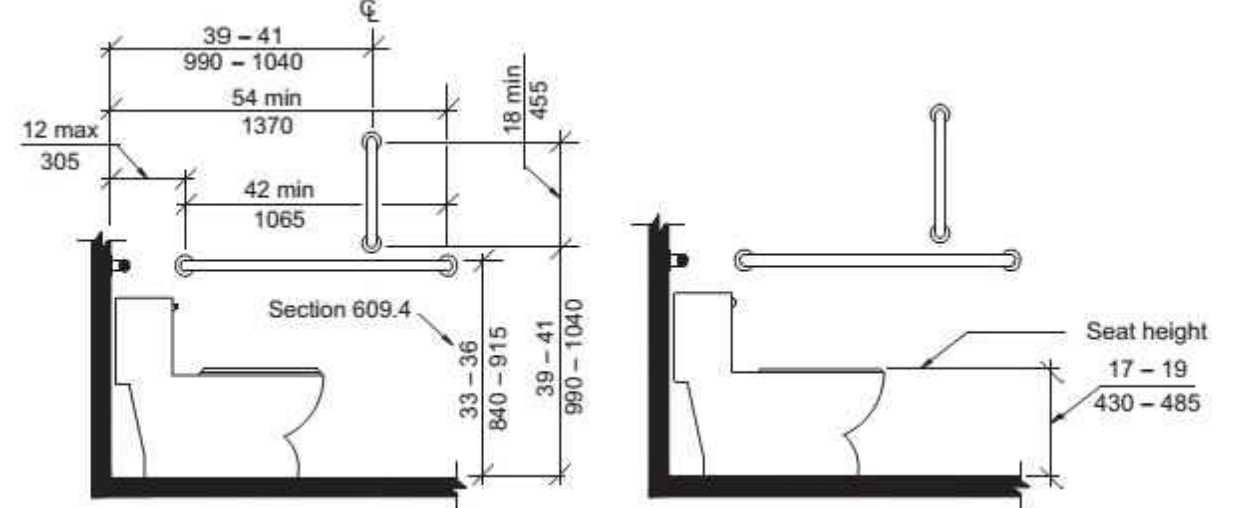
Z **CLEARANCES FOR BATHTUBS**
 (Section 607)
 NO SCALE



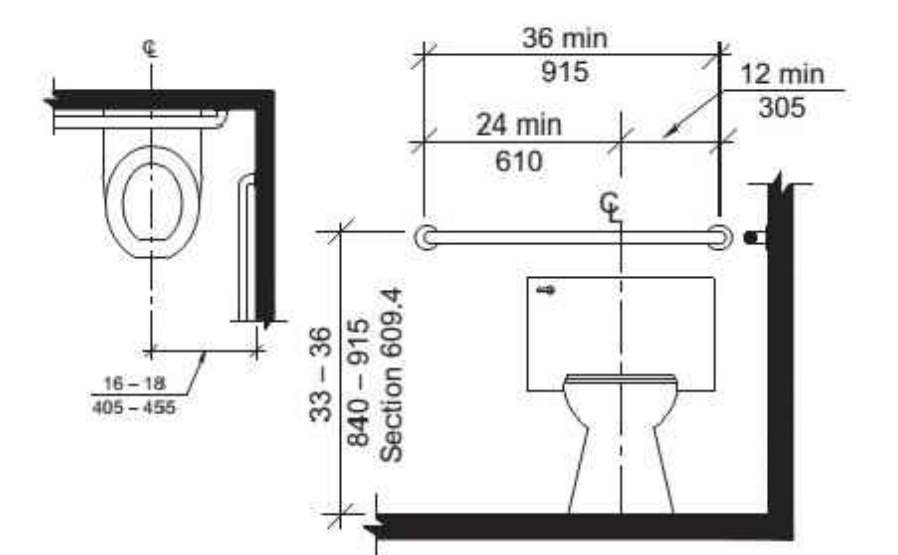
T **HEIGHT OF LAVATORIES & SINKS**
 (Section 606)
 NO SCALE



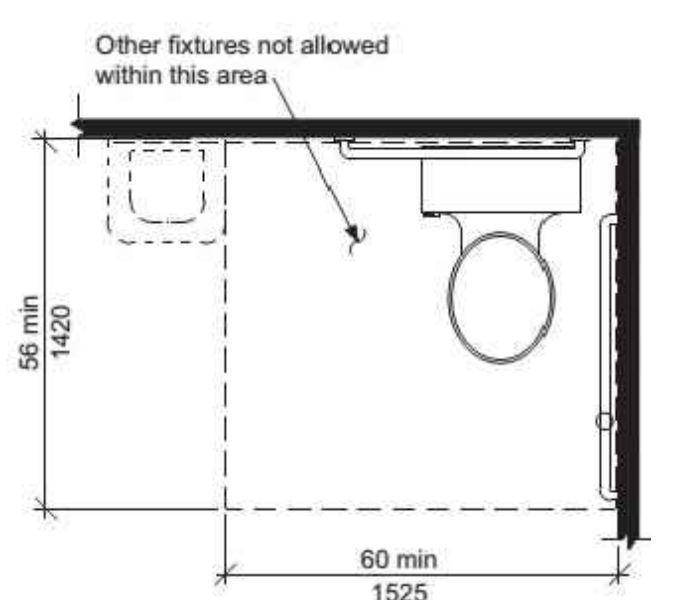
S **HEIGHT OF URINALS**
 (Section 605)
 NO SCALE



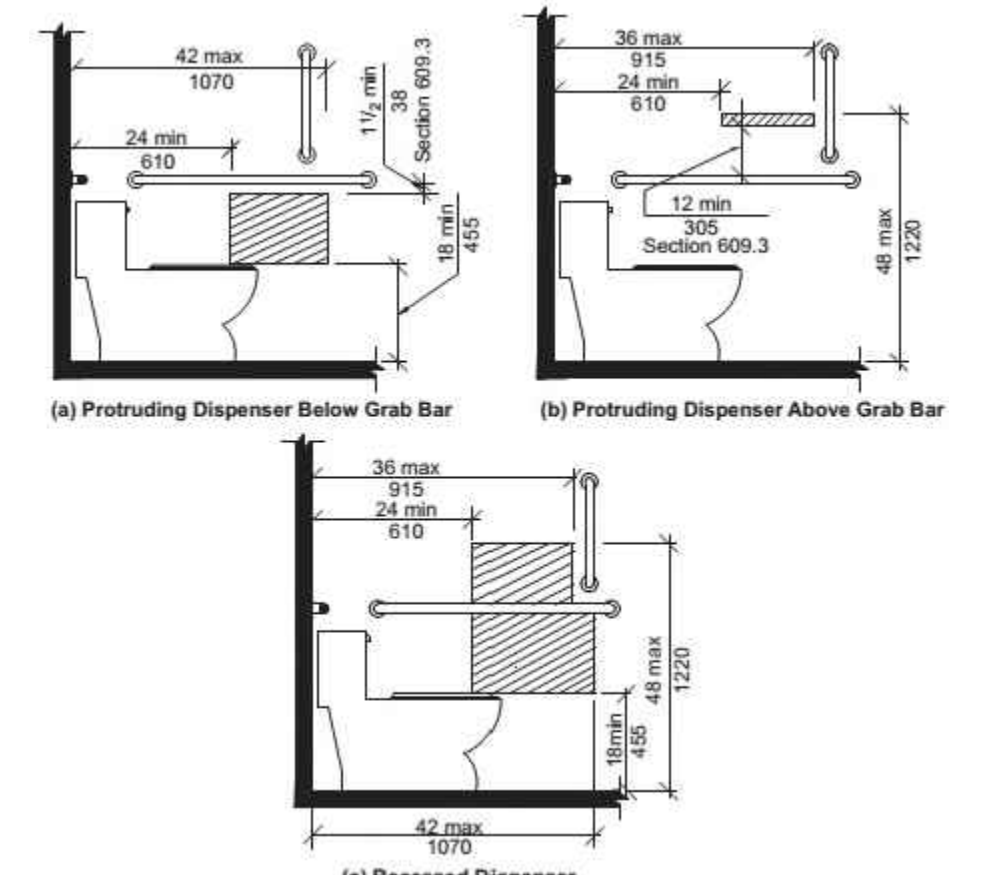
Y **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR**
 (Section 604)
 NO SCALE



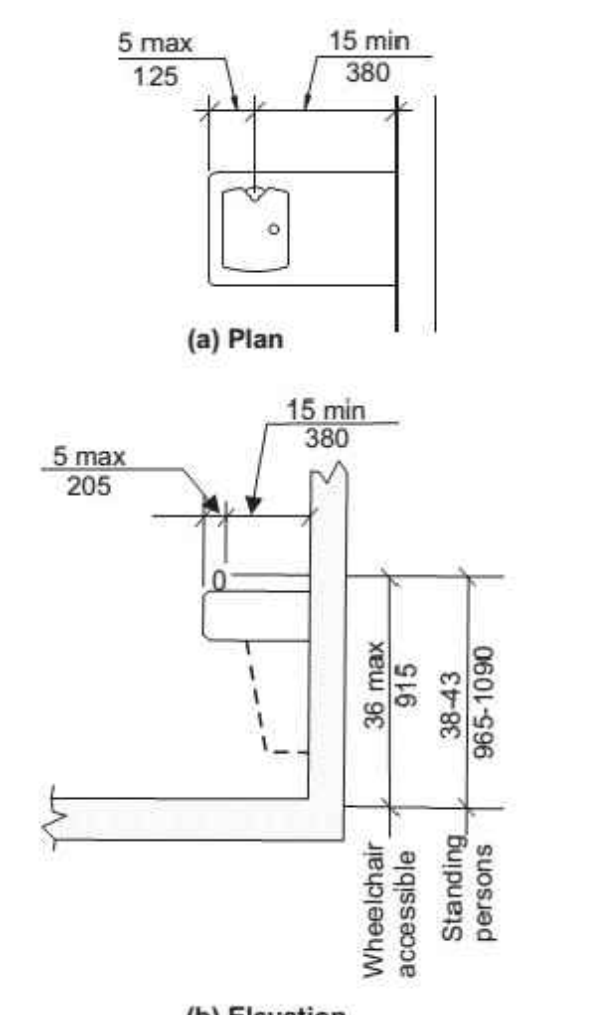
X **WATER CLOSET LOCATION & REAR WALL GRAB BAR**
 (Section 604)
 NO SCALE



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

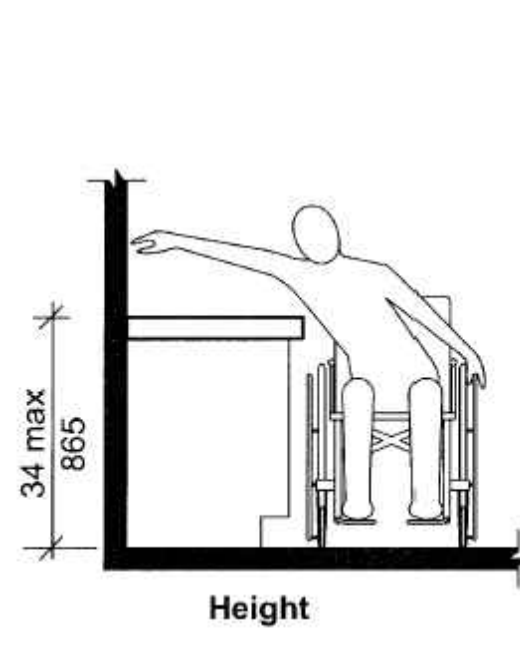


V **DISPENSER OUTLET LOCATION**
 (Section 604)
 NO SCALE

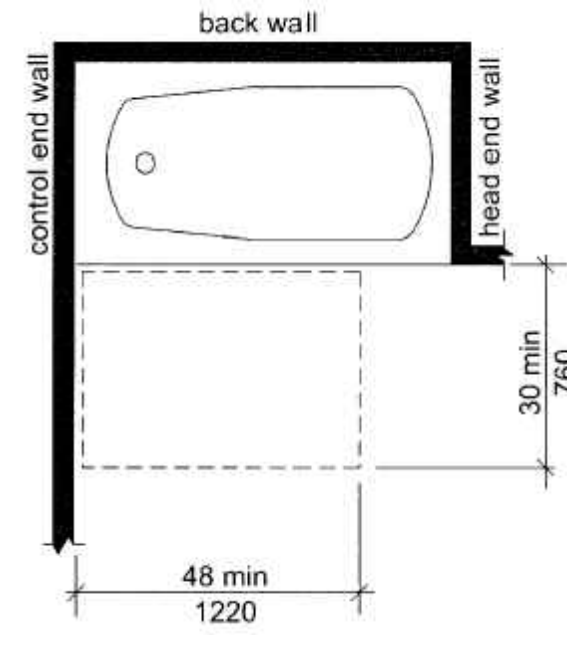


R **DRINKING FOUNTAIN**
 (Section 602)
 NO SCALE

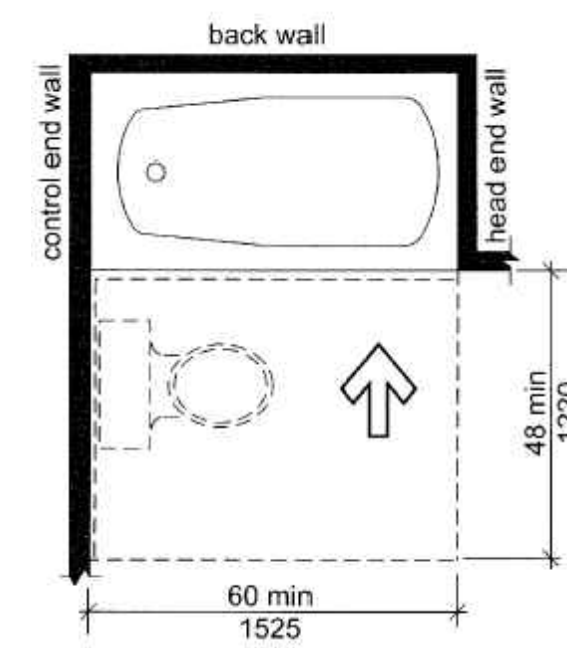
FOR REFERENCE ONLY



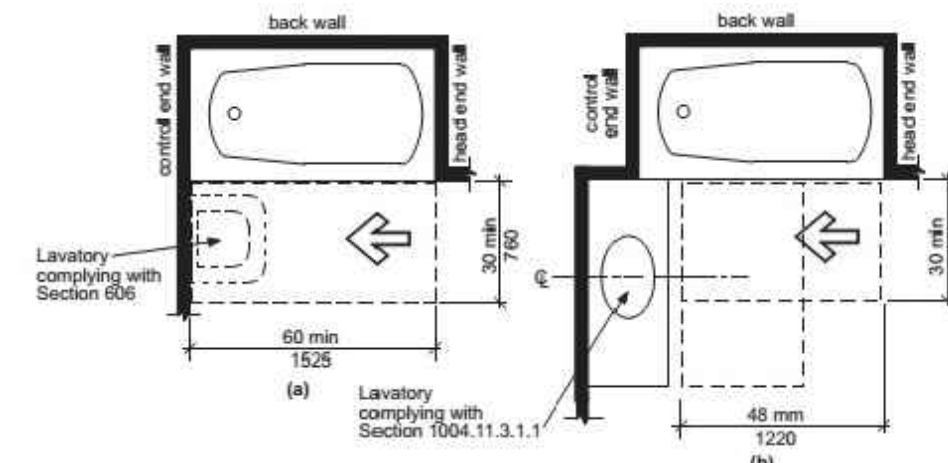
X LAVATORY AT TYPE B UNITS - OPT B BATH (Section 1004)
NO SCALE



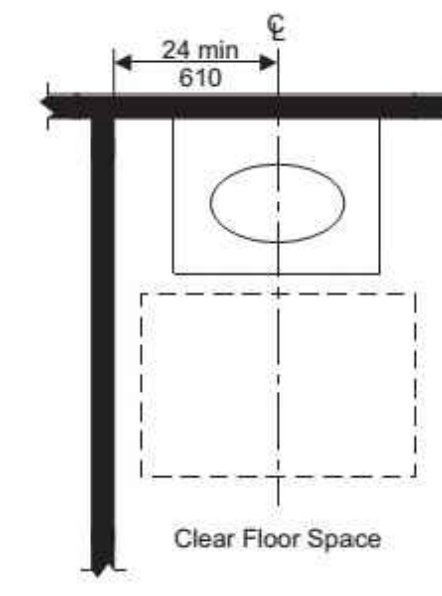
W BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1004)
NO SCALE



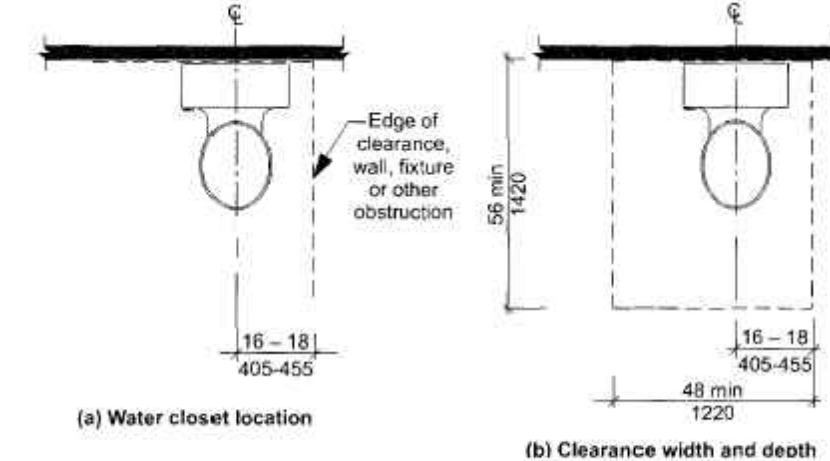
V BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)
NO SCALE



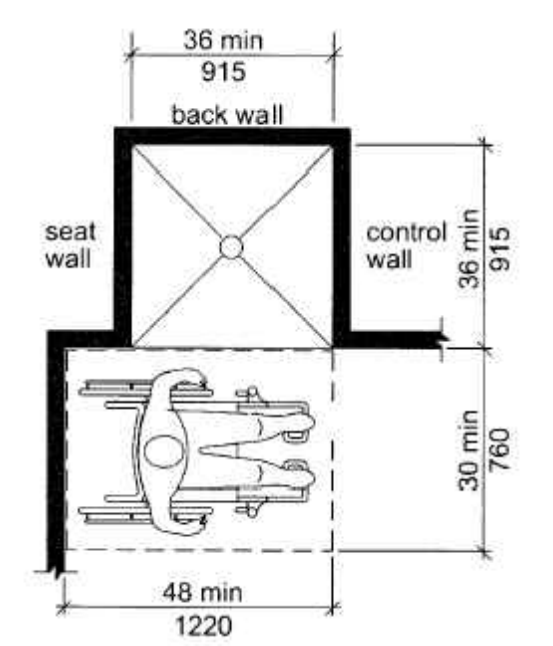
U BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)
NO SCALE



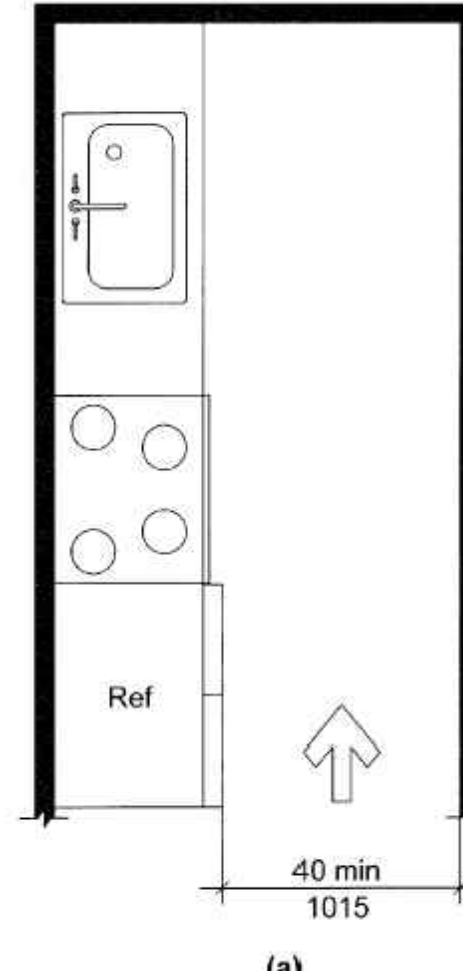
T LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1004)
NO SCALE



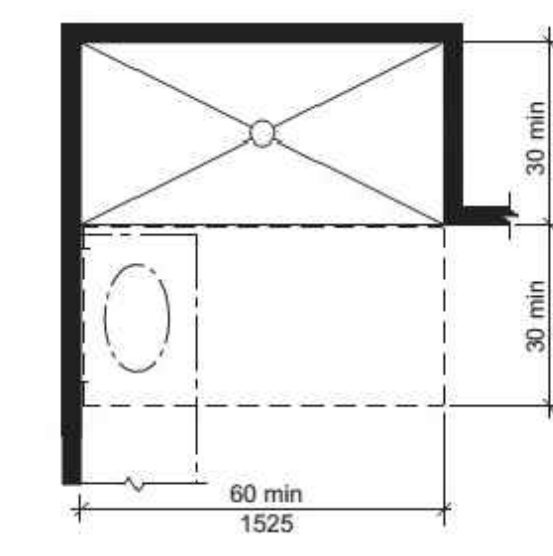
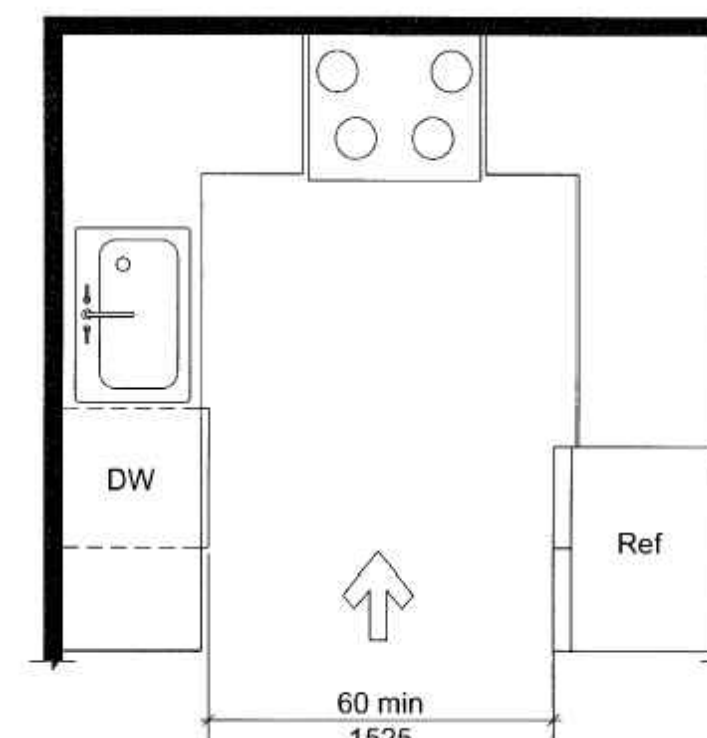
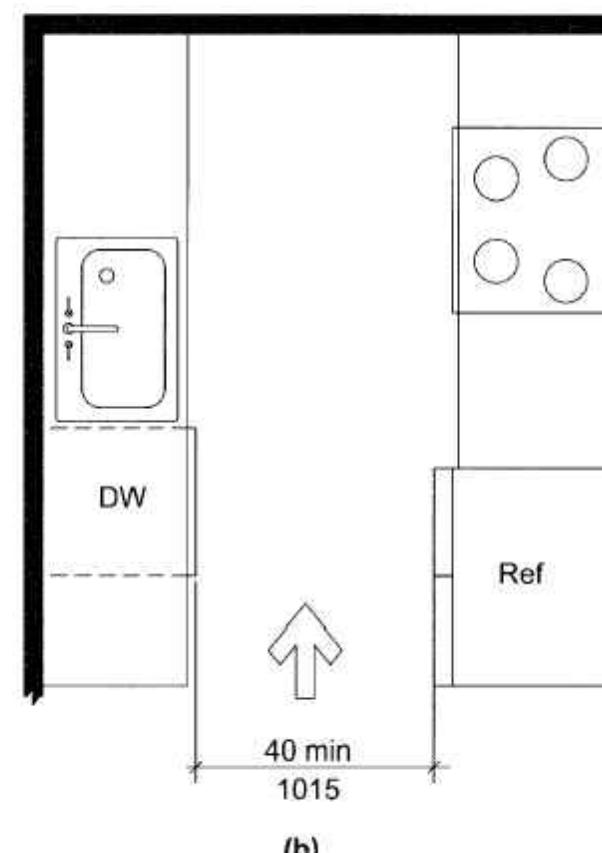
S WATER CLOSET CLEARANCES TYPE B UNITS (Section 1004)
NO SCALE



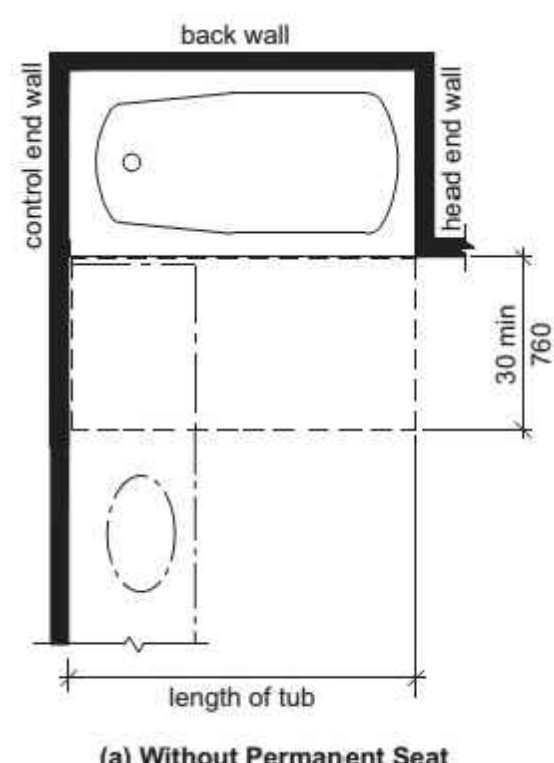
R TRANSFER SHOWER AT TYPE B UNITS (Section 1004)
NO SCALE



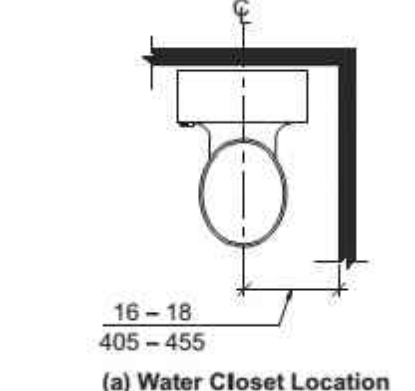
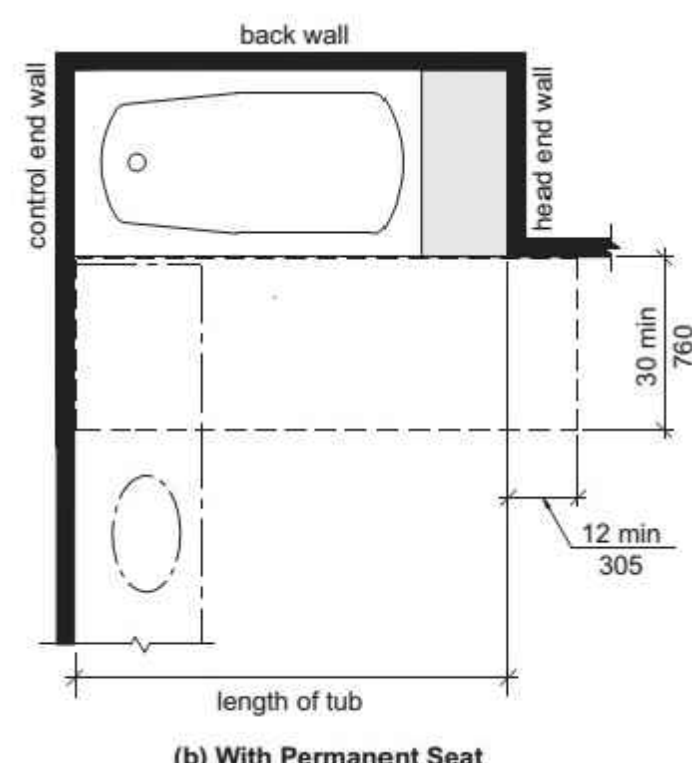
Q MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1004)
NO SCALE



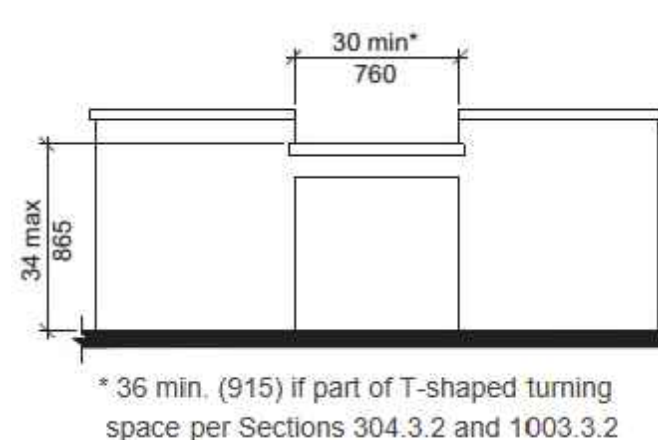
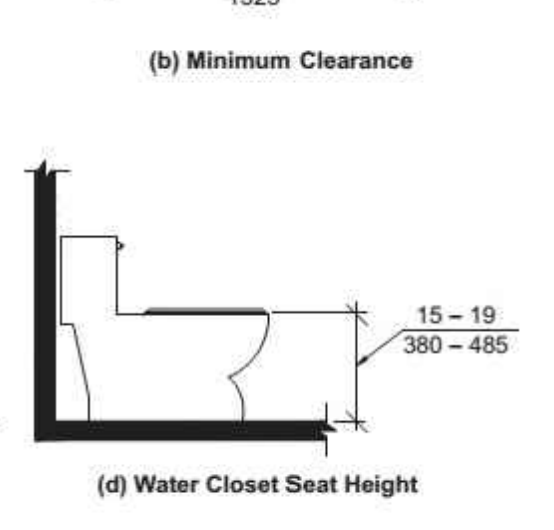
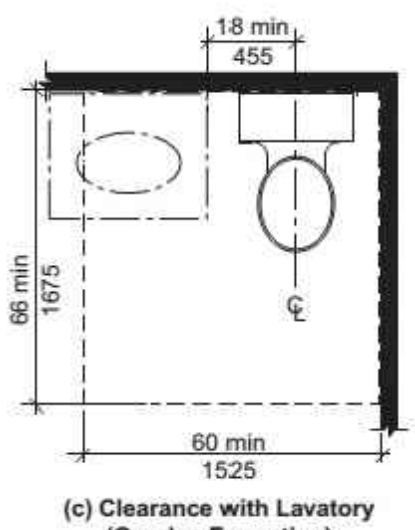
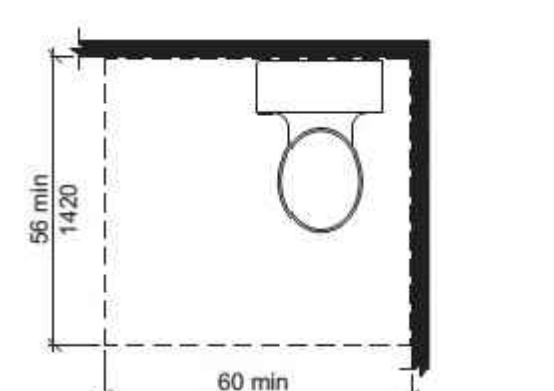
P ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



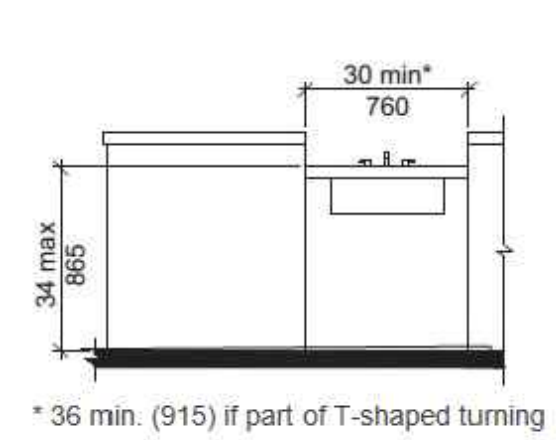
O BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



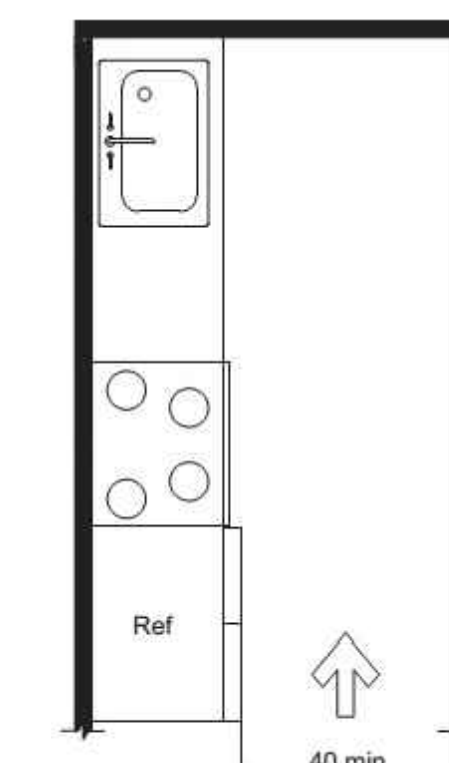
N WATER CLOSET CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



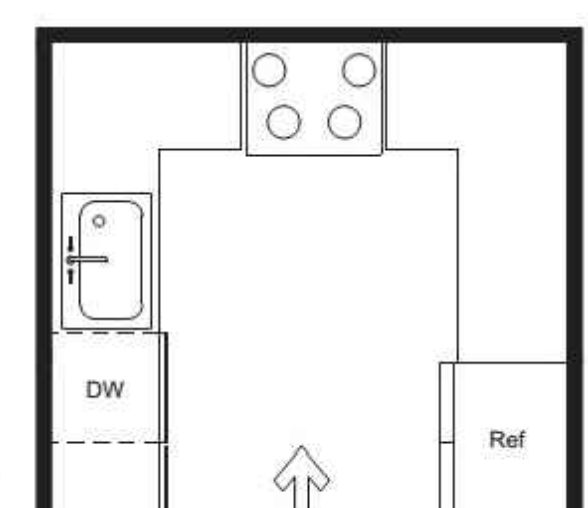
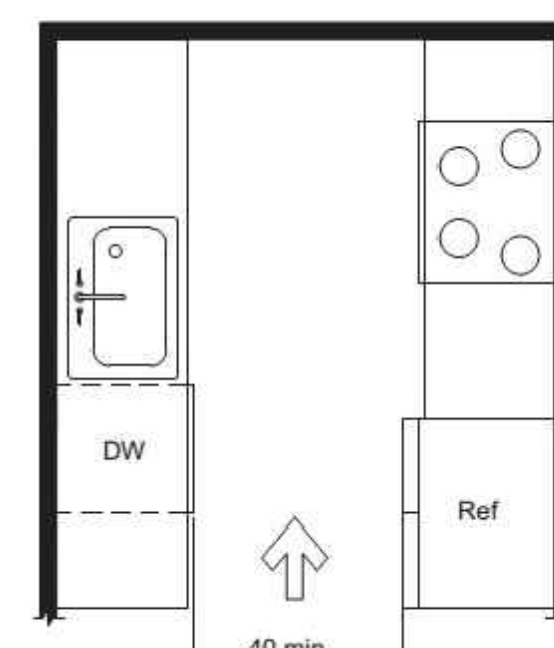
M WORK SURFACE - TYPE A UNITS (Section 1003)
NO SCALE



L KITCHEN SINK - TYPE A UNITS (Section 1003)
NO SCALE



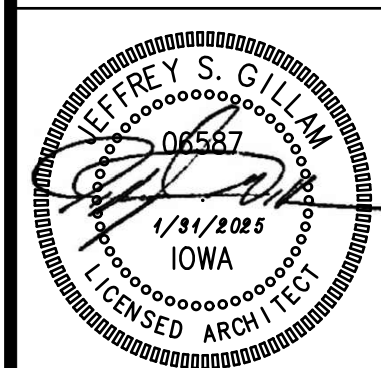
K MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1003)
NO SCALE



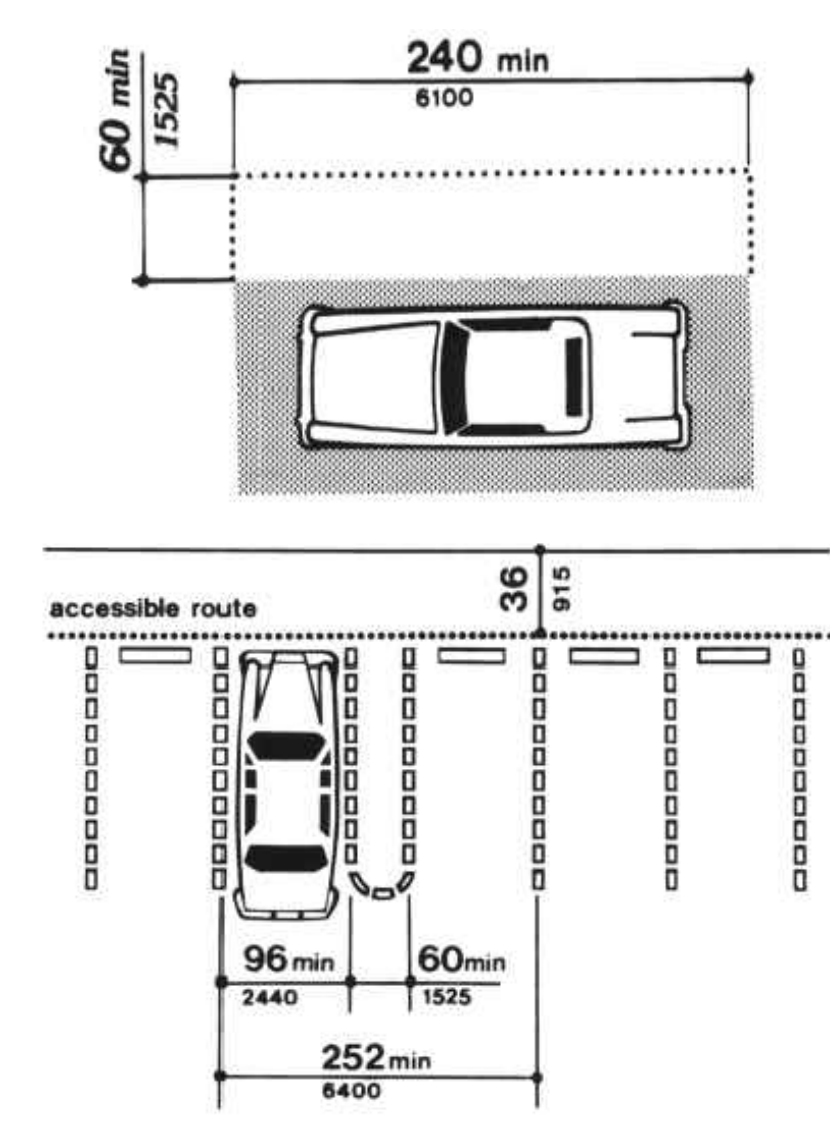
FOR REFERENCE ONLY



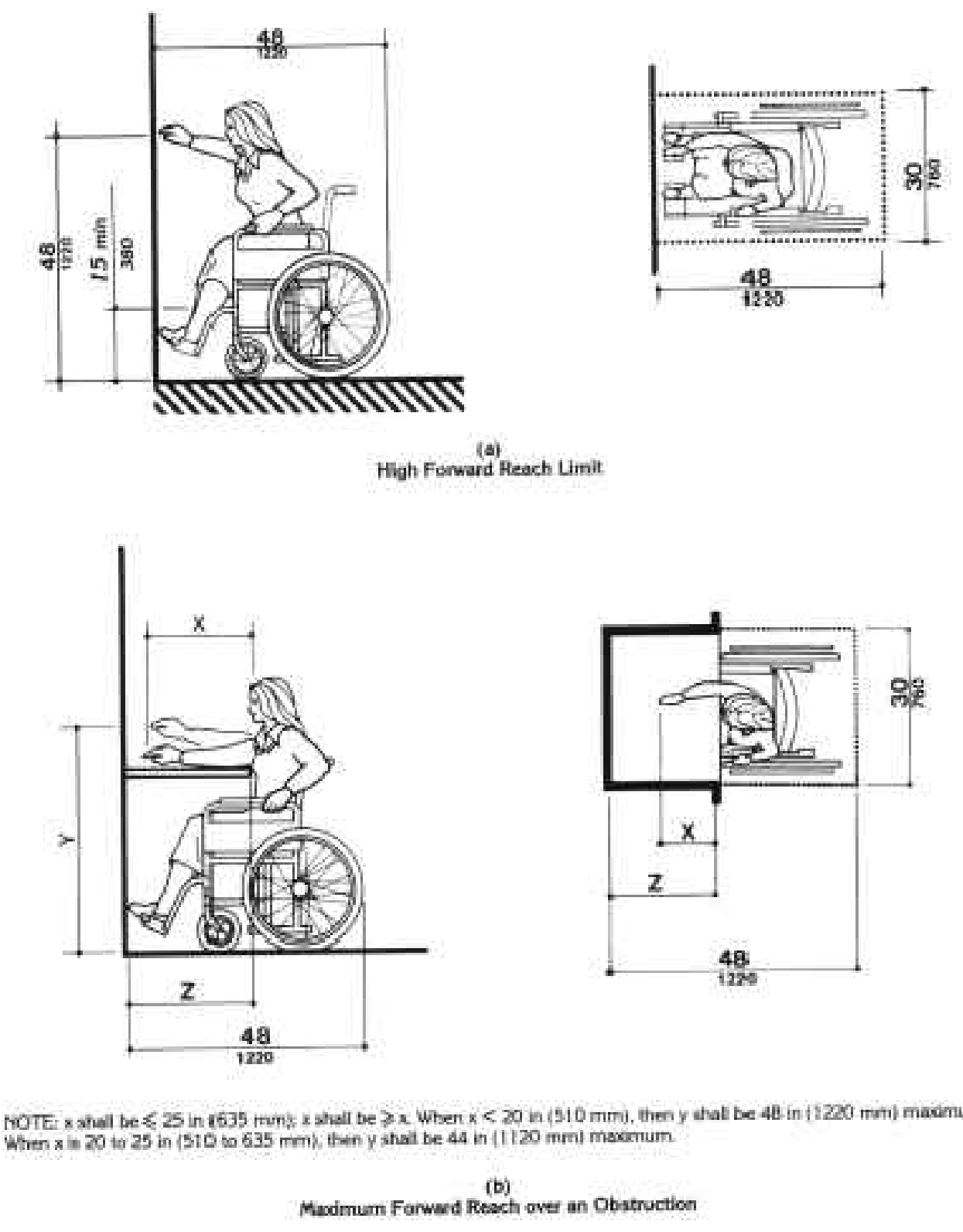
REVISION:
DATE: 1-31-2025
JOB: 24-3400
SHEET NO.:



REVISION:	
DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	



B STANDARD UFAS PARKING SPACES
NO SCALE



A STANDARD UFAS REACH DIAGRAMS
NO SCALE

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

FOR REFERENCE ONLY

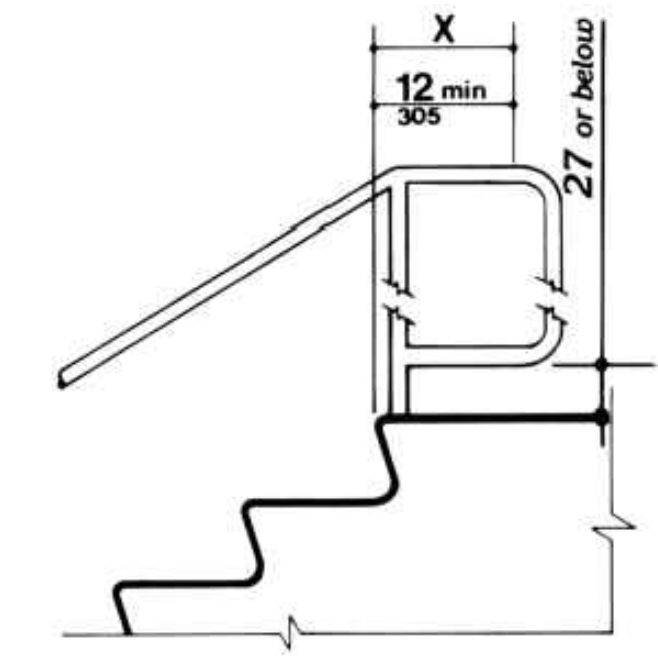


Figure 19(d) Stair Handrails - Extension at Top of Run

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.

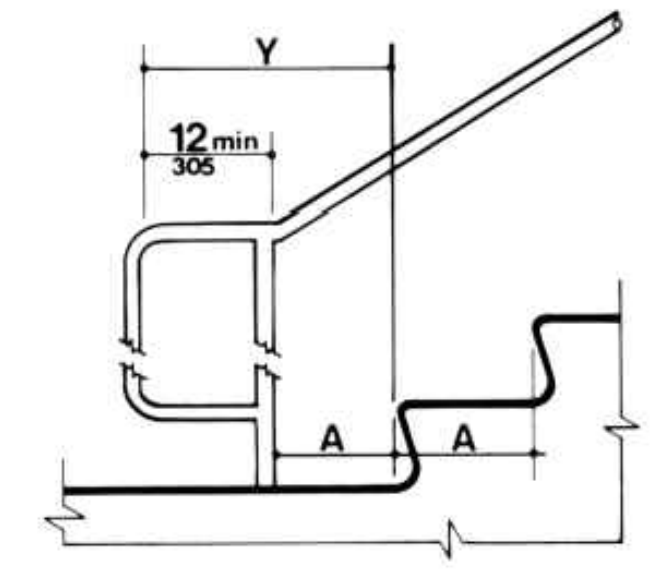
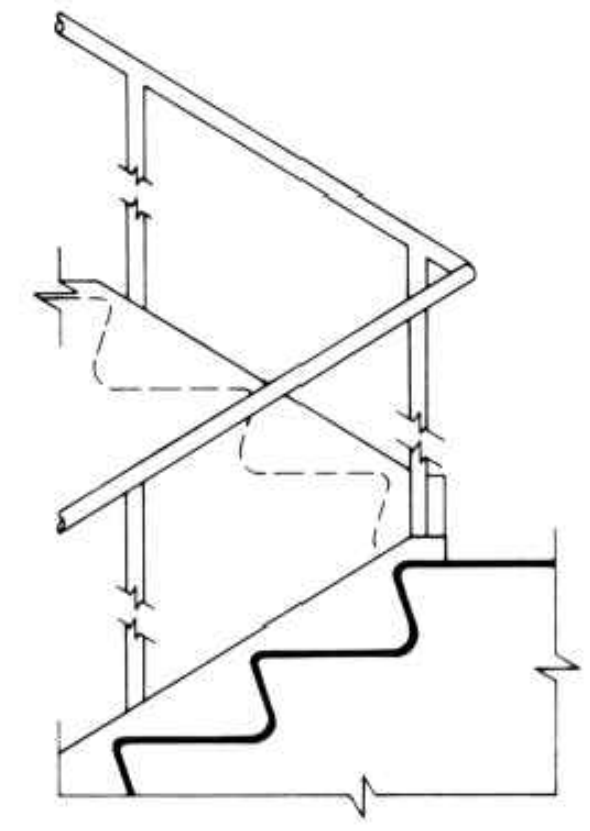
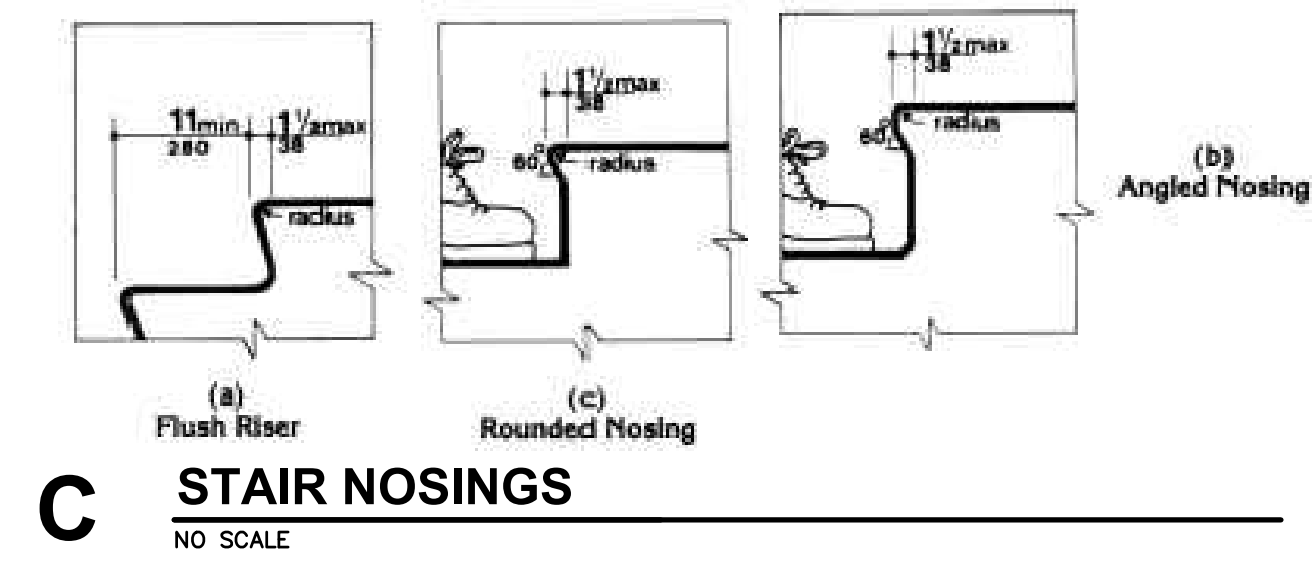
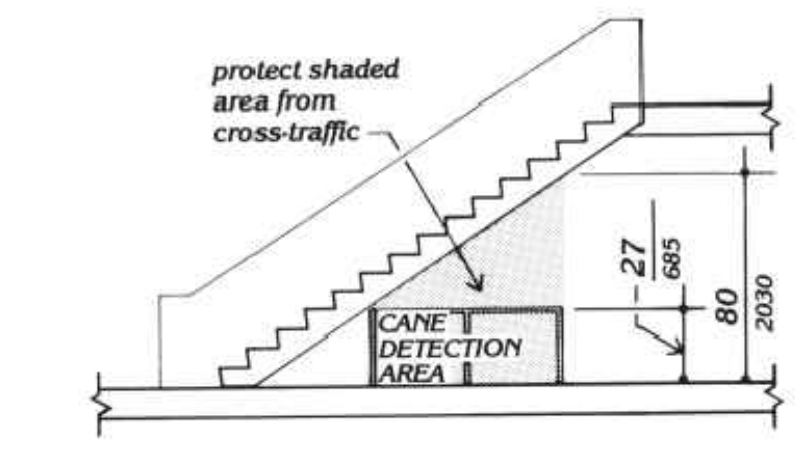


Figure 19(c) Stair Handrails - Extension at Bottom of Run

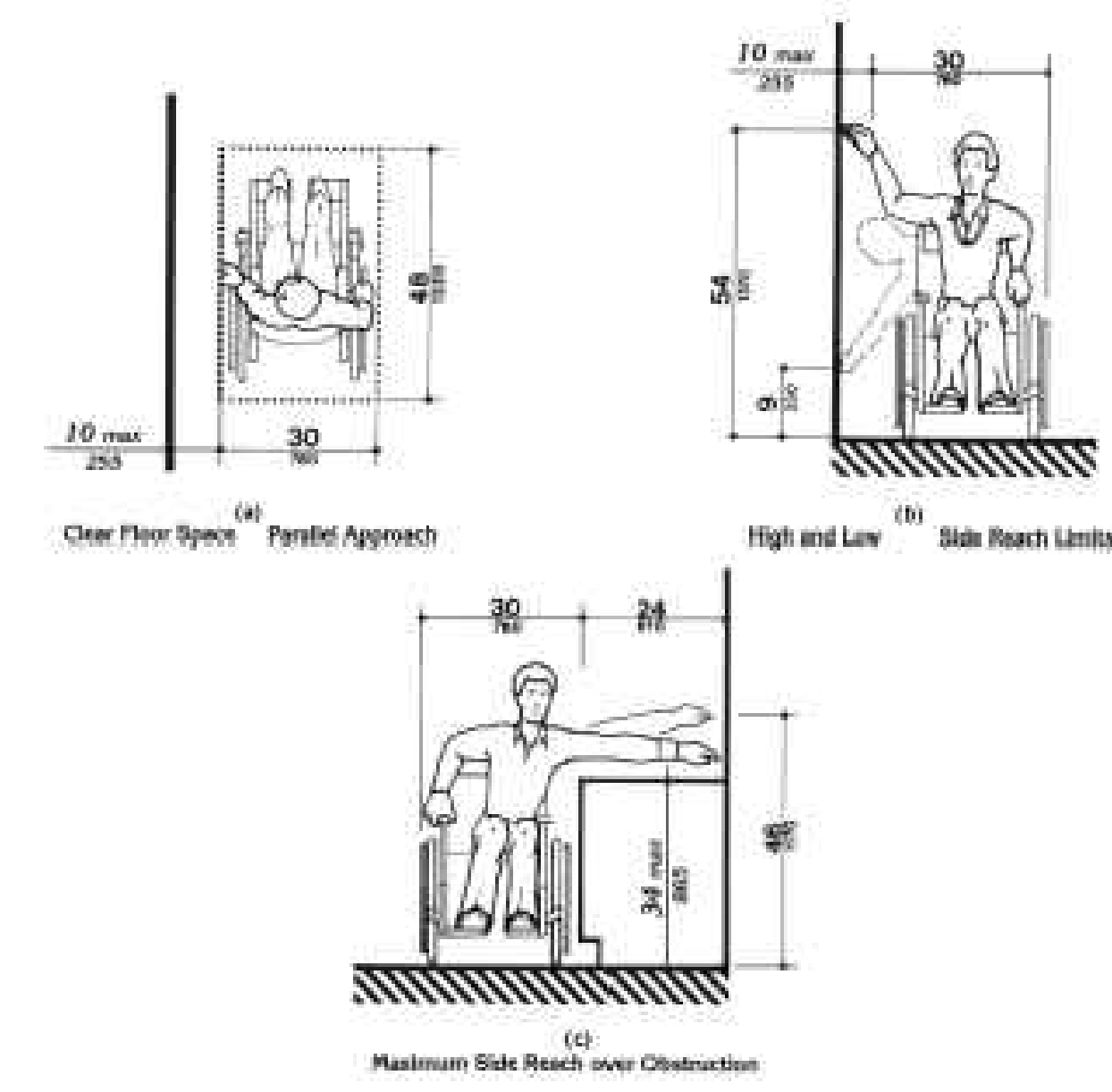
Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.



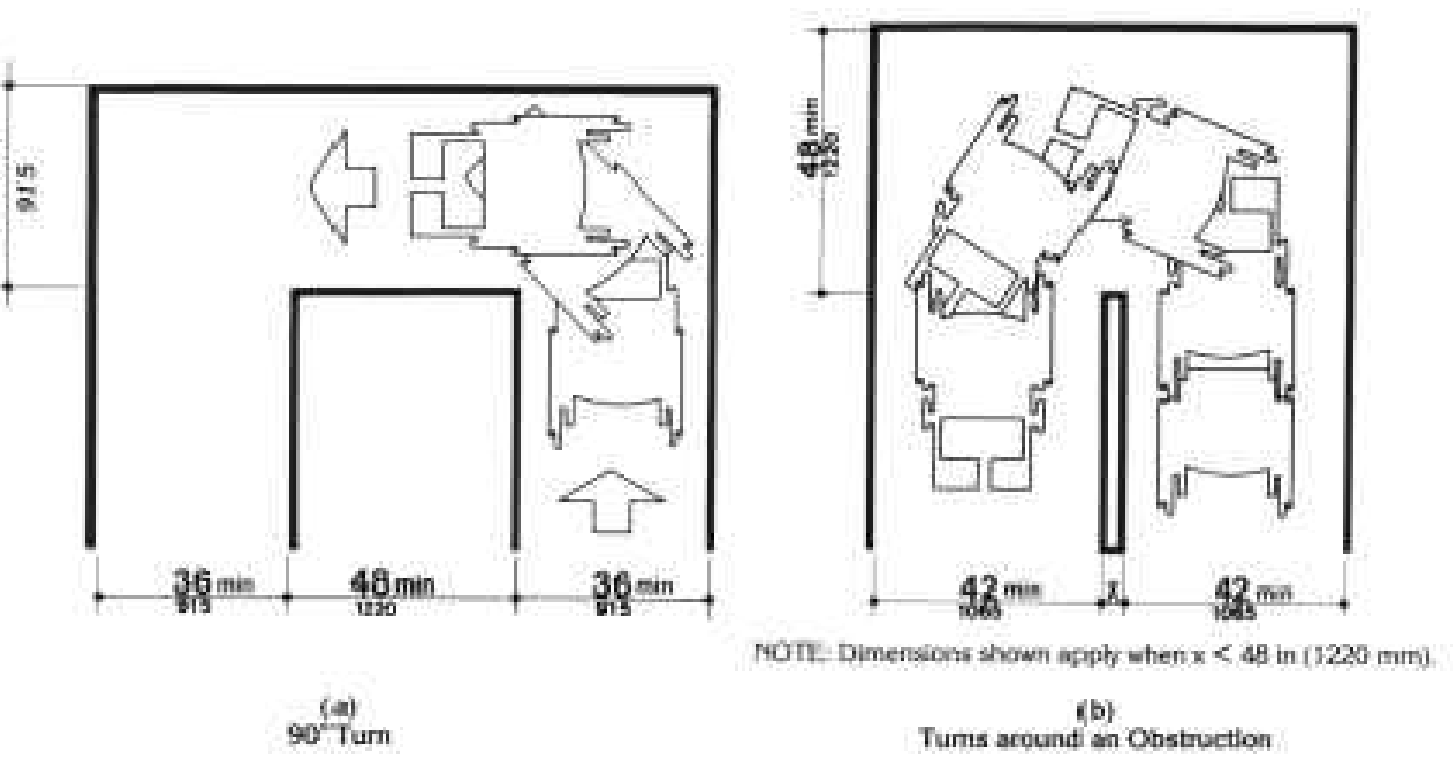
C STAIR NOSINGS
NO SCALE



F GENERAL UFAS DIAGRAM
NO SCALE



E UFAS WIDTH DIAGRAMS
NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM
NO SCALE

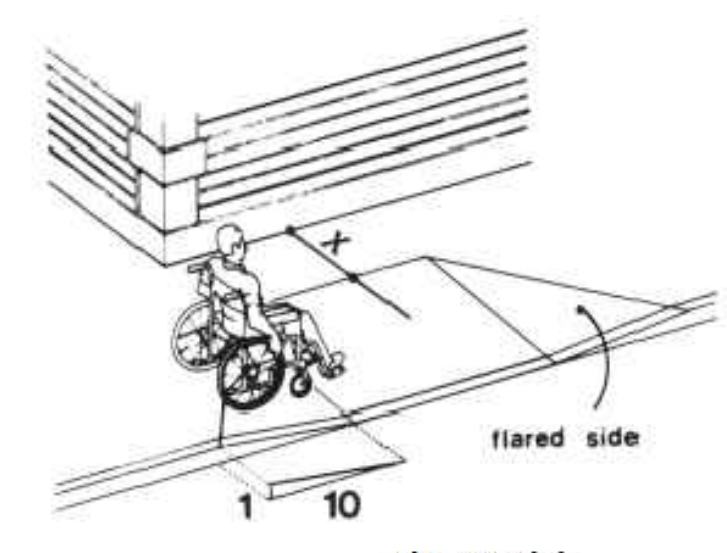


Figure 12(a)

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.

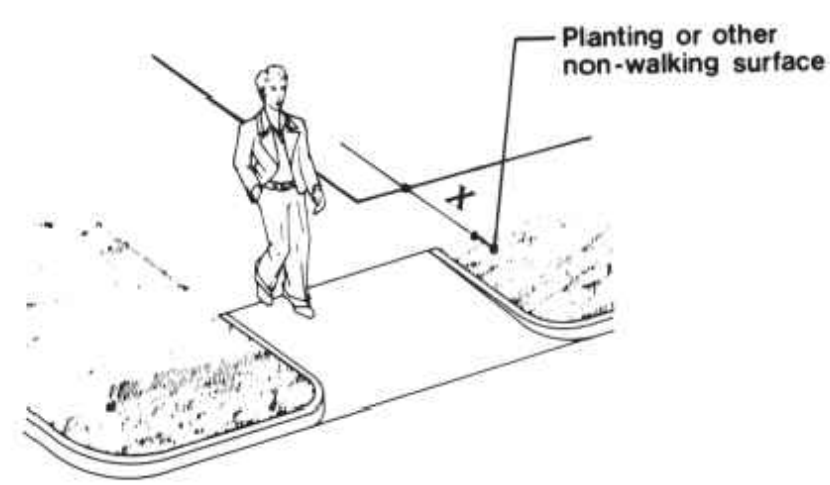
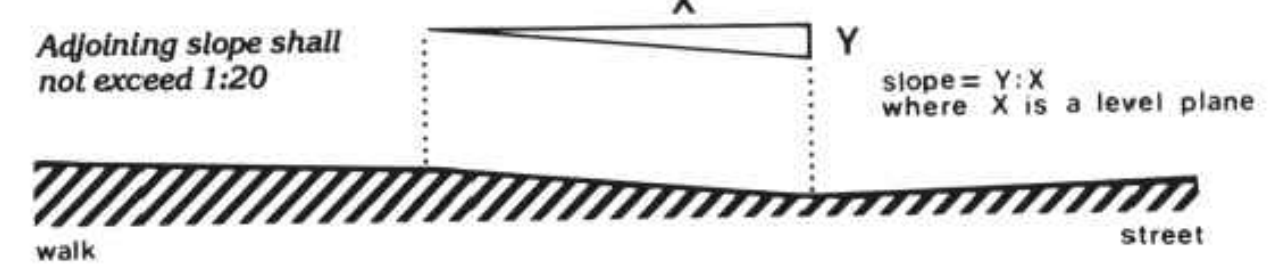
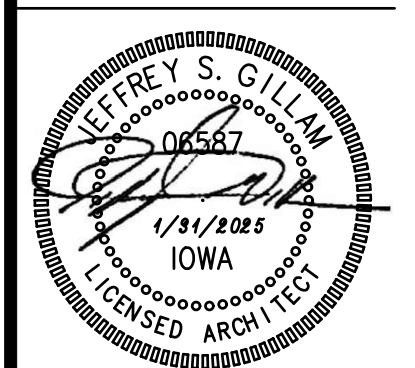


Figure 12(b)

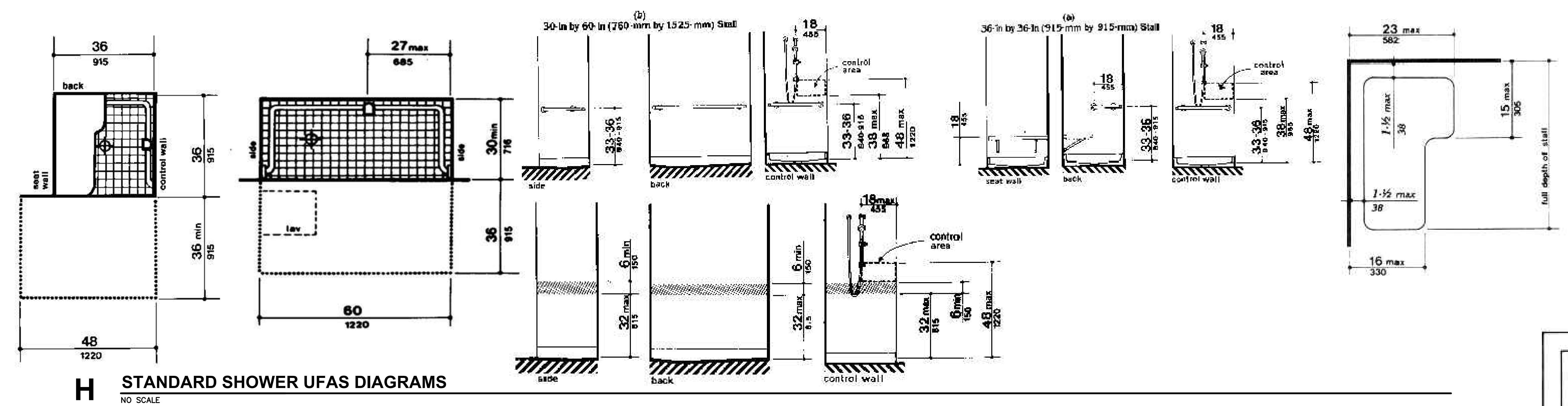
H STANDARD UFAS CURB RAMPS
NO SCALE



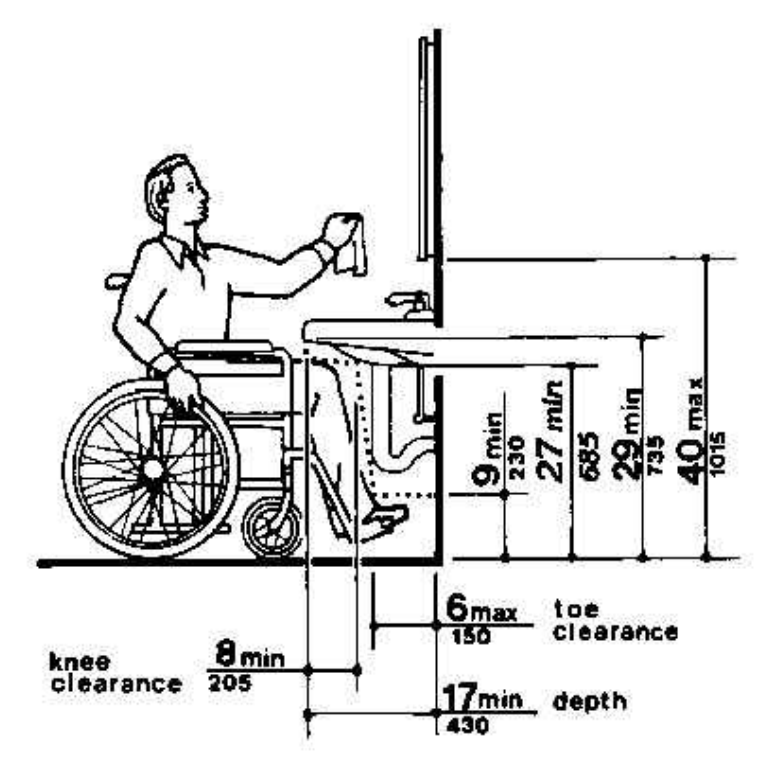
G STANDARD UFAS SLOPE
NO SCALE



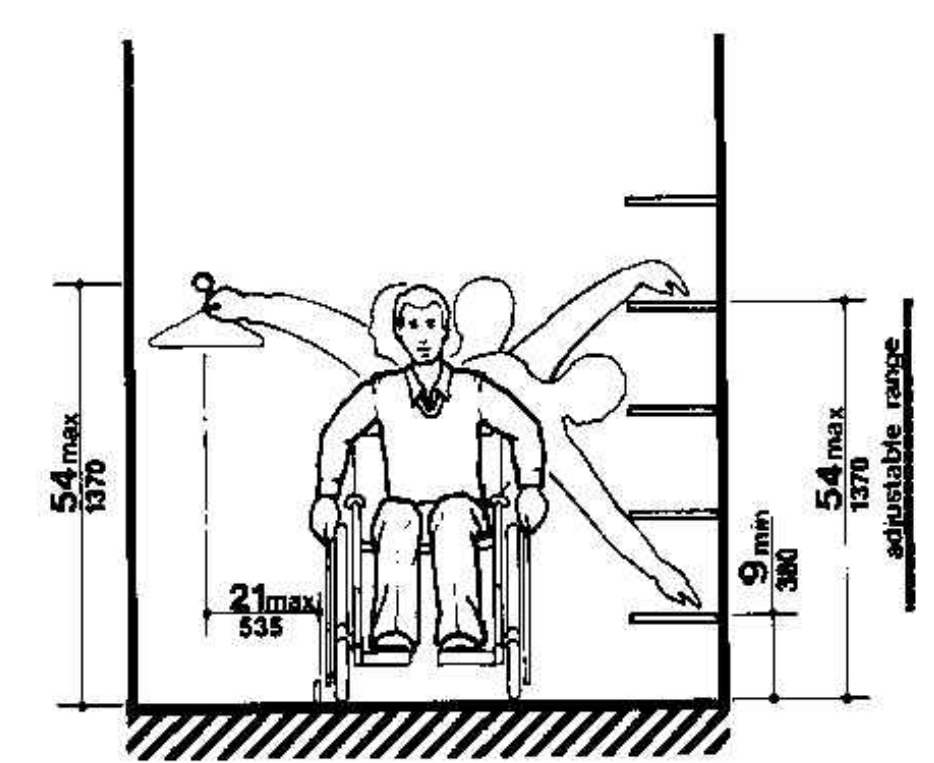
REVISION:
 DATE: 1-31-2025
 JOB: 24-3400
 SHEET NO.:



H STANDARD SHOWER UFAS DIAGRAMS
 NO SCALE



G UFAS LAVATORY CLEARANCES
 NO SCALE



F STANDARD UFAS CLOSET/STORAGE HEIGHT
 NO SCALE

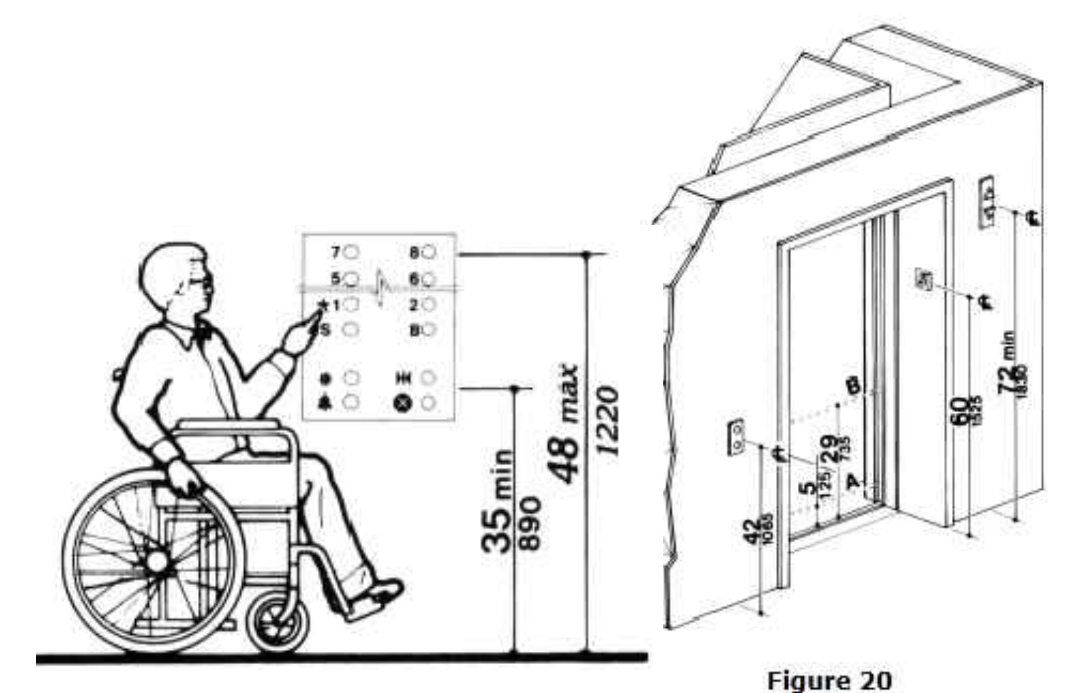
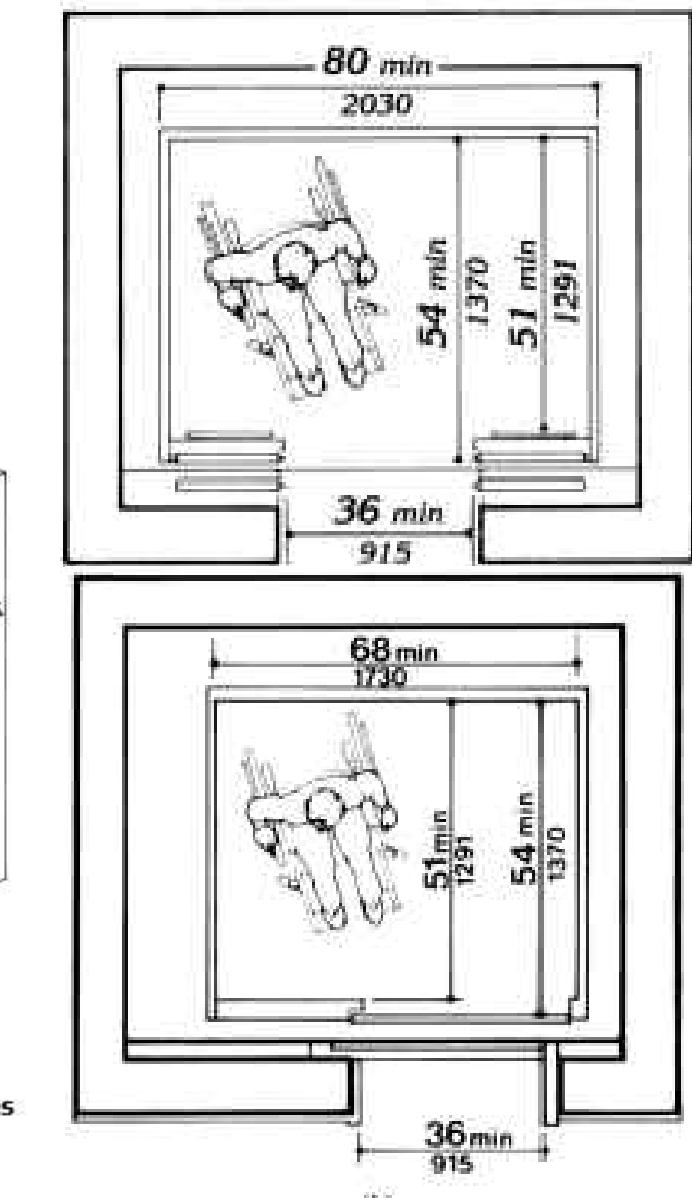


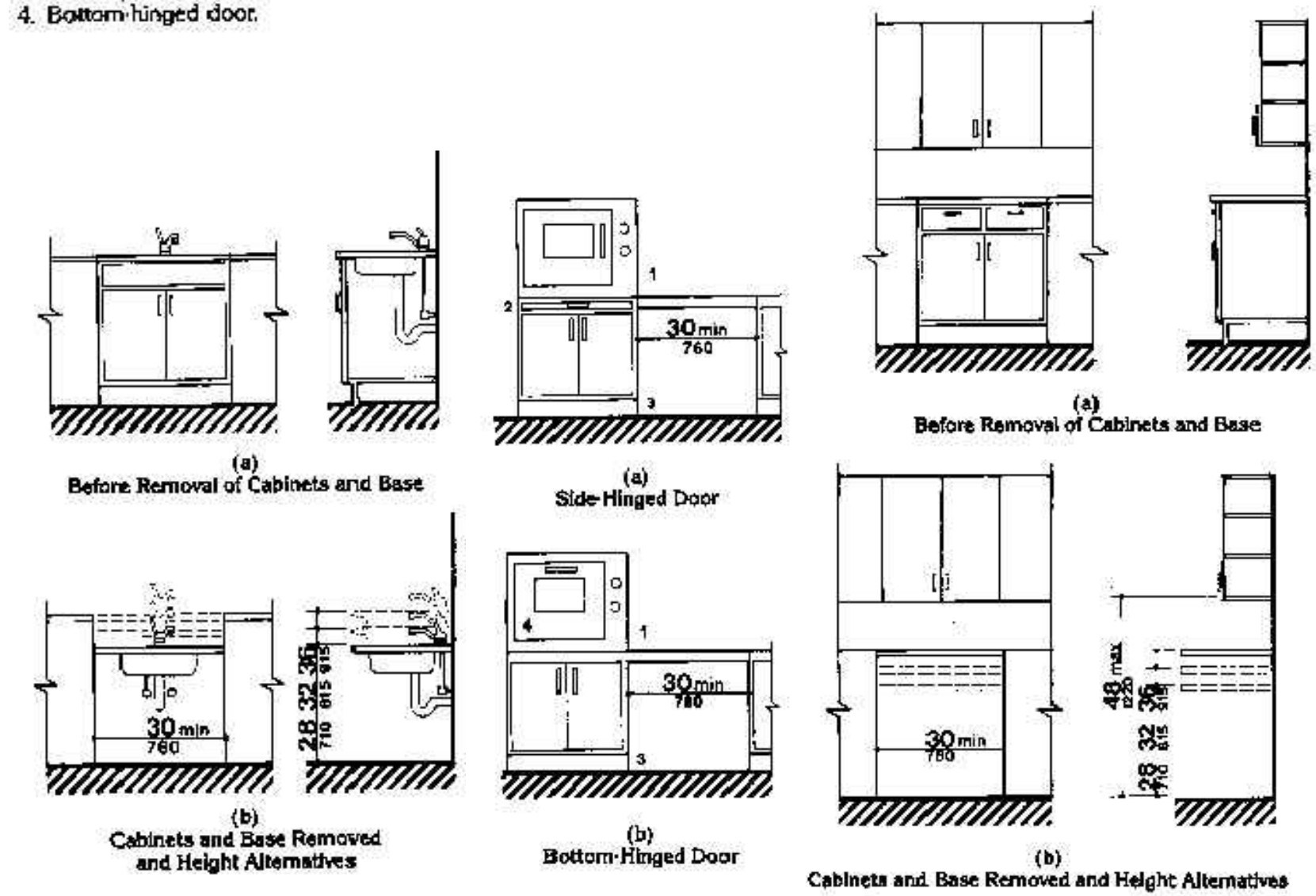
Figure 20
 Hoistway and Elevator Entrances

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

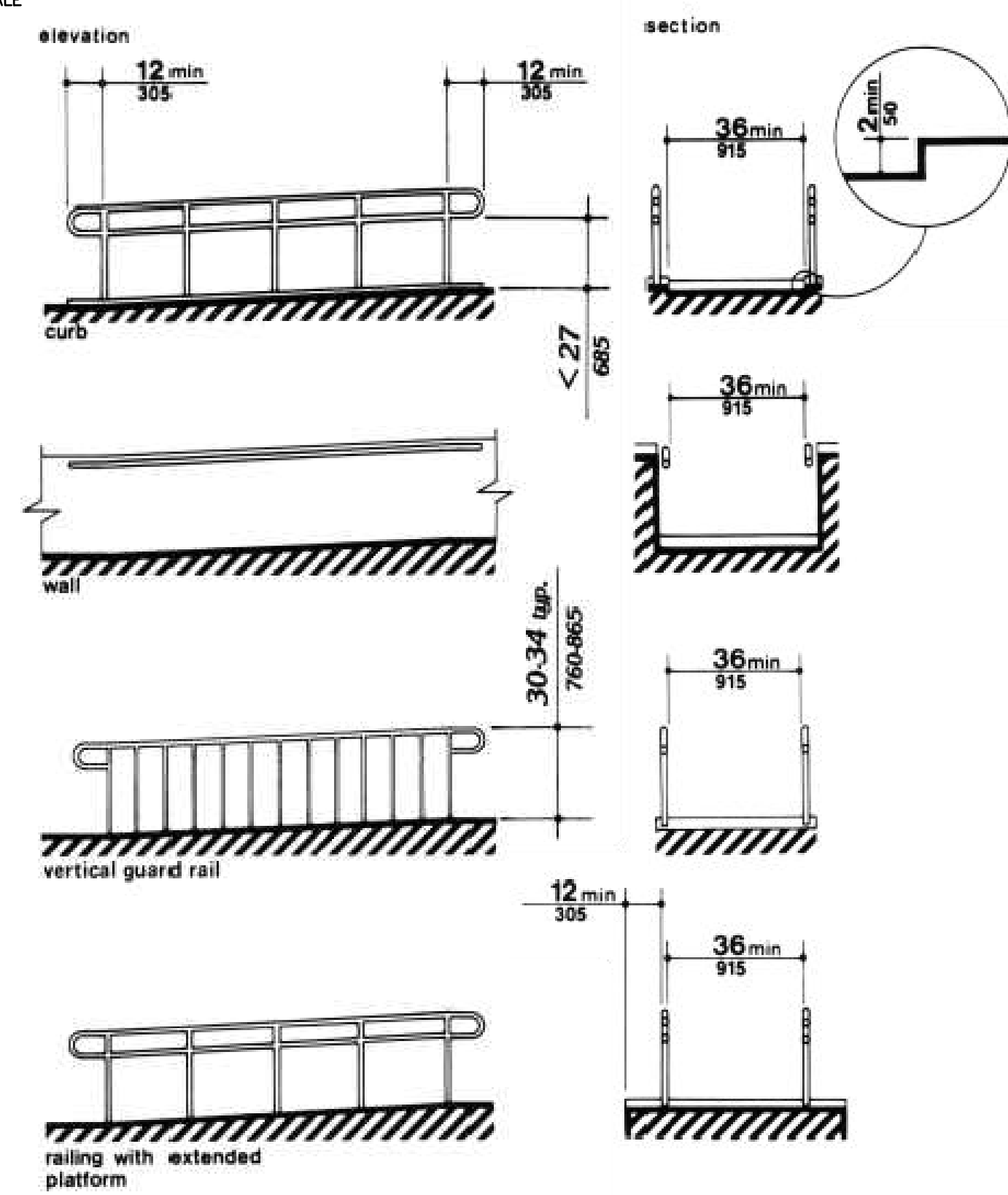


E STANDARD UFAS ELEVATOR DETAILS
 NO SCALE

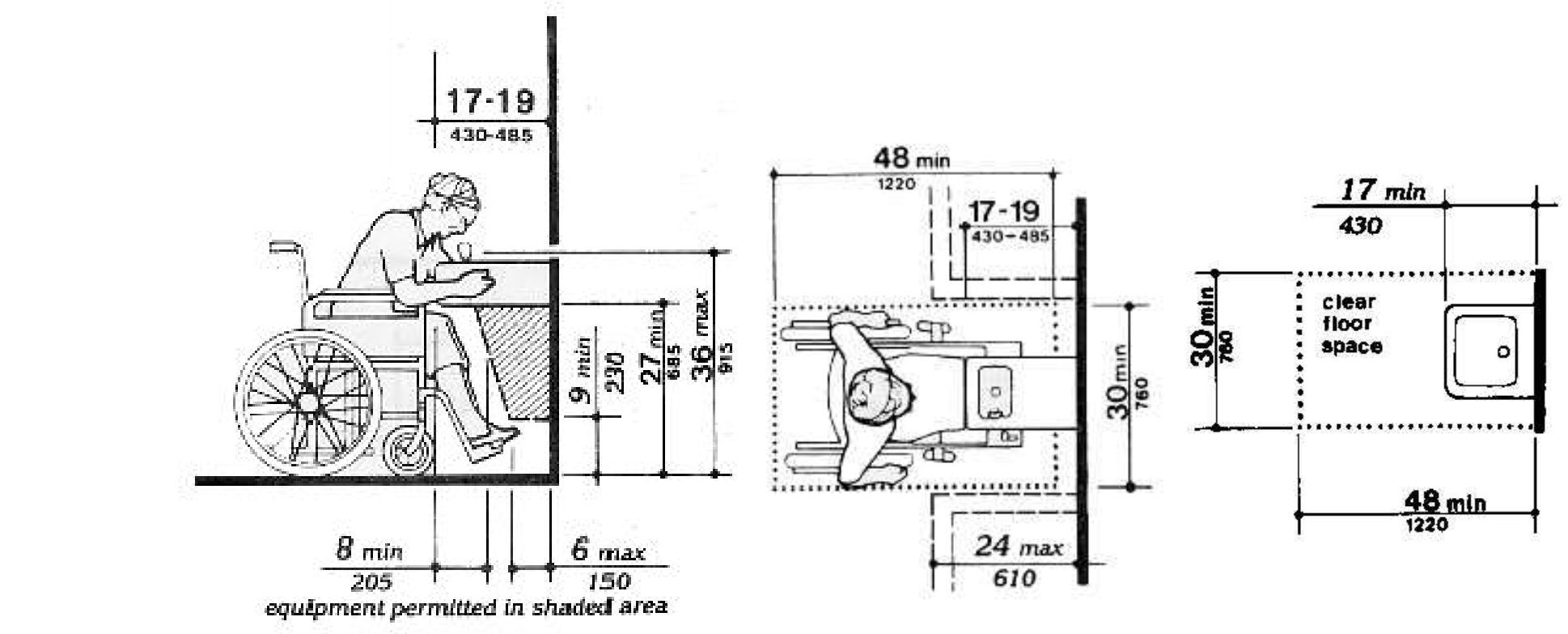
- SYMBOL KEY:
 1. Countertop or wall-mounted oven.
 2. Pull out board preferred with side-opening door.
 3. Clear open space.
 4. Bottom-hinged door.



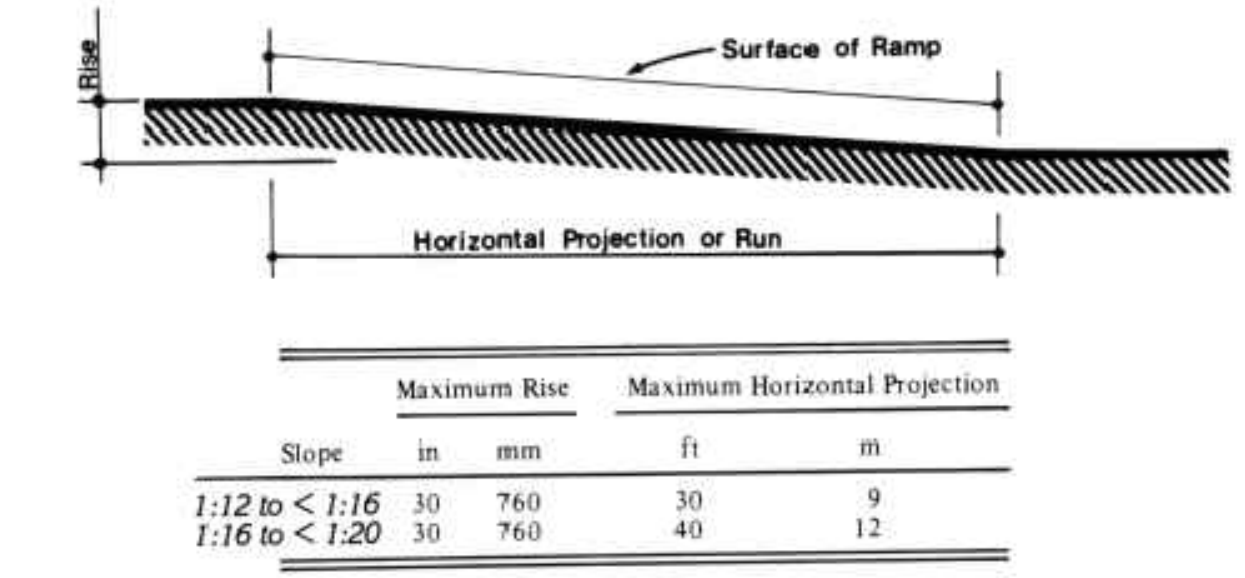
D STANDARD UFAS KITCHEN DIAGRAMS
 NO SCALE



C UFAS EDGE PROTECTION
 NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE
 NO SCALE

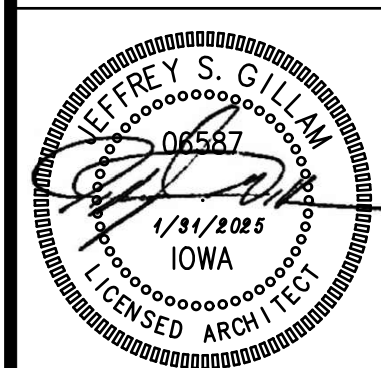


Slope	Maximum Rise		Maximum Horizontal Projection	
	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

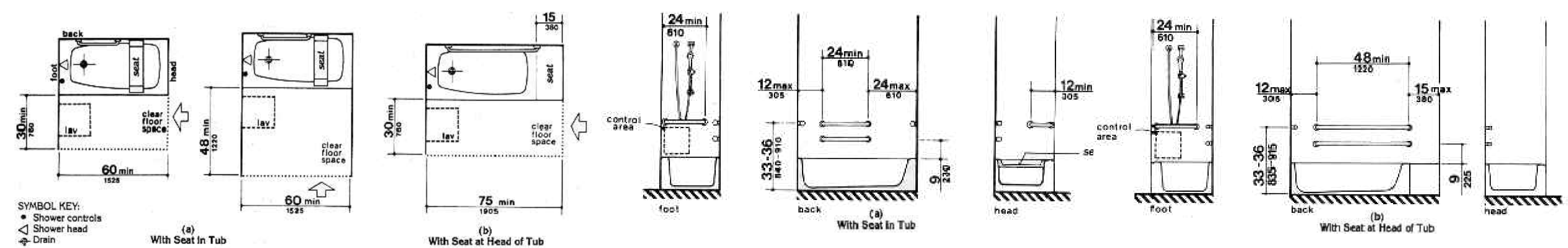
A SLOPE AND RISE
 NO SCALE

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

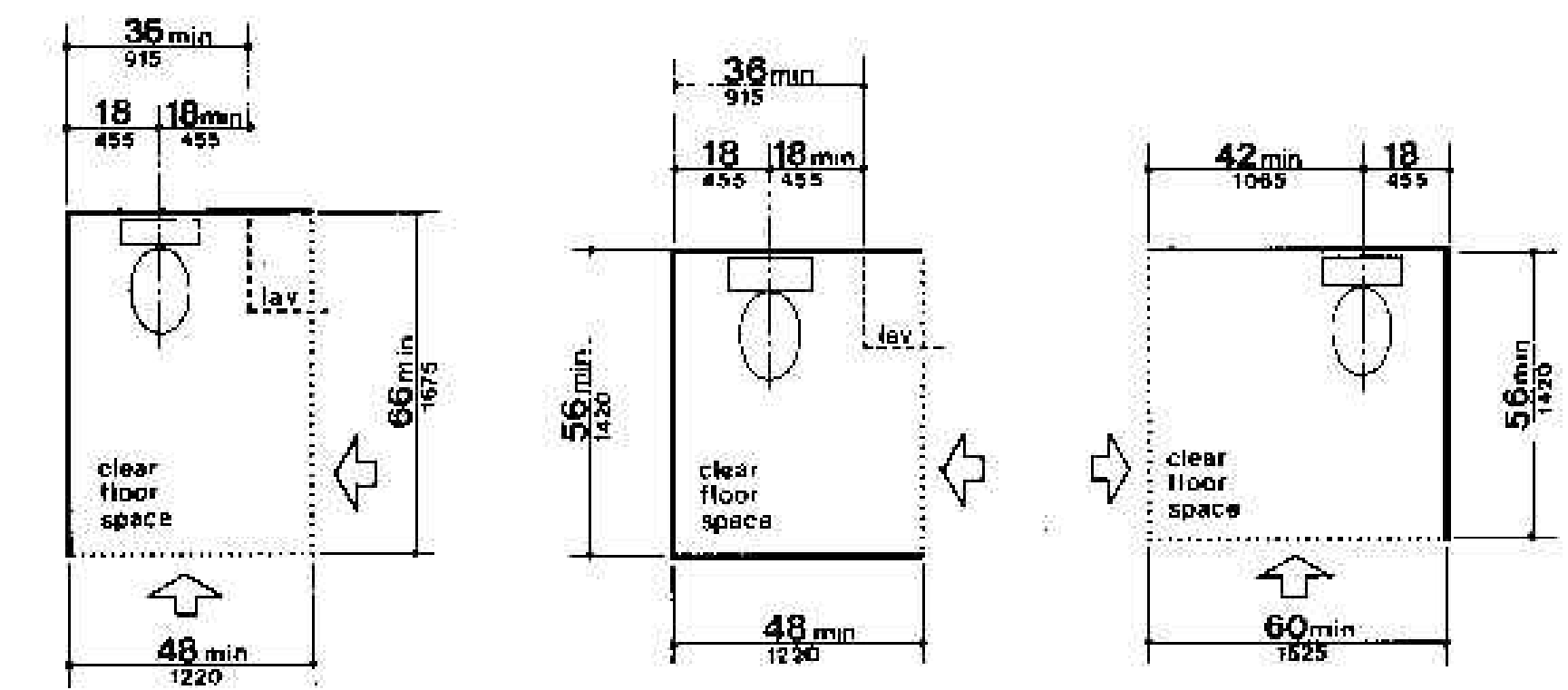
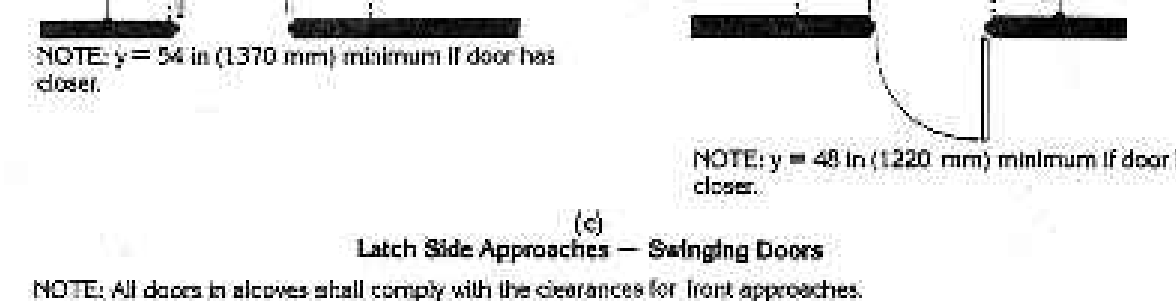
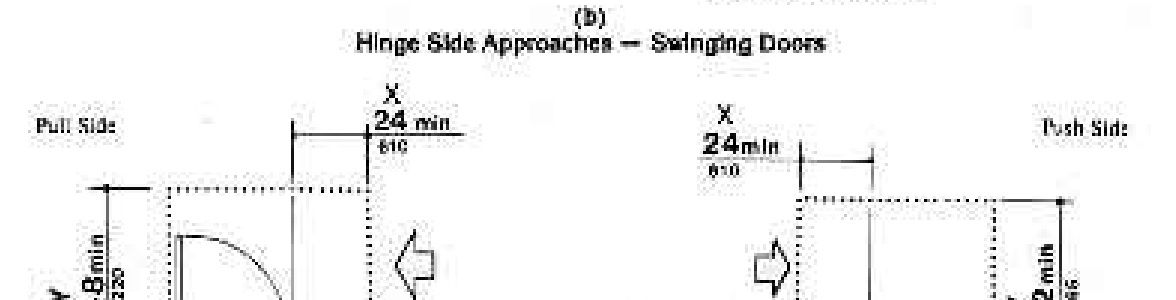
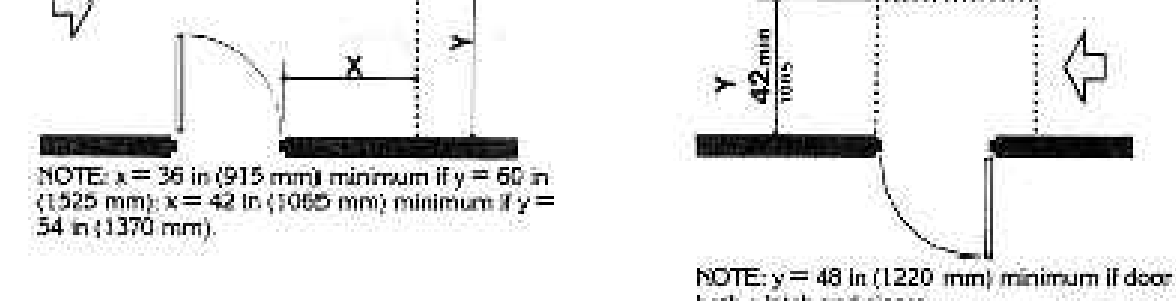
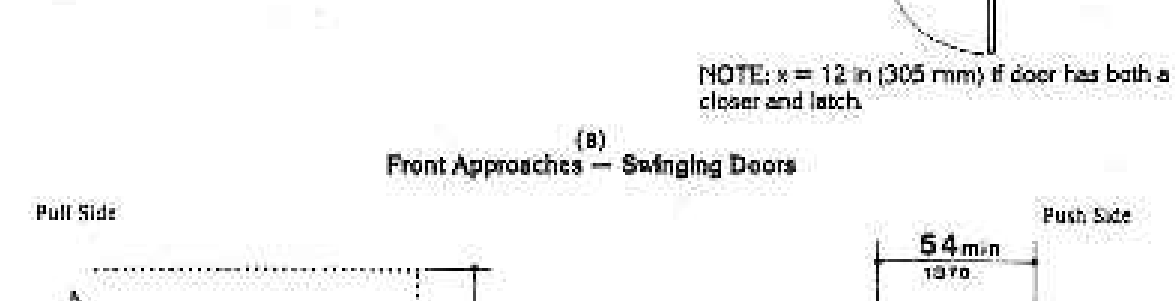
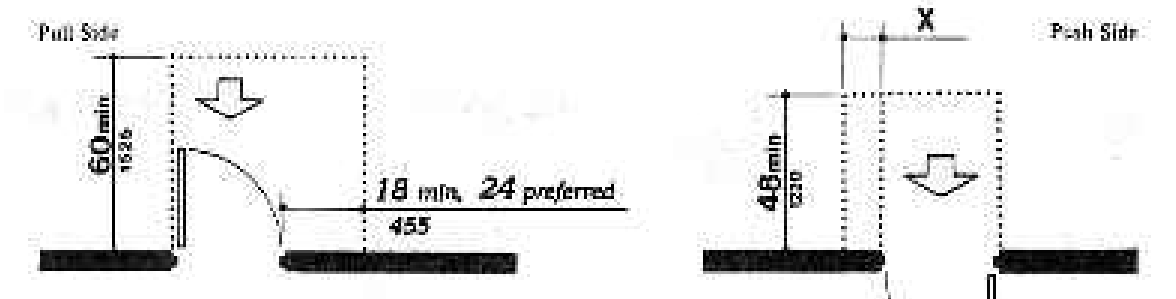
FOR REFERENCE ONLY



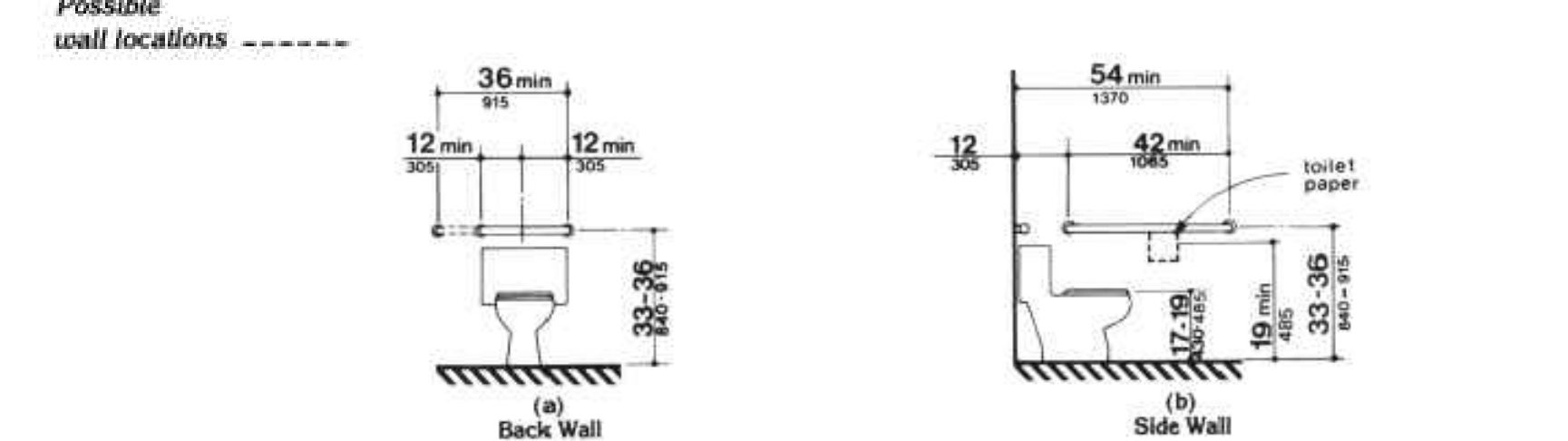
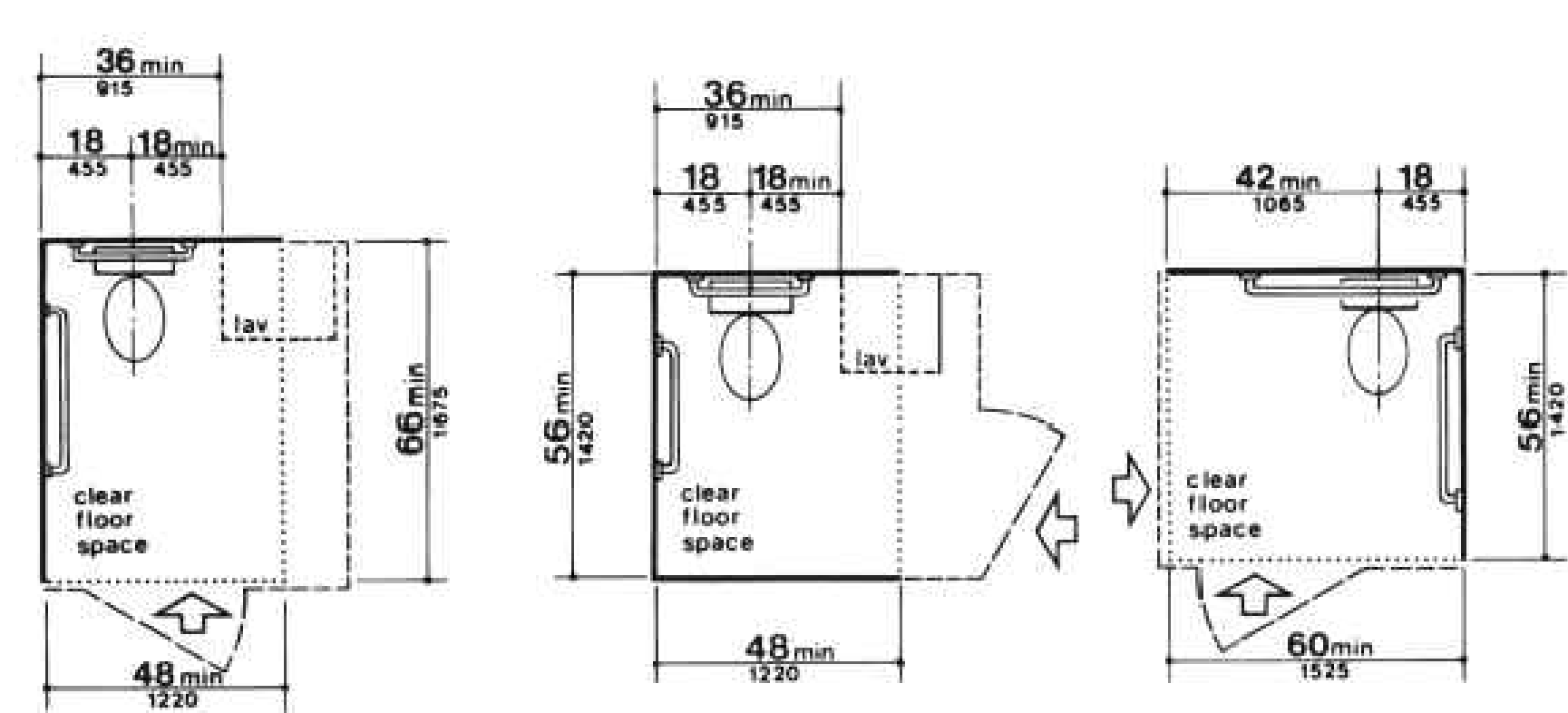
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 DATE: 1-31-2025
 JOB: 24-3400
 SHEET NO.:



C STANDARD BATHROOM/TUB DIAGRAMS
 NO SCALE

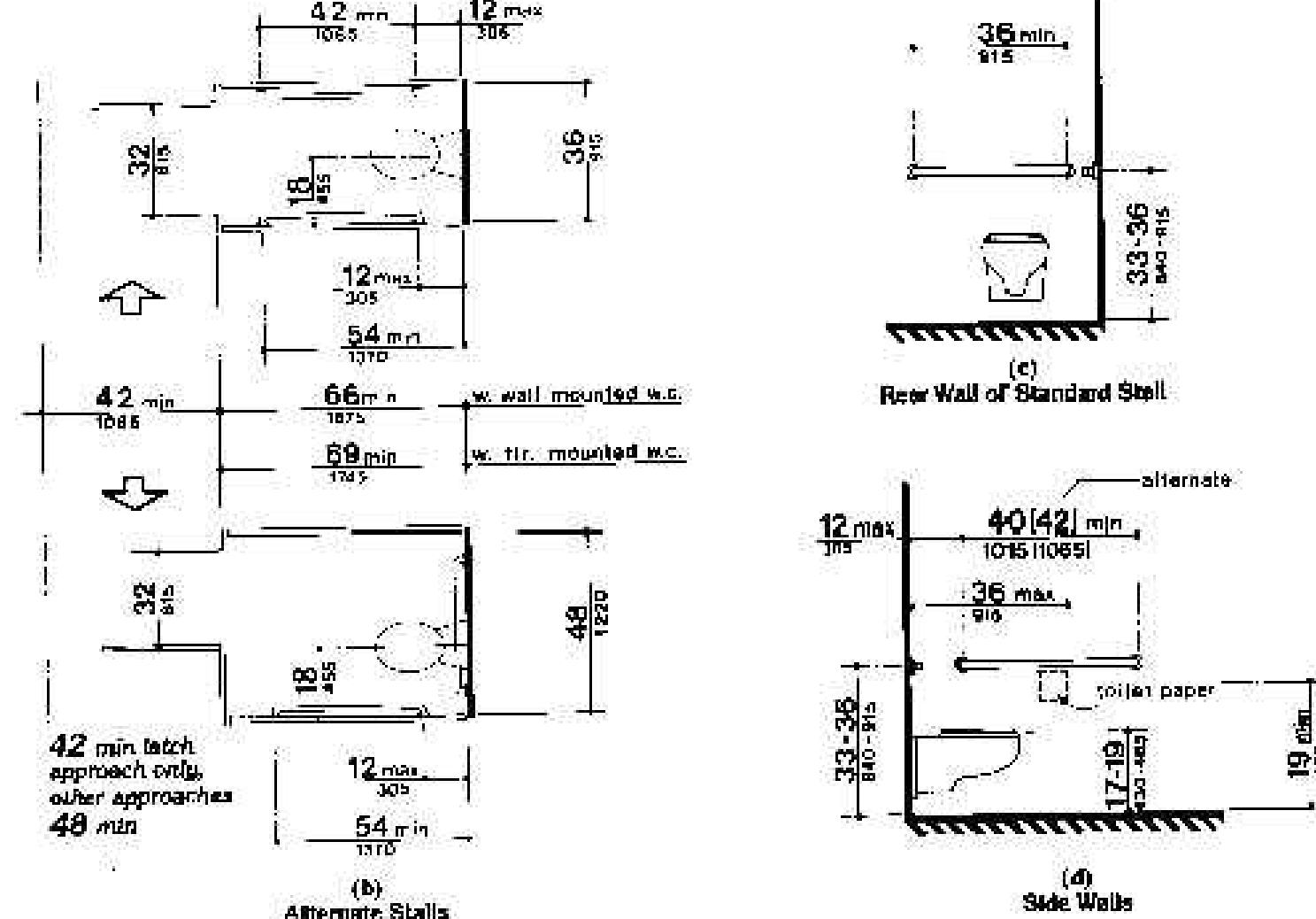
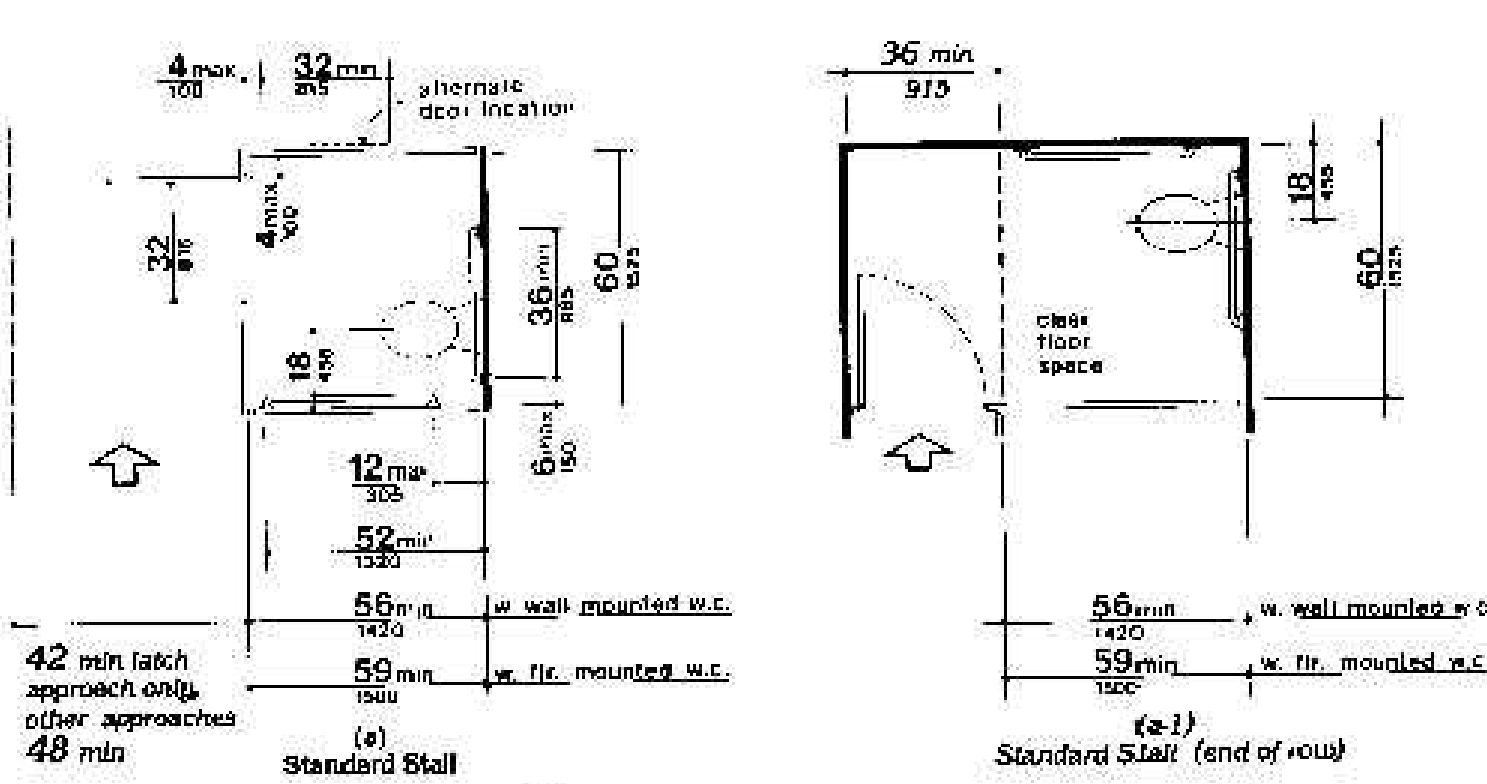


A STANDARD UFAS TOILET/WATER CLOSET DIAGRAMS
 NO SCALE



A STANDARD UFAS TOILET/WATER CLOSET DIAGRAMS
 NO SCALE

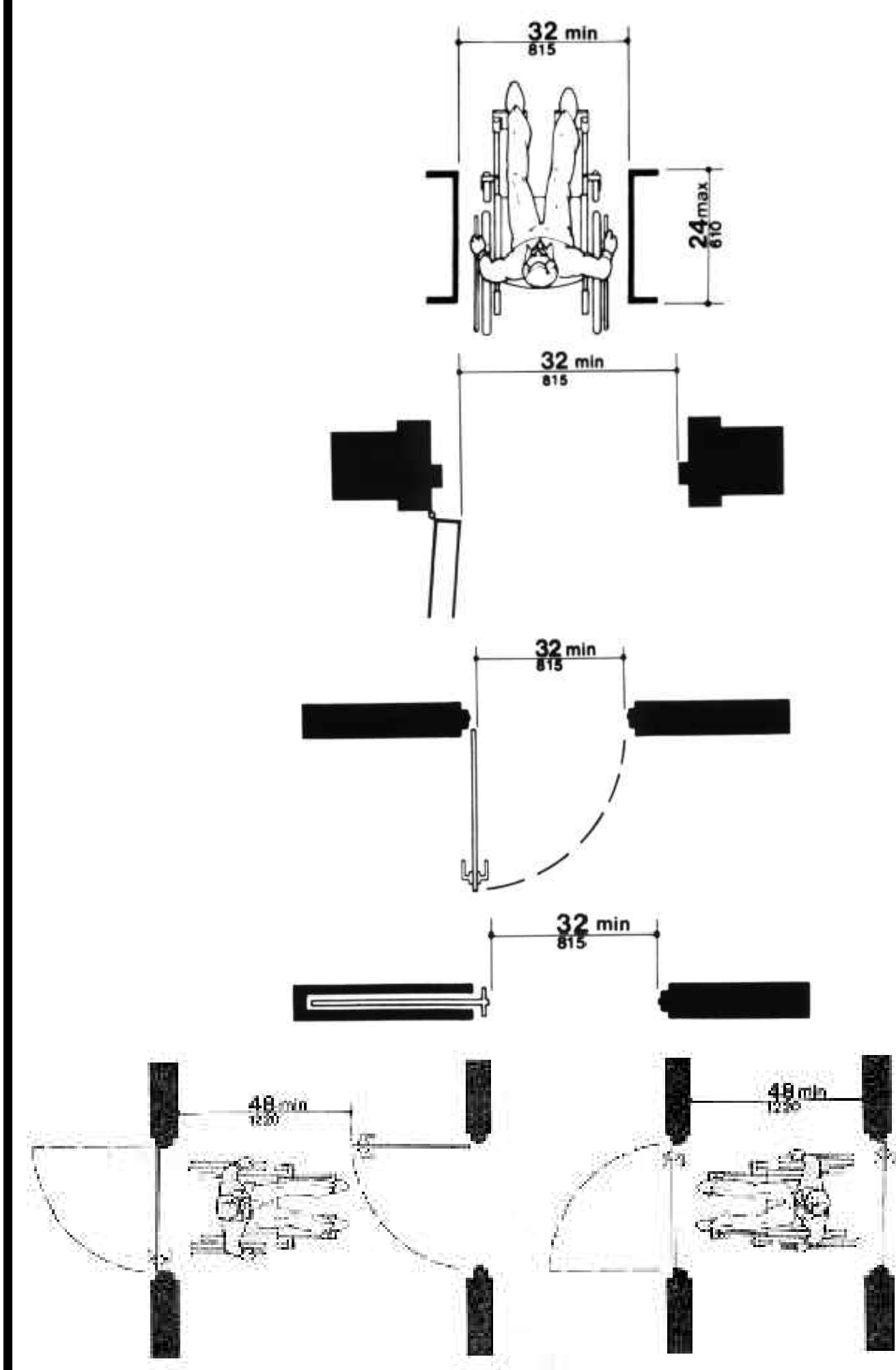
EXCEPTION: In instances of alteration work where provision of a standard stall (Fig. 30(a)) is structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.



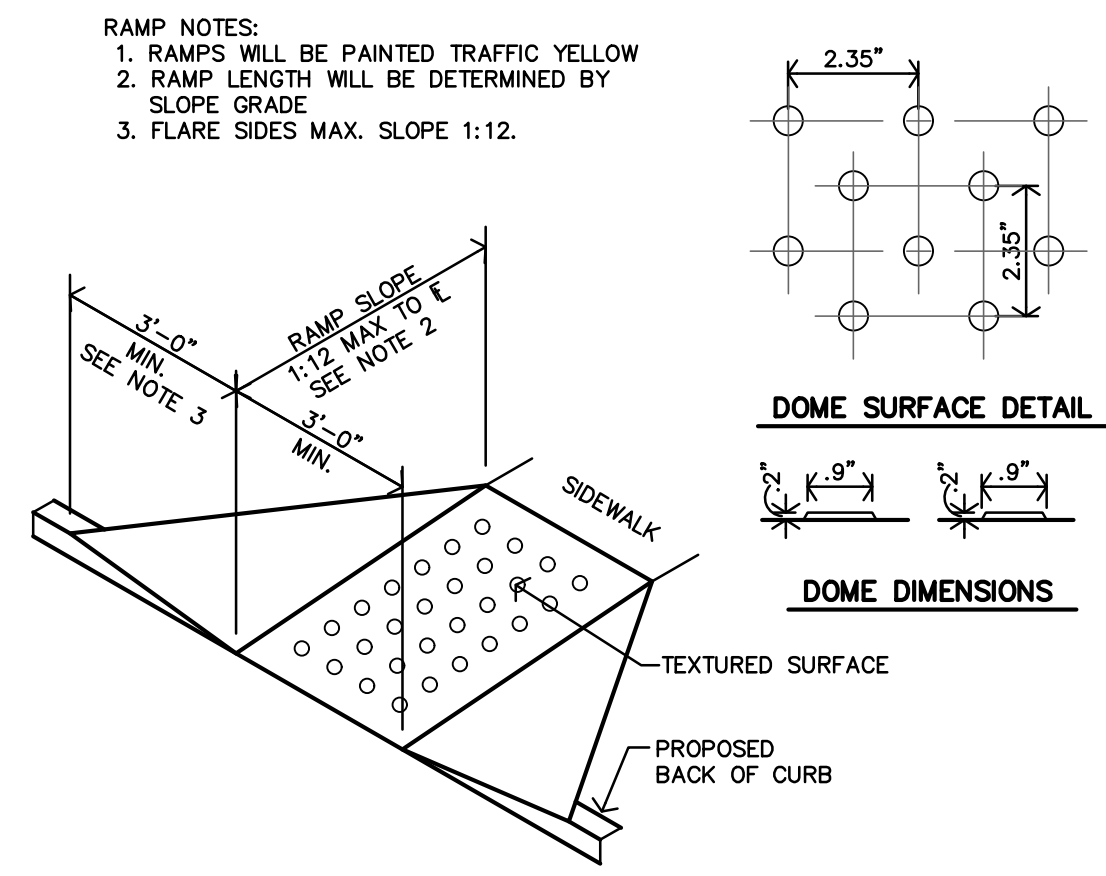
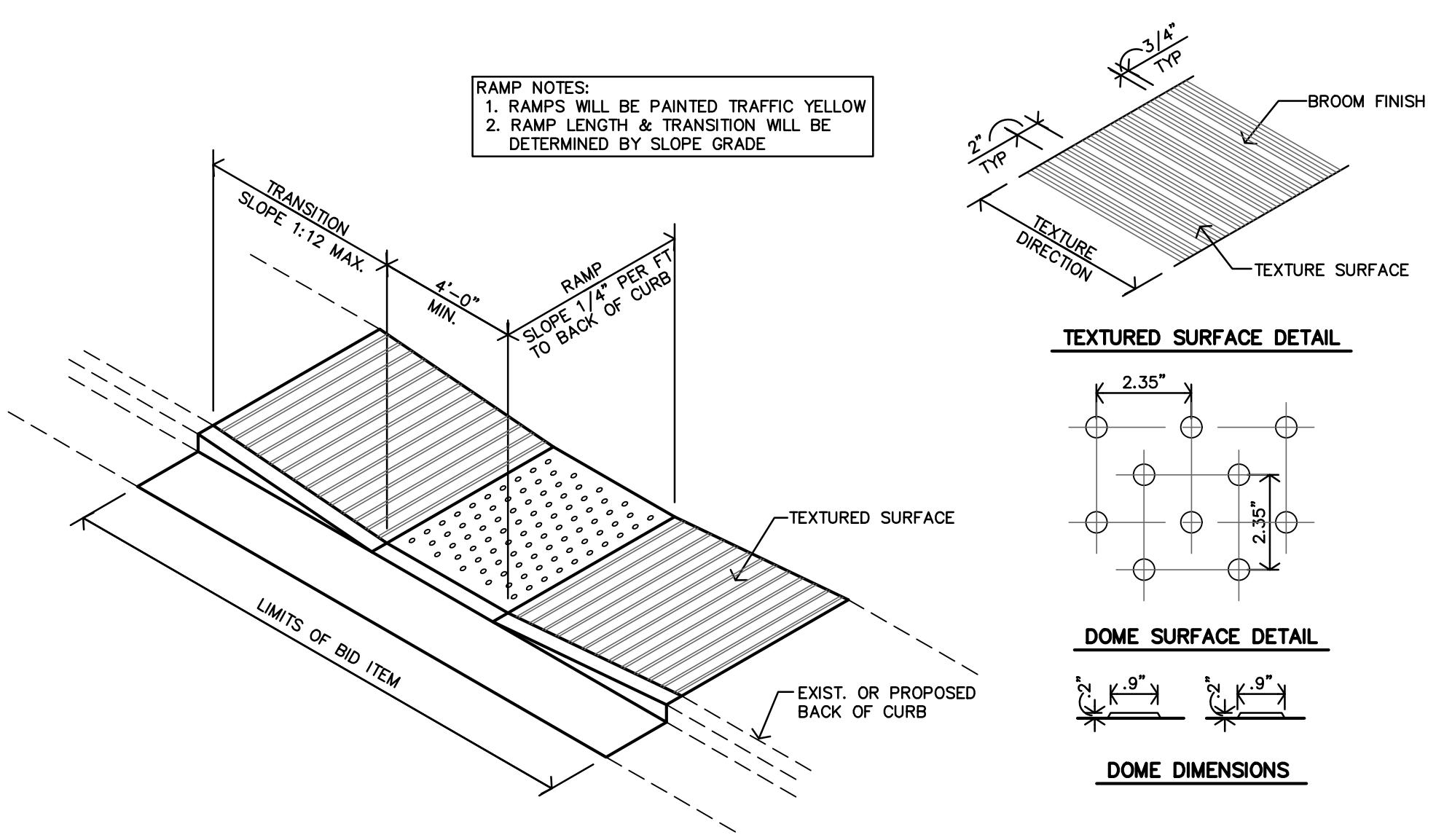
A STANDARD UFAS TOILET/WATER CLOSET DIAGRAMS
 NO SCALE

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

FOR REFERENCE ONLY



B STANDARD UFAS DOOR APPROACH/CLEARANCES
 NO SCALE



B TYPICAL ADA CRUB CUT DETAILS
N.T.S.

SITE PLAN KEY NOTES

(A)	MONUMENT SIGN REF. SHEET A1.2
(B)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(C)	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
(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\"/>

GENERAL SITE PLAN NOTES

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
- INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
- WHERE NEW CONCRETE ADJUTS THE BUILDING, PROVIDE 3/4\"/>

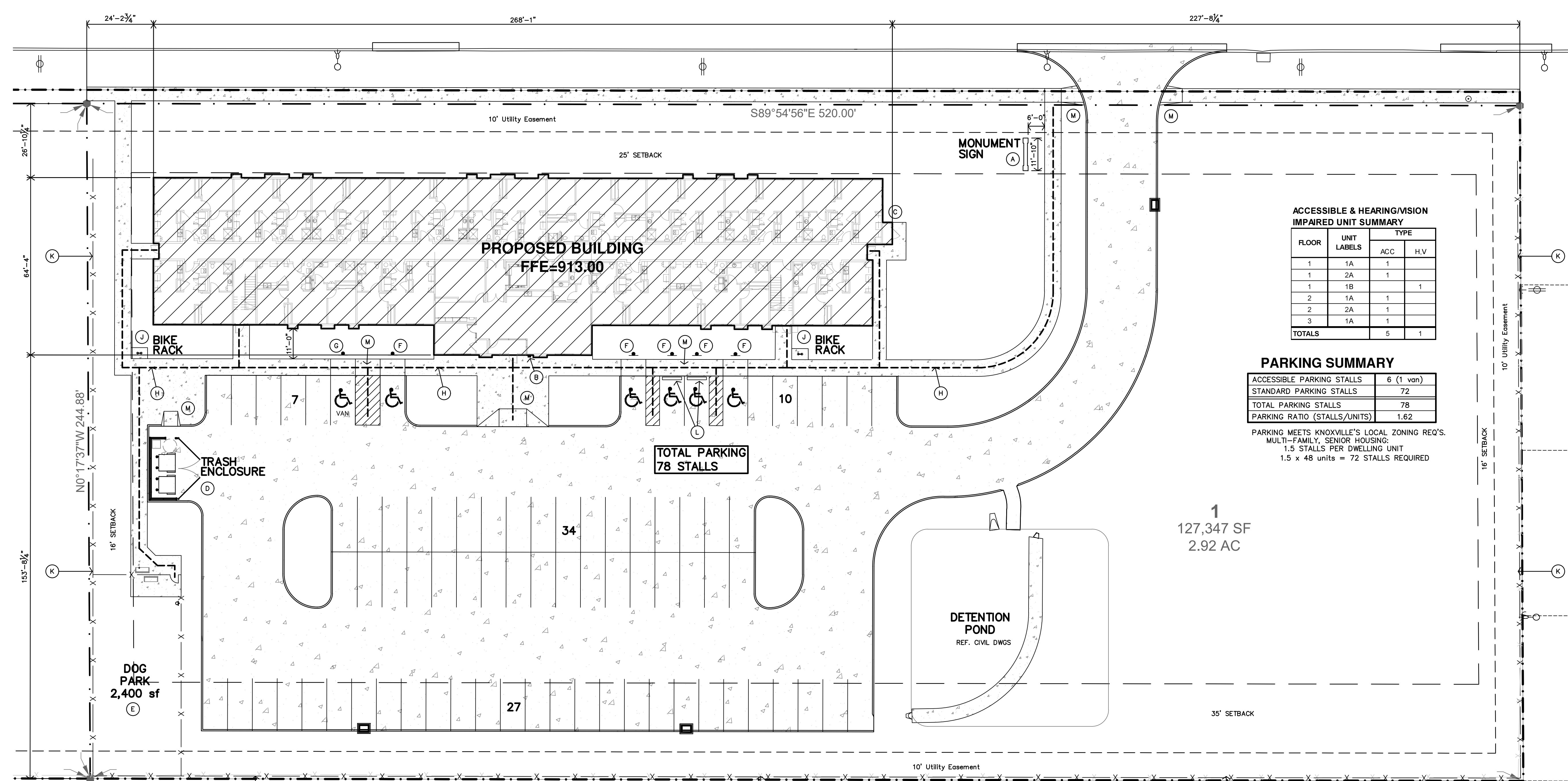
SITE SECURITY

SITE/ENTIRE APARTMENT COMPLEX WILL HAVE VIDEO SECURITY SYSTEM THAT SHALL RECORD ACTIVITY AT THE SITE AS FOLLOWS: PARTS OF THE SITE TO BE COVERED INCLUDE PARKING AREAS AND ALL LEVELS OF STAIRWAYS. CAMERAS IN CORRIDORS SHALL BE PLACED IN SUCH A WAY THAT ALL UNIT ENTRANCES ARE COVERED. THE RECORDINGS SHALL BE MAINTAINED FOR A MINIMUM OF 30 DAYS.

ZONING NOTES

THE PROPOSED PROJECT AND DESIGN ADHERES TO THE PROPERTY'S EXISTING ZONING CLASSIFICATION: R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT). MULTIPLE DWELLINGS ARE A PRINCIPAL PERMITTED USE.

W Pleasant Street



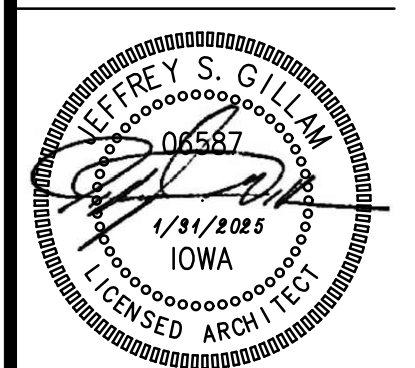
ACCESSIBLE & HEARING/VISION IMPAIRED UNIT SUMMARY

FLOOR	UNIT LABELS	TYPE	
		ACC	H,V
1	1A	1	
1	2A	1	
1	1B		1
2	1A	1	
2	2A	1	
3	1A	1	
TOTALS		5	1

PARKING SUMMARY

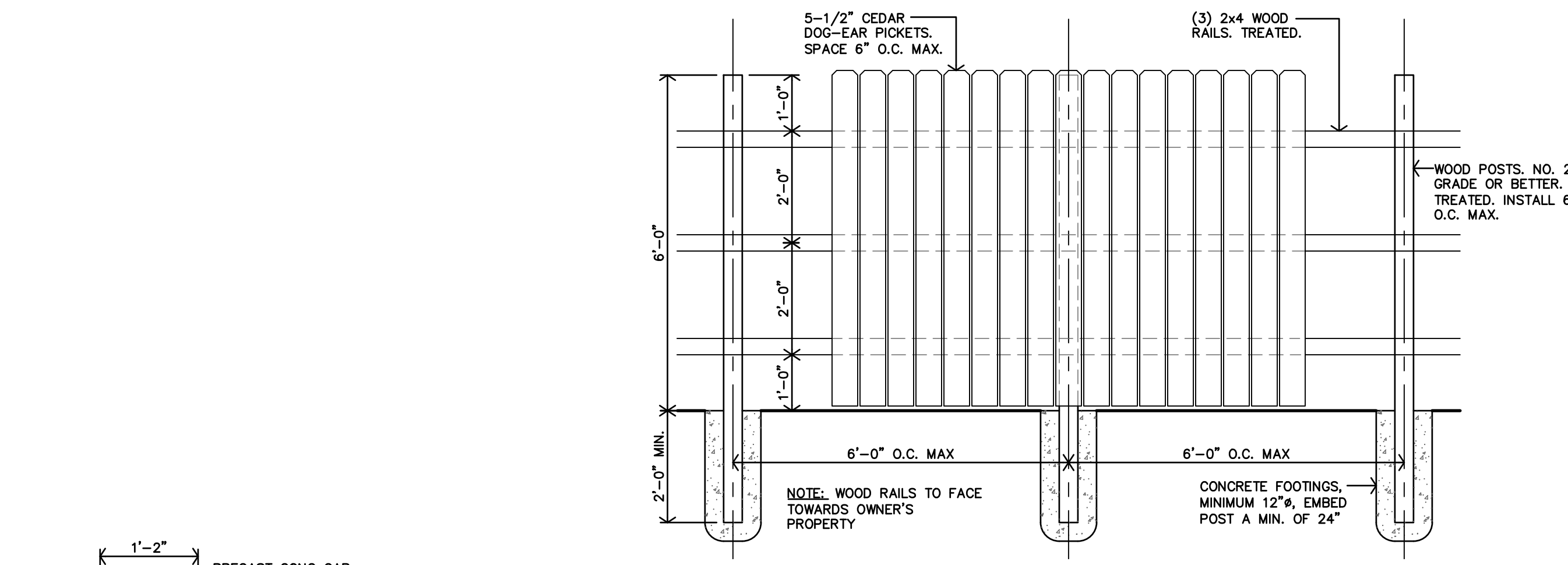
ACCESSIBLE PARKING STALLS	6 (1 van)
STANDARD PARKING STALLS	72
TOTAL PARKING STALLS	78
PARKING RATIO (STALLS/UNITS)	1.62

PARKING MEETS KNOXVILLE'S LOCAL ZONING REQ'S.
MULTI-FAMILY, SENIOR HOUSING:
1.5 STALLS PER DWELLING UNIT
1.5 x 48 units = 72 STALLS REQUIRED

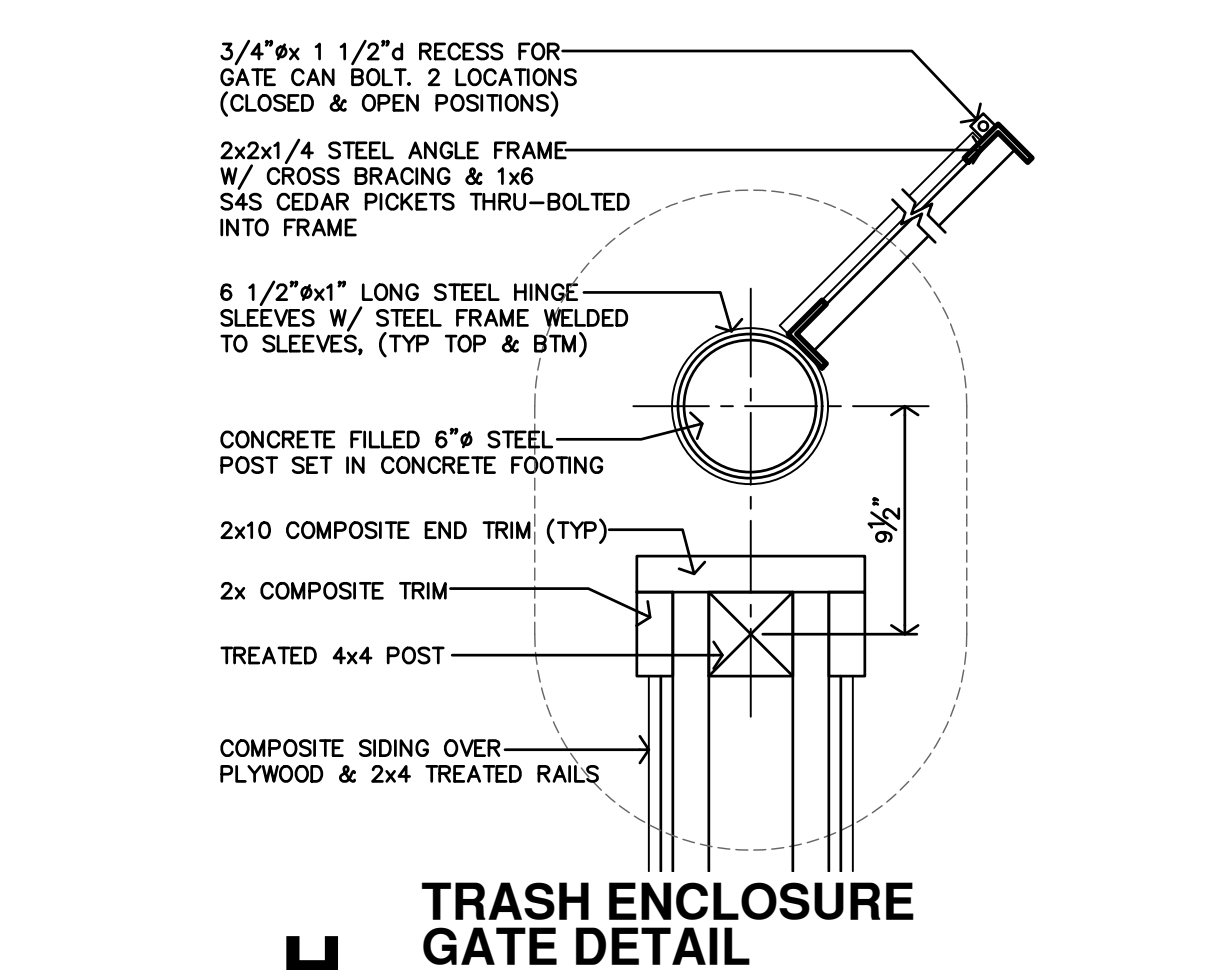


REVISION:

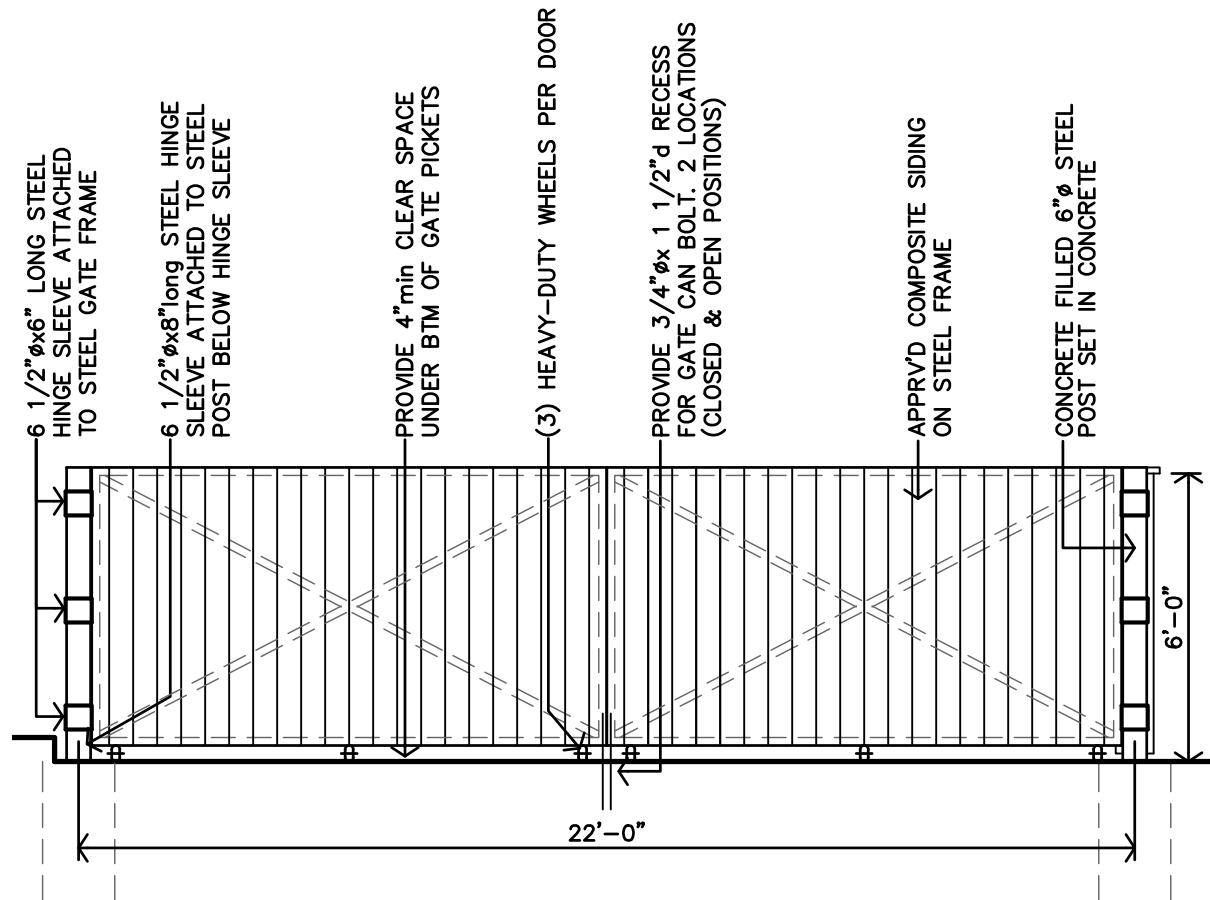
DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	



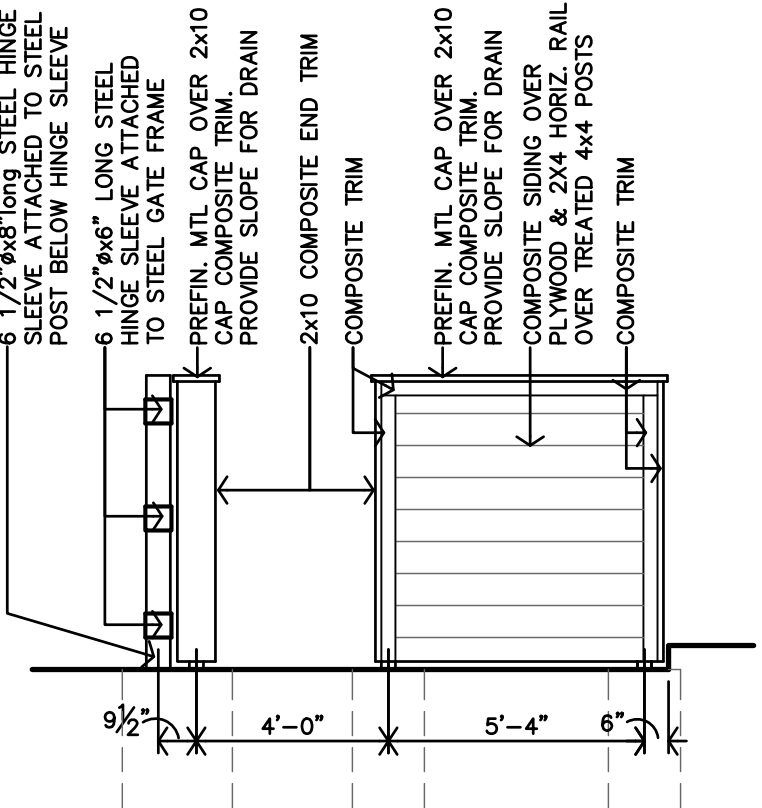
L WOOD PRIVACY FENCE
1/2" = 1'-0"



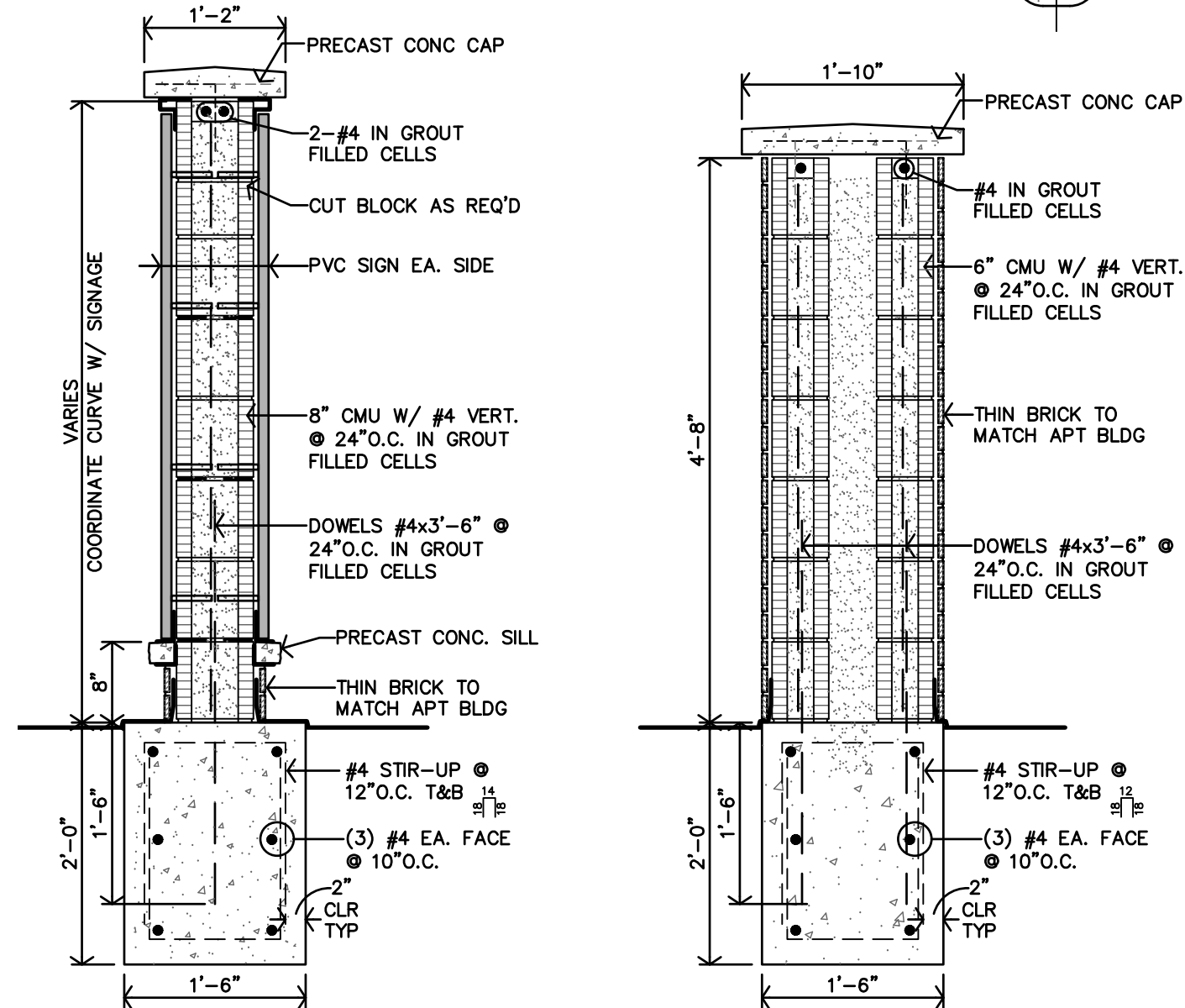
H TRASH ENCLOSURE GATE DETAIL
1/2" = 1'-0"



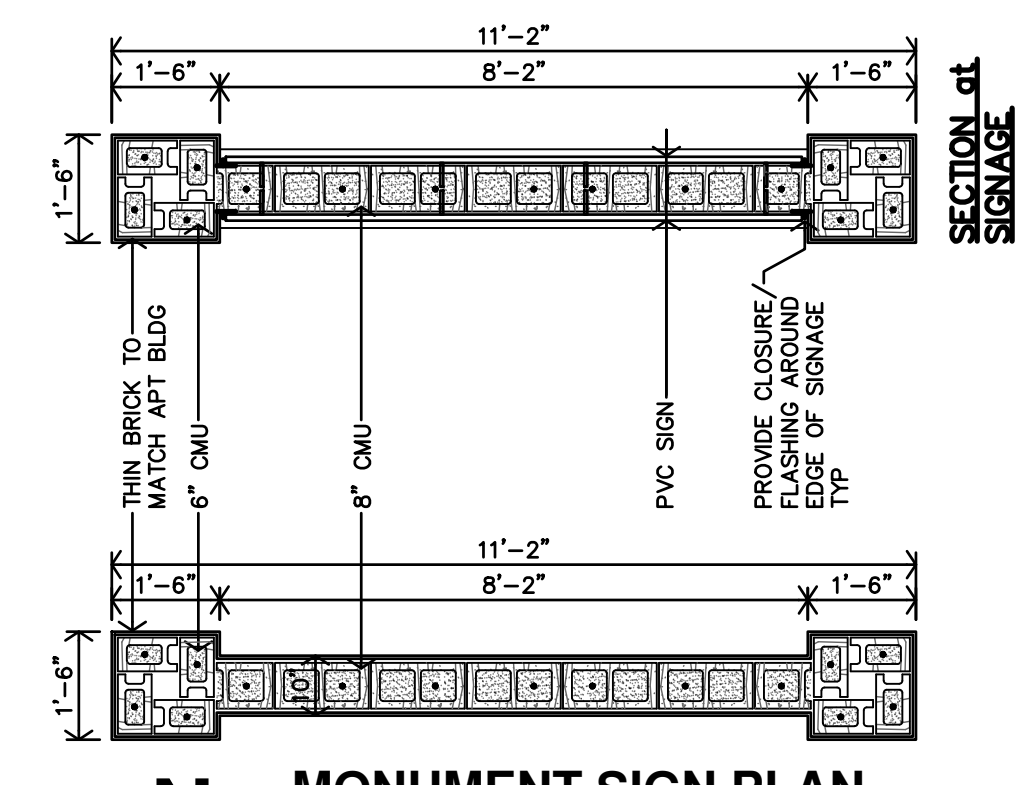
F TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



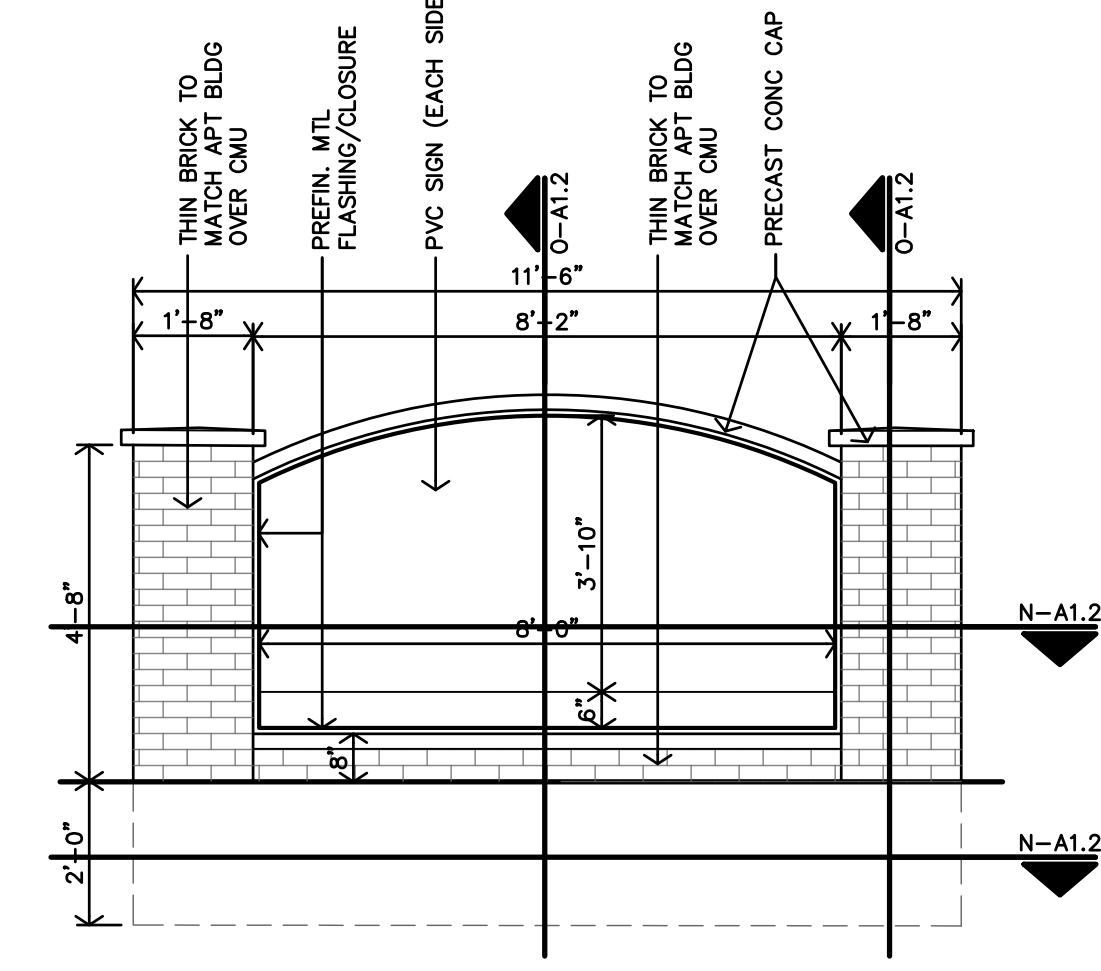
G TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



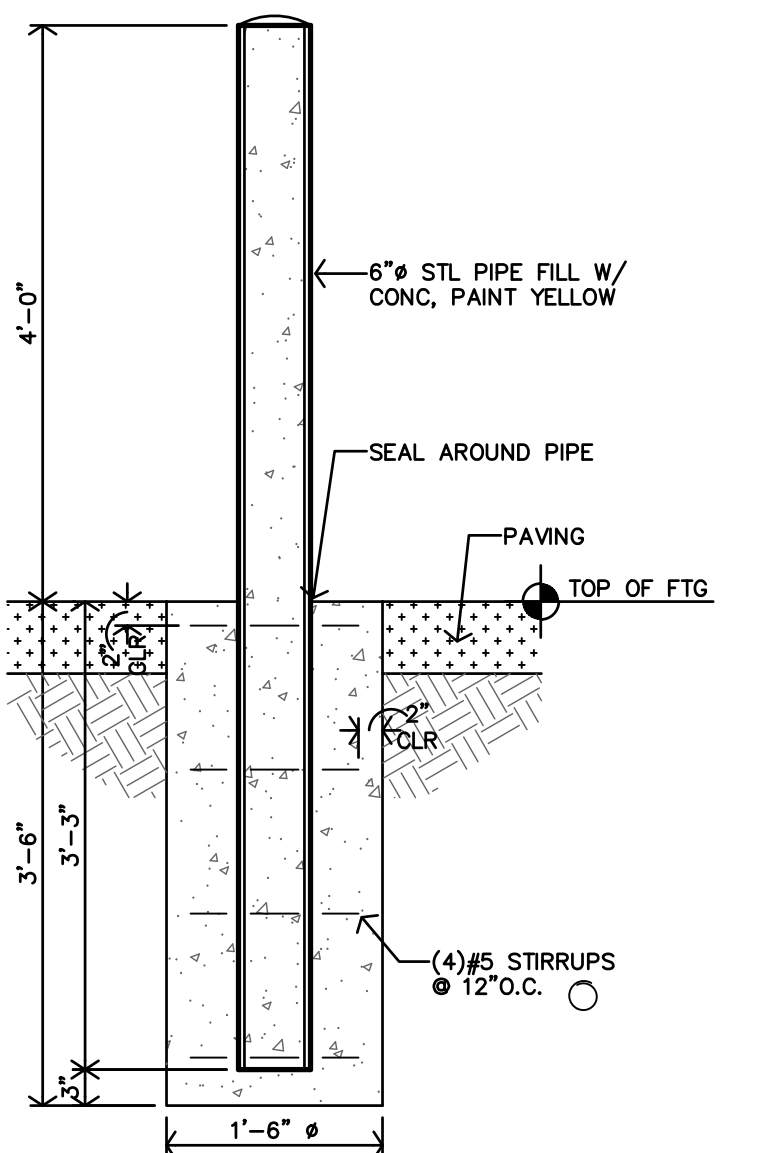
O MONUMENT SIGN WALL SECTION
3/4" = 1'-0"



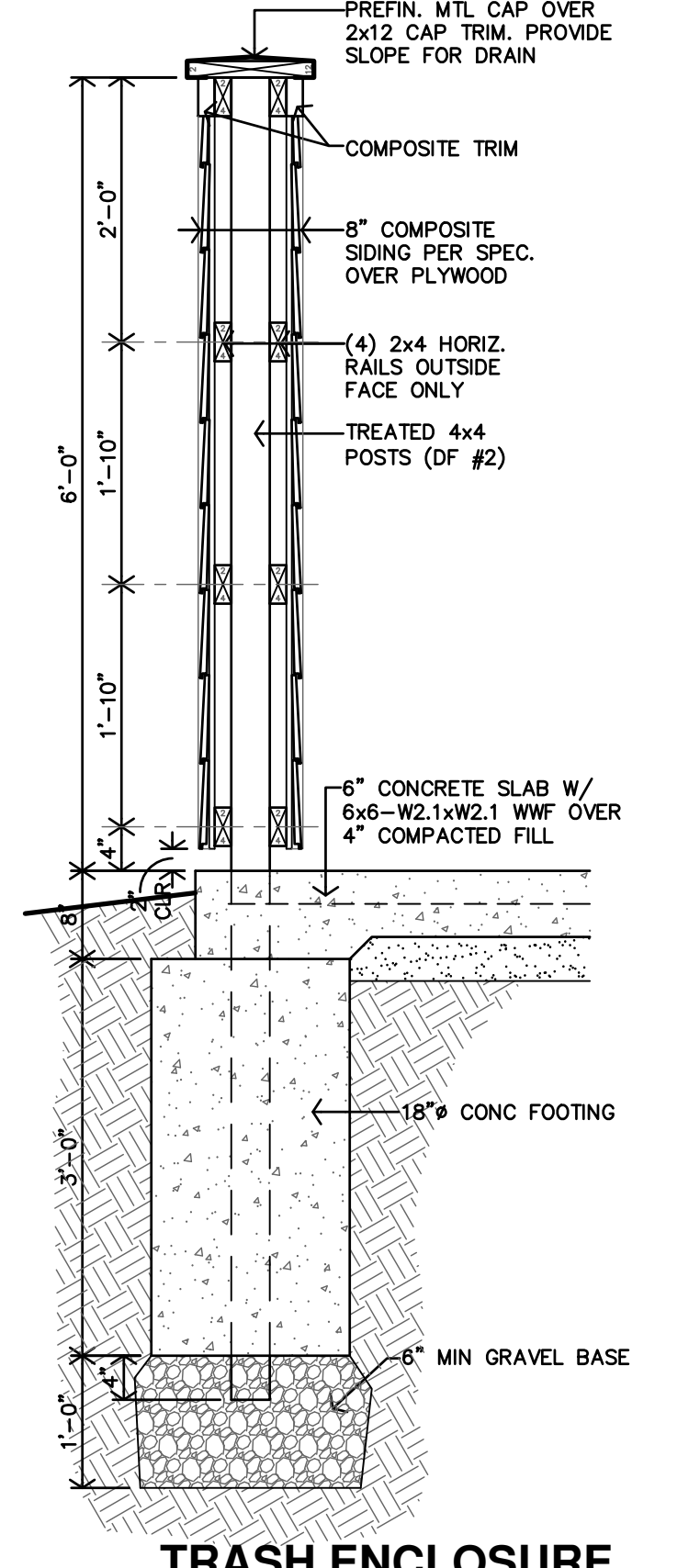
N MONUMENT SIGN PLAN
3/8" = 1'-0"



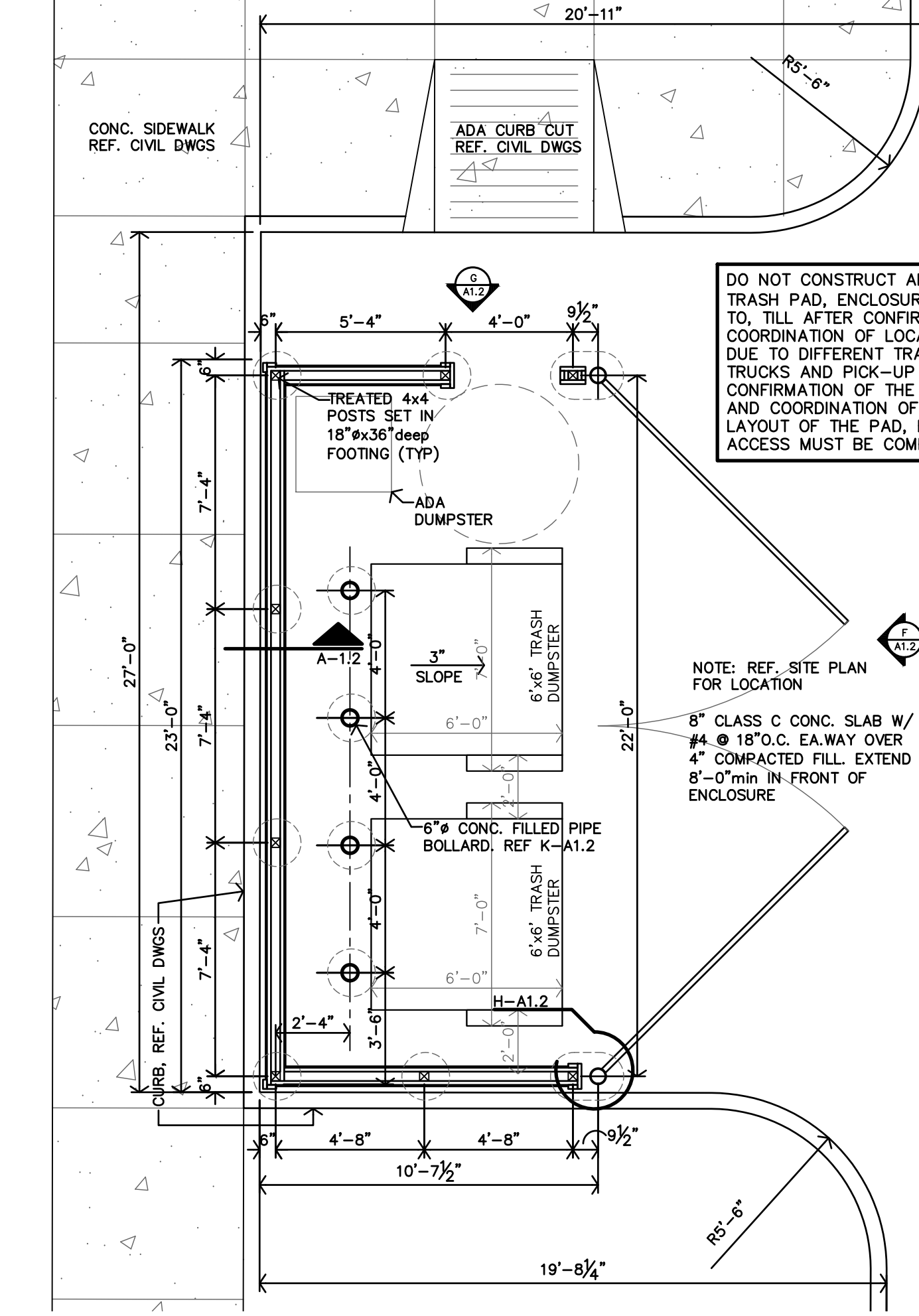
M MONUMENT SIGN ELEVATION
3/8" = 1'-0"



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



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



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

D DOG WASTE STATION
NO SCALE

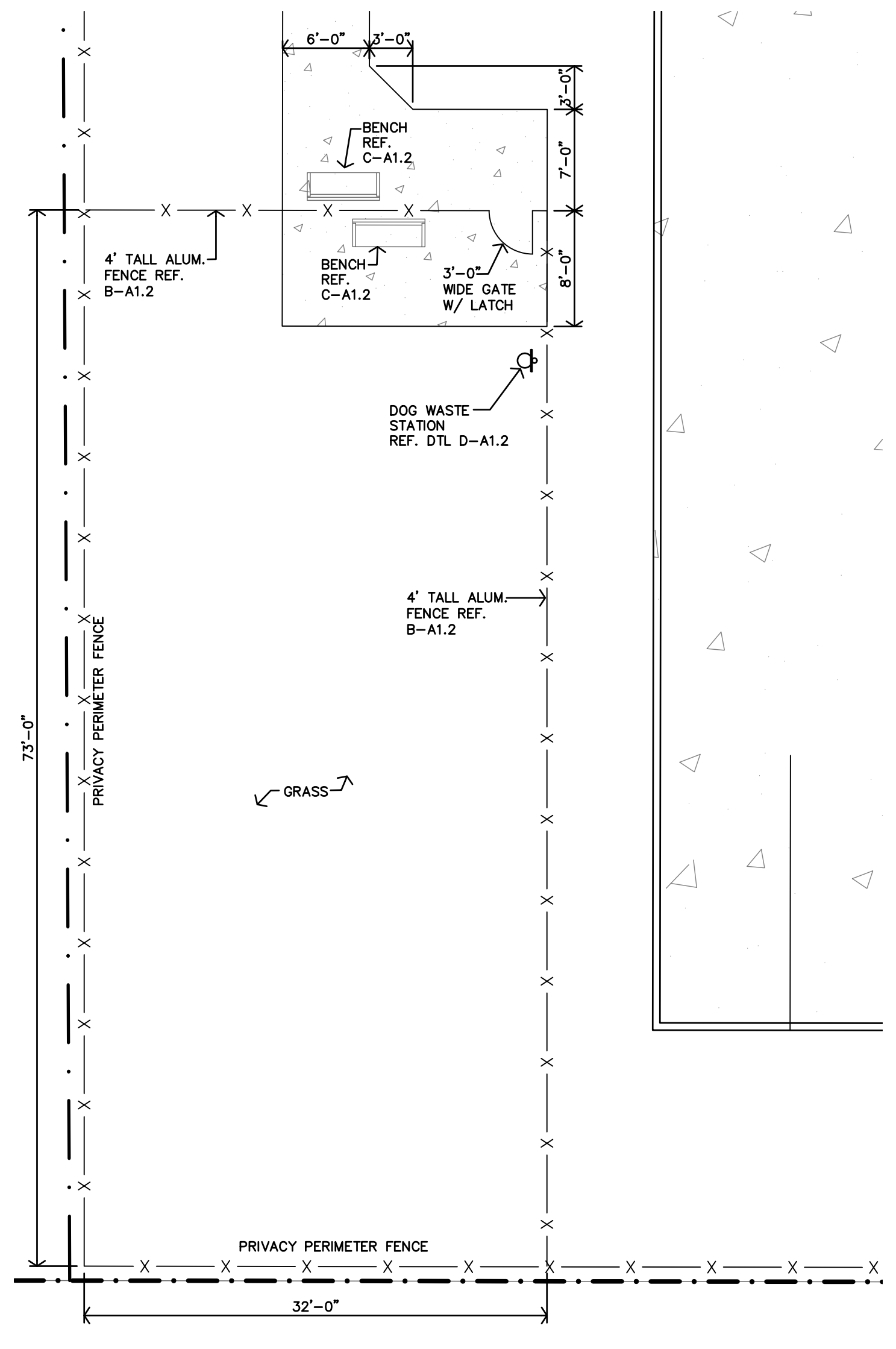


B TYPICAL IMAGE OF 4'-0" tall ALUM. FENCE - DOG PARK
NO SCALE



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

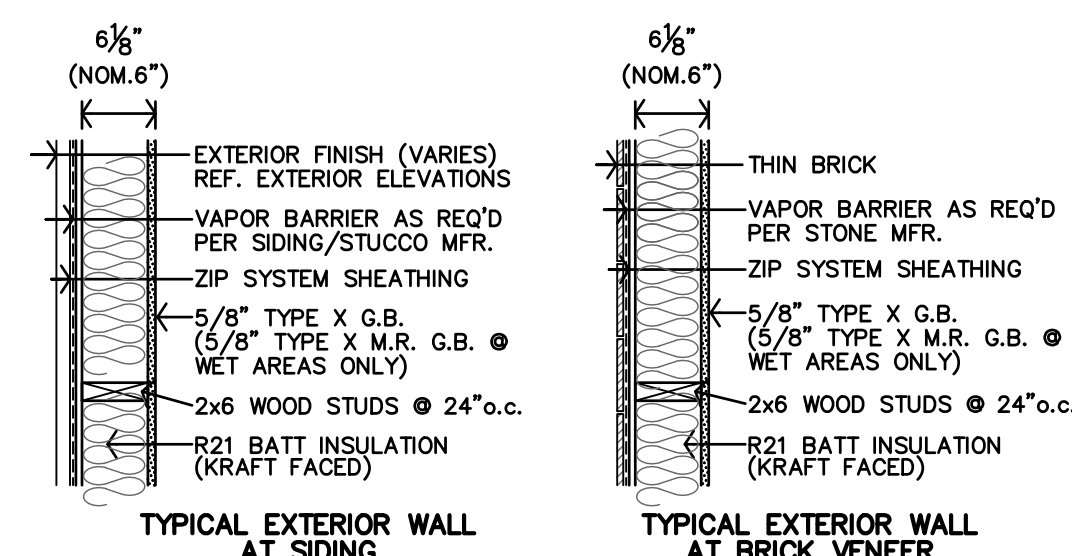
C OUTDOOR BENCH
NO SCALE



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

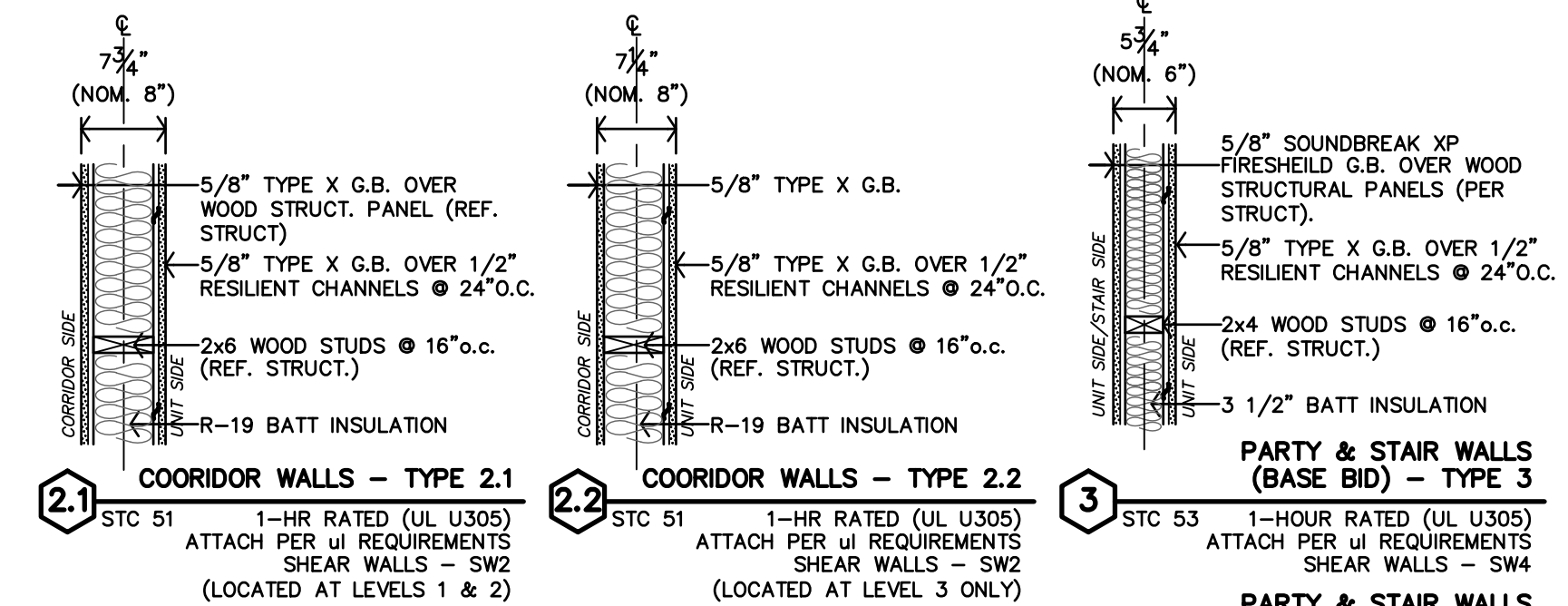
EXTERIOR PARTITION SCHEDULE

• 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
 • USE MOISTURE RESISTANT G.B. AT ALL WET WALLS (TOILETS, SINKS, SHOWERS/TUBS, ETC)



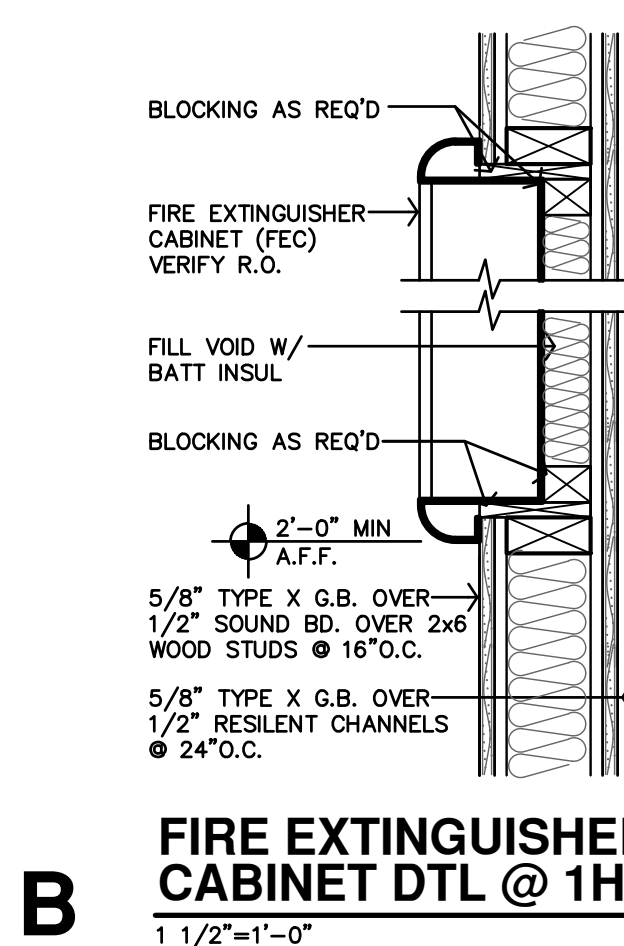
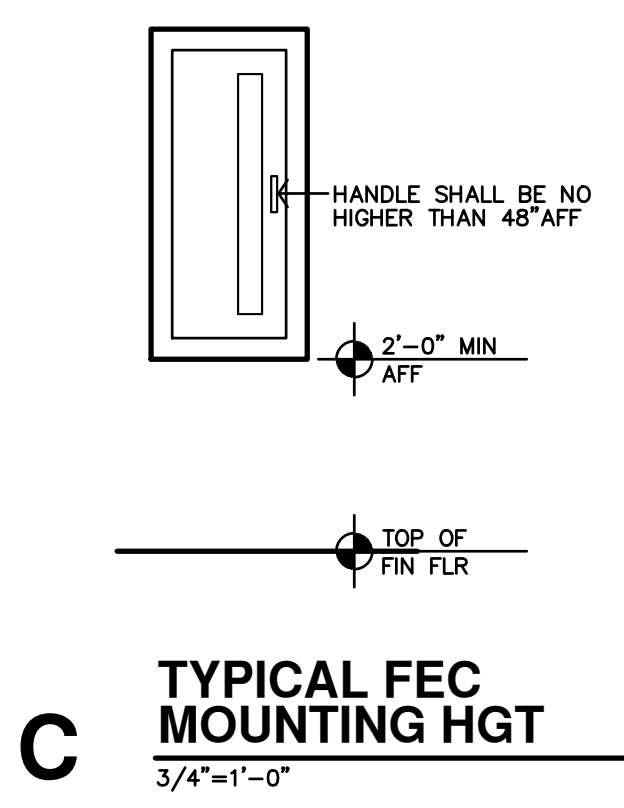
ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF. SPECS. AND DETAILS B/C-A2.1. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2018 IBC, SECTION 906.
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

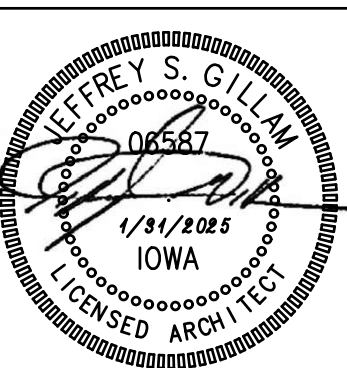
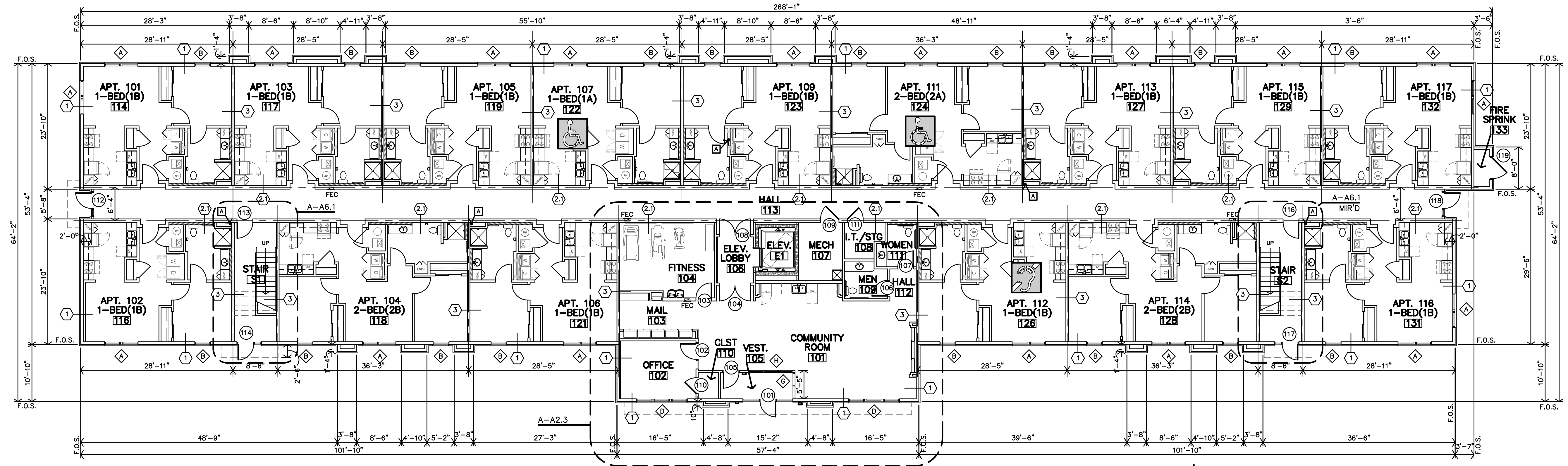
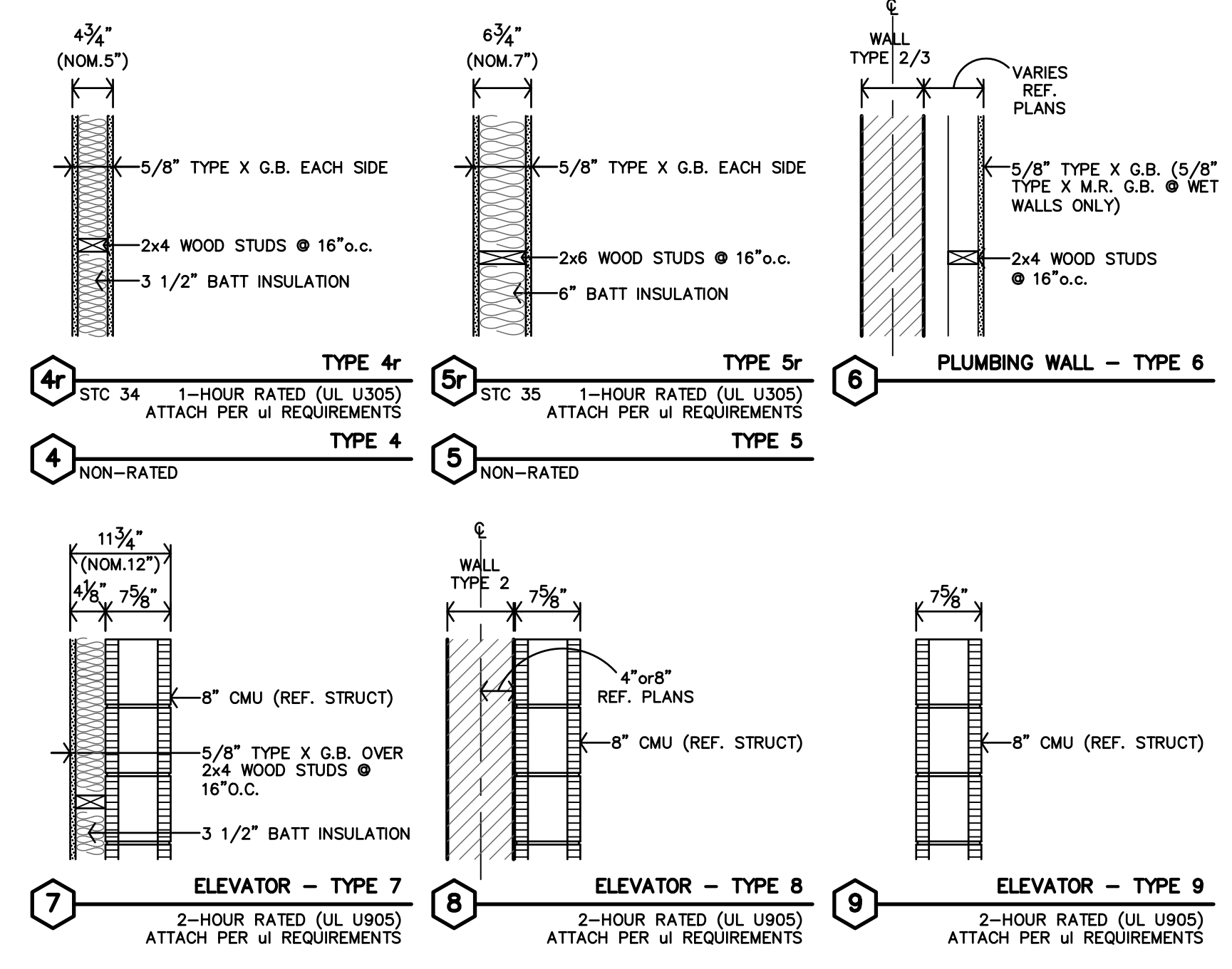
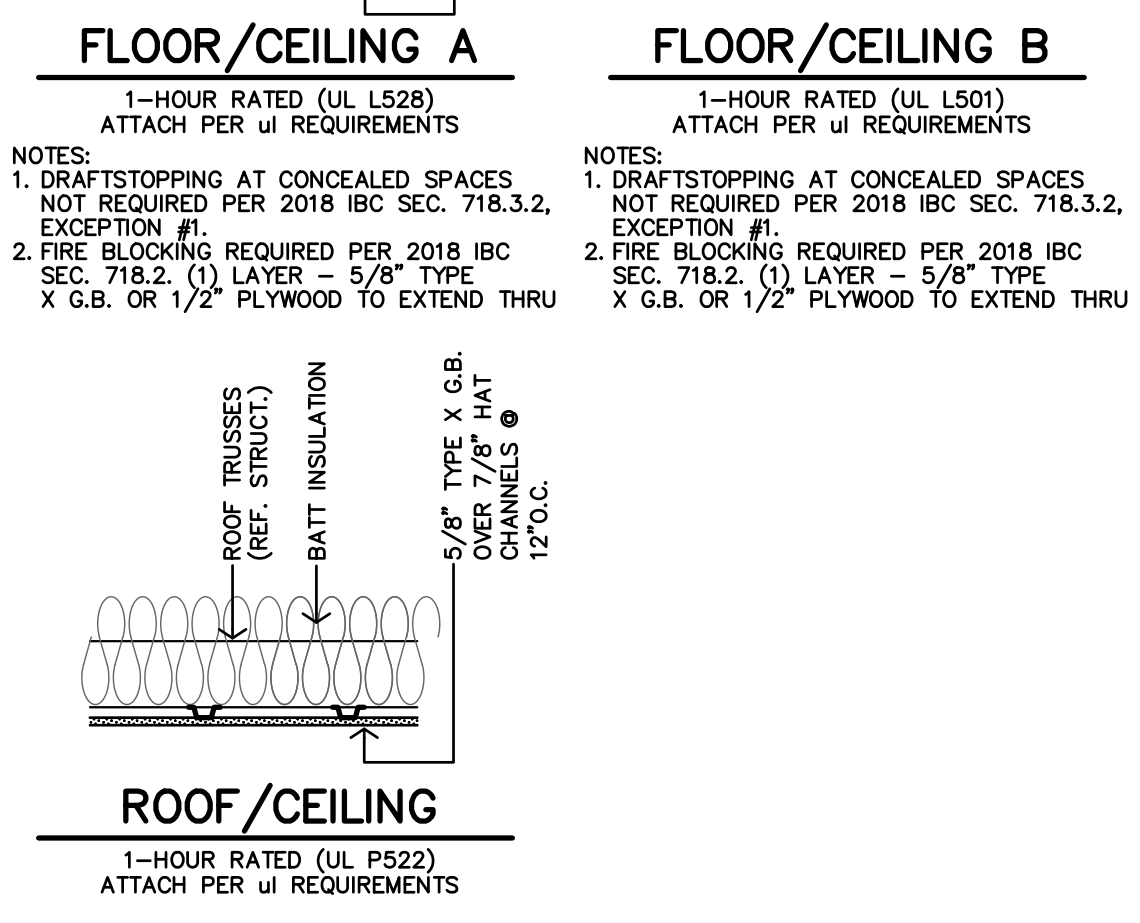
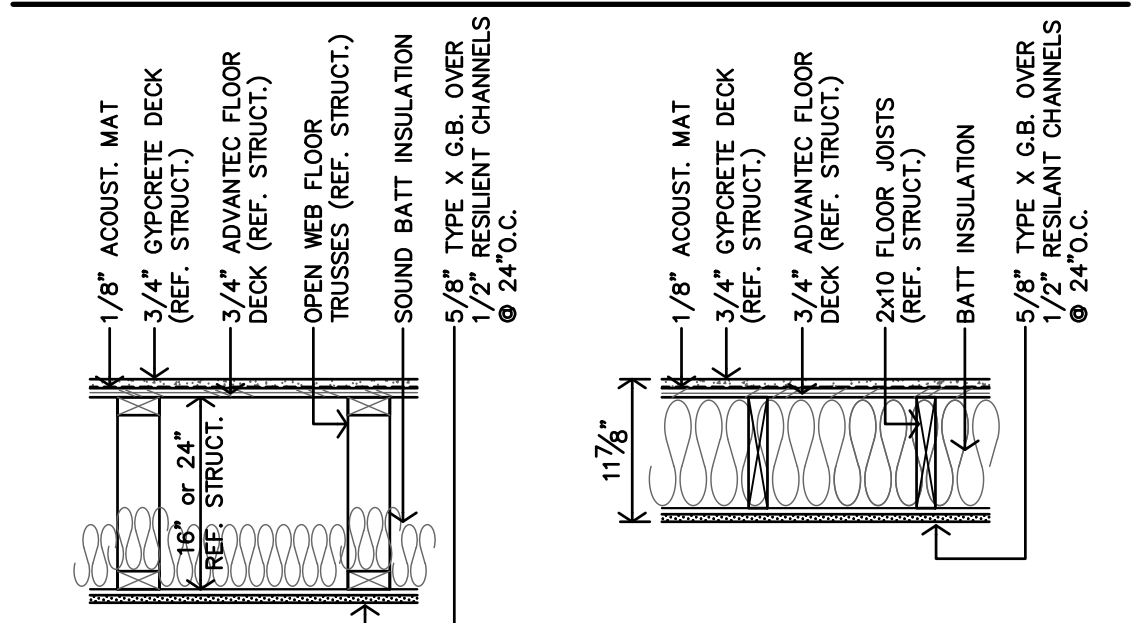
LEGEND

	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
	KNOB BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	SYMBOL INDICATES ACCESSIBLE UNIT (5 TOTAL = 10%) APARTMENTS 107, 111, 207, 211 & 307
	SYMBOL INDICATES HEARING/VISION IMPAIRED UNITS (1 TOTAL = 2%) APARTMENT 112
ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)	

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

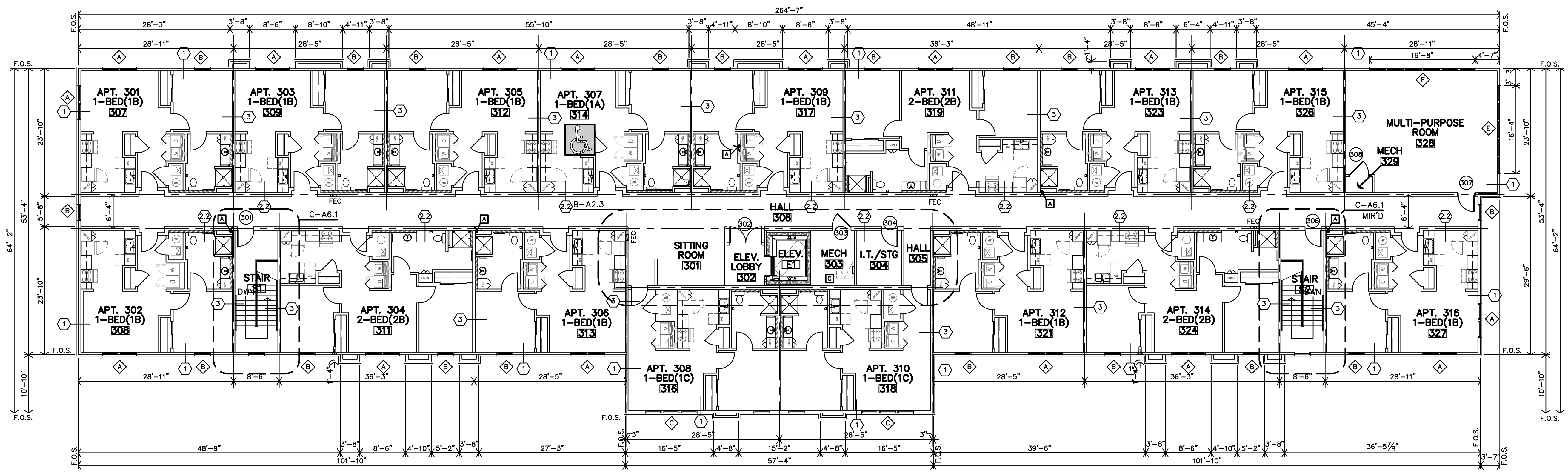


ASSEMBLIES



REVISION:

DATE: 1-31-2025
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 SHEET NO.:



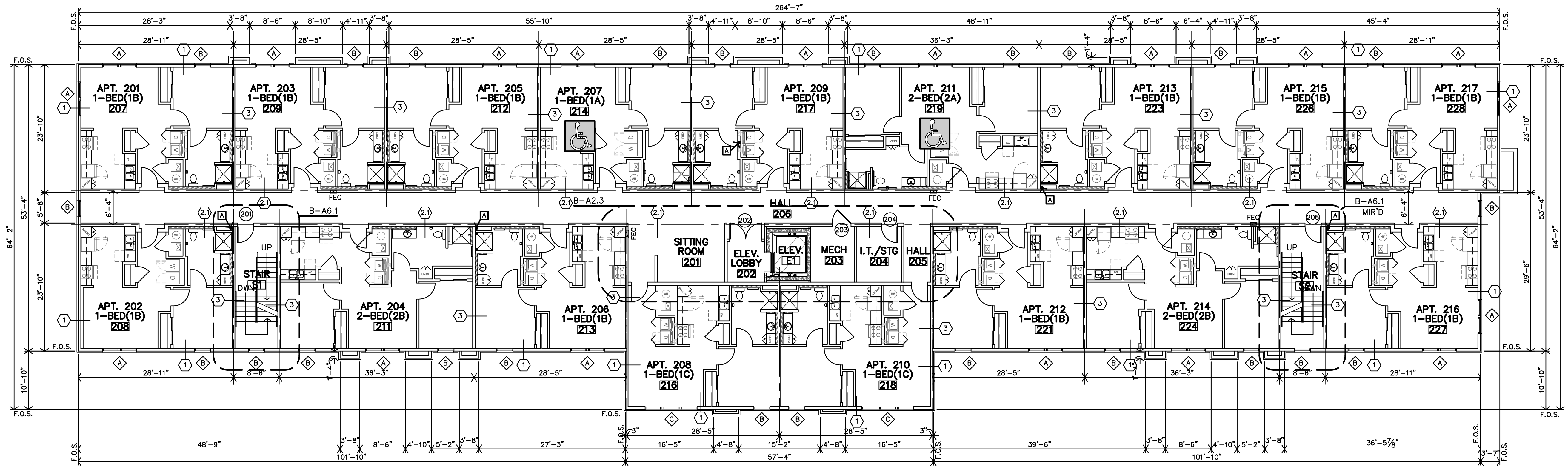
B THIRD FLOOR PLAN
3/32"=1'-0"

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 (5 TOTAL = 102) APARTMENTS 107, 111, 207, 211 & 307
	SYMBOL INDICATES HEARING/VISION IMPAIRED UNITS (1 TOTAL = 22) APARTMENT 112
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

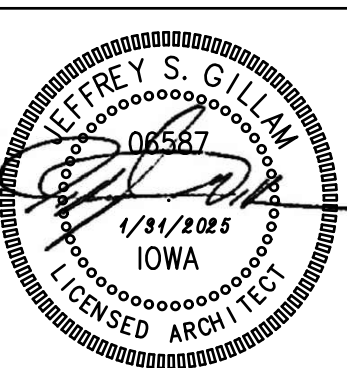
ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF. SPECS. AND DETAILS B/C-A2.1. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2018 IBC, SECTION 906.
- 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

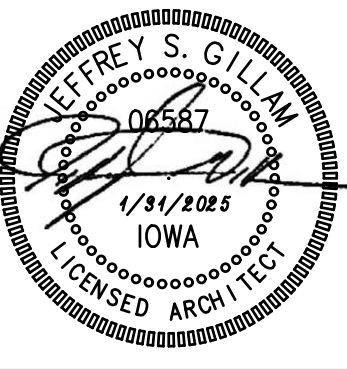
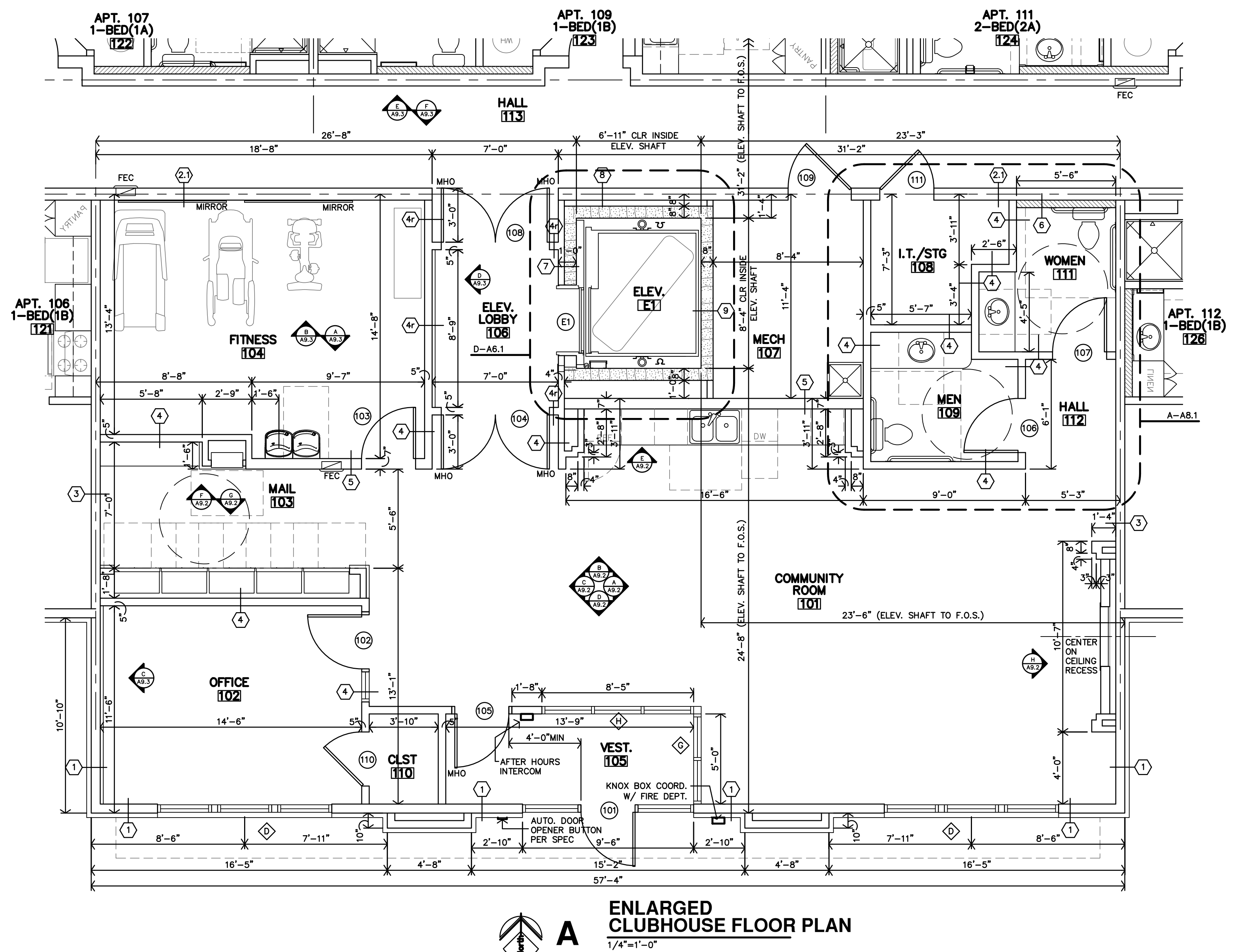
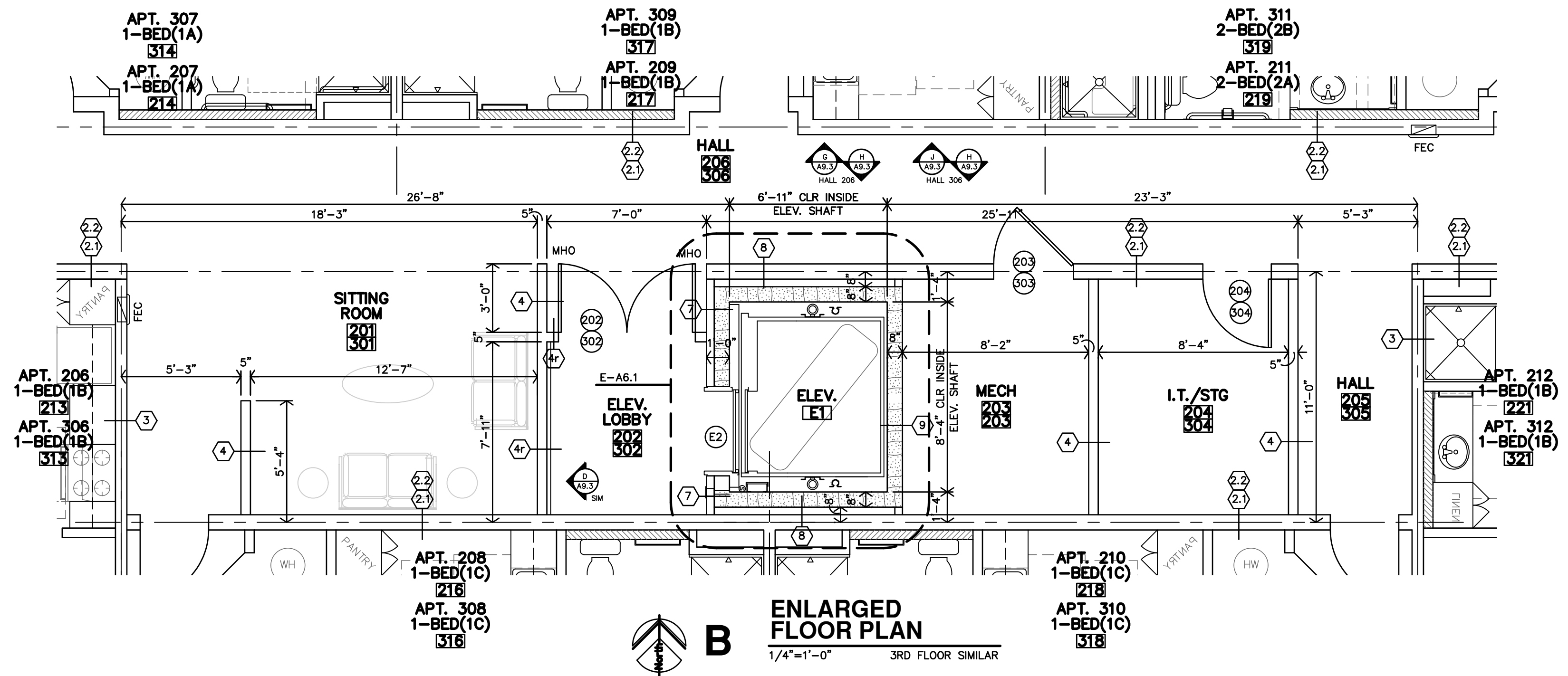
NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.



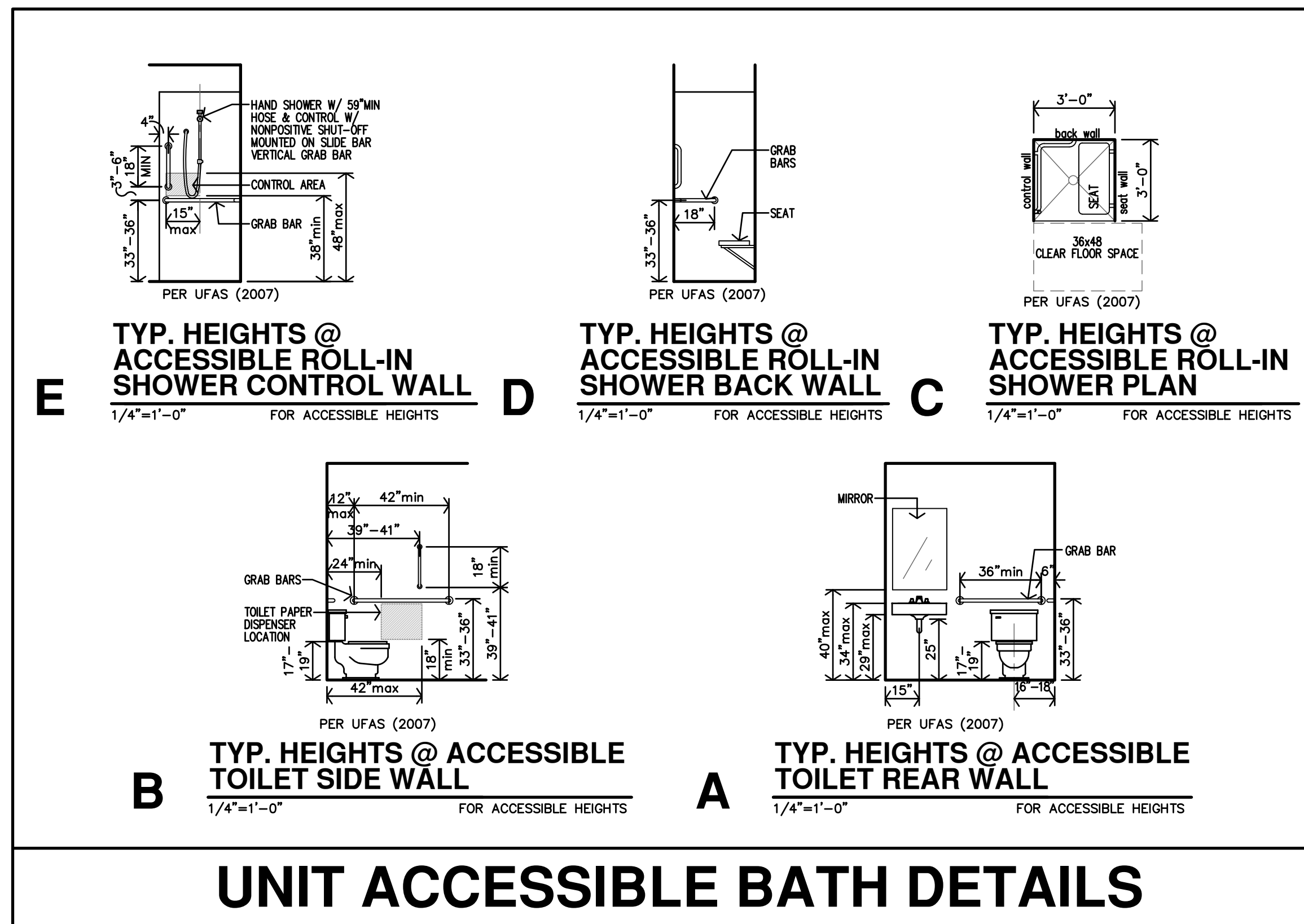
A SECOND FLOOR PLAN
3/32"=1'-0"



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UNIT ACCESSIBLE BATH DETAILS

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 BLOCKINGS 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 906.1. LOCATED PER CFP SHEET.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENETRATION ASSEMBLIES
- HOSE BIBS TO BE LOCATED APPROX. 30" MIN ABV. FIN. FLOOR. COORDINATE WITH MEP DWGS.
- TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 80" ABV. FIN. FLR. REF. STRUCT.
- KITCHEN RECEPTACLES TO BE @ 44" MAX ABOVE FIN. FLR.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
- HEARING/VISION IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS): CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. REF. ELECT. DWGS
- CONTRACTOR TO PROVIDE WINDOW COVERINGS AT ALL APARTMENT WINDOWS. REF. SPECIFICATIONS.
- FEC = FIRE EXTINGUISHER & SEMI-RECESSED CABINET. REF. SPECIFICATIONS.
- DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
- F.O.S. = FACE OF STUD

ADAPTABLE UNIT NOTES

- ADAPTABLE/TYPED UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS): REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS
 - CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS & SHOWER SEAT @ ALL SHOWER UNITS.
 - TOILETS SHALL BE ACCESSIBLE COMPLIANT (17-19" HIGH)
 - CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.
 - ALL CLOSET SHELVING TO BE MOUNTED AT 66" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.

ACCESSIBLE UNIT NOTES

- ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS): REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS
 - CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS & SHOWER SEATS @ ALL SHOWER UNITS.
 - TOILETS SHALL BE ACCESSIBLE COMPLIANT (17-19" HIGH)
 - CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.
 - CONTRACTOR SHALL PROVIDE & INSTALL INSULATED COVERS @ ALL EXPOSED HOT WATER PIPES, DRAIN PIPES AND DISPOSAL
 - CONTRACTOR TO PROVIDE ALL CLOSET SHELVES & HANGAR BARS WITH ADJUSTABLE STANDARDS AND BRACKETS. TOPS OF SHELVES SHALL BE MOUNTED AT 48" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.

ACCESSIBLE & HEARING/VISION IMPAIRED UNIT SUMMARY

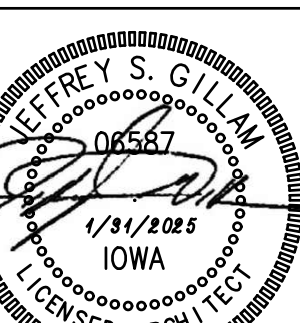
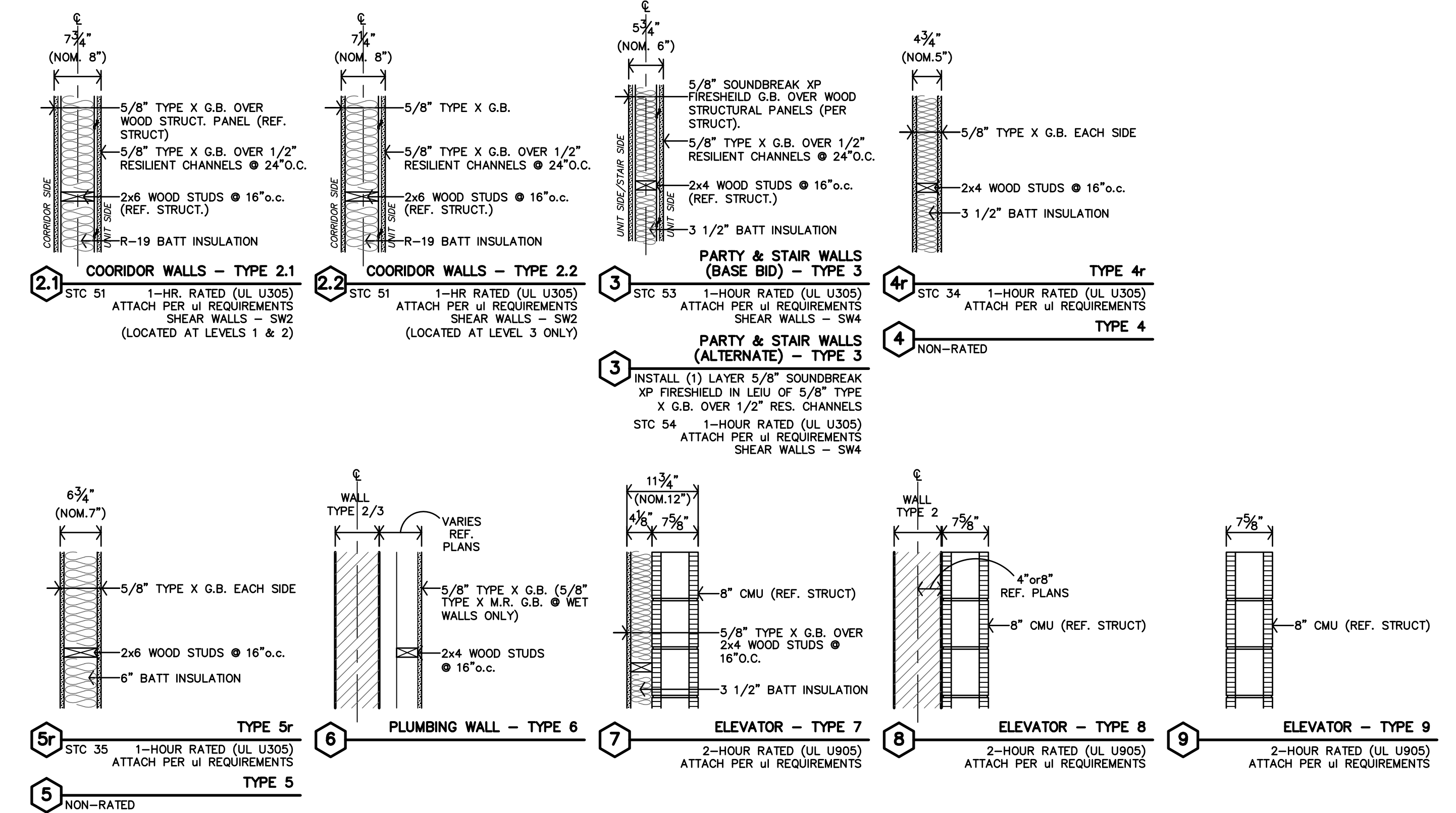
FLOOR	UNIT LABELS	TYPE	
		ACC	H.V
1	1A	1	
1	2A	1	
1	1B		1
2	1A	1	
2	2A	1	
3	1A	1	
TOTALS		5	1

UNIT SUMMARY

UNIT LABEL	UNIT TYPE	ACCESSIBILITY	FLOOR	NET SQUARE FOOTAGE	TOTAL NO. OF UNITS
1A	1-BED 1-BATH	ACCESSIBLE	1,2,3	625	3
1B	1-BED 1-BATH	TYPE B (ADAPTABLE)	1,2,3	625	32
1C	1-BED 1-BATH	TYPE B (ADAPTABLE)	2,3	633	4
2A	2-BED 1-BATH	ACCESSIBLE	1,2	800	2
2B	2-BED 1-BATH	TYPE B (ADAPTABLE)	1,2,3	800	7
TOTAL					48

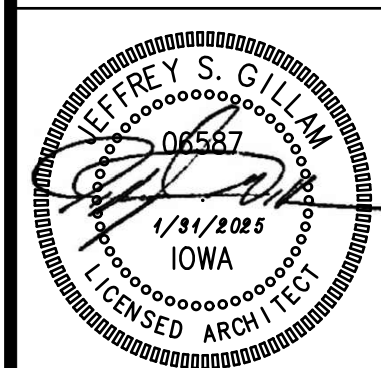
INTERIOR PARTITION SCHEDULE

- 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
- USE MOISTURE RESISTANT G.B. AT ALL WET WALLS (TOILETS, SINKS, SHOWERS/TUBS, ETC)



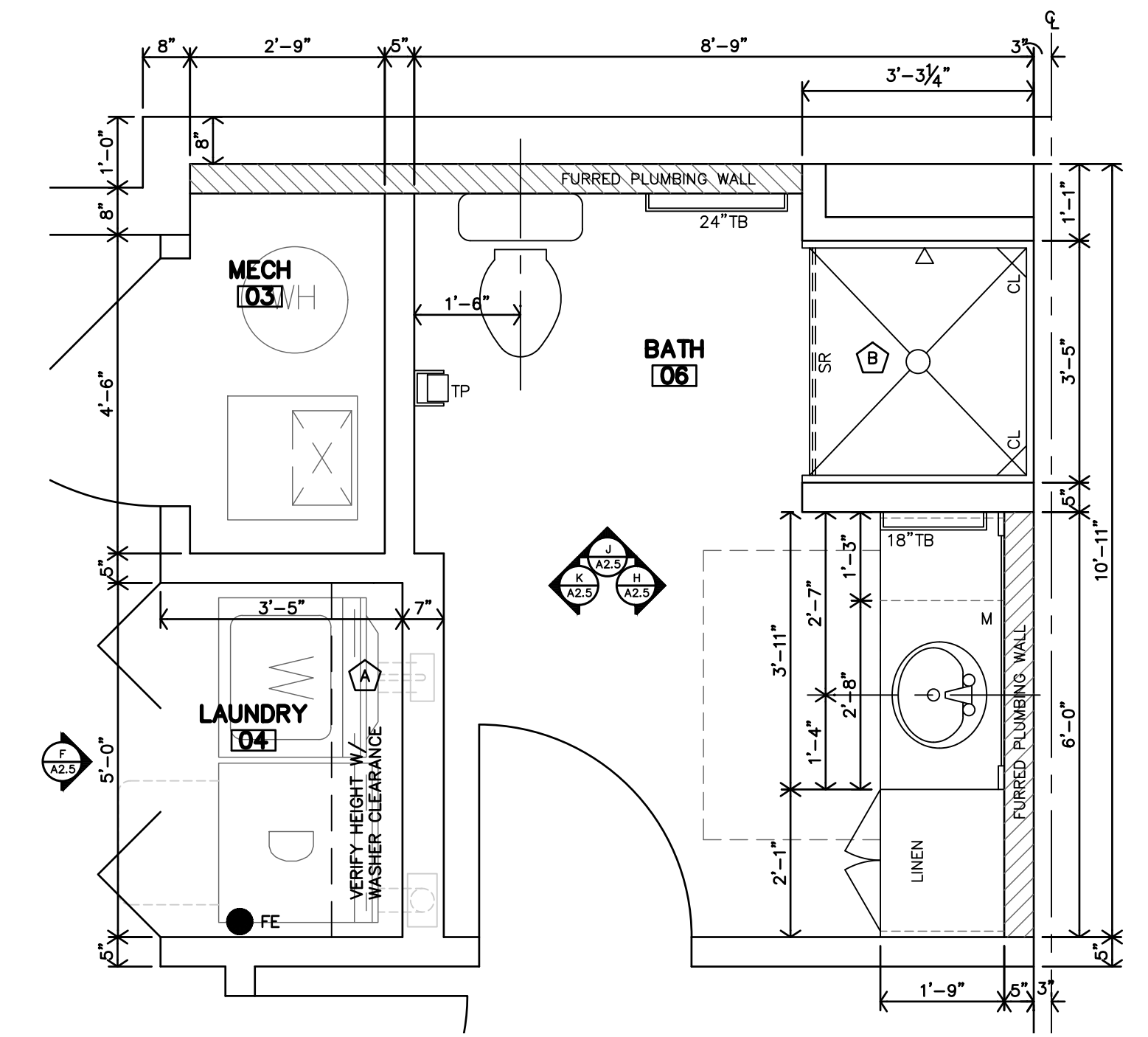
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REVISION:

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 SHEET NO.:



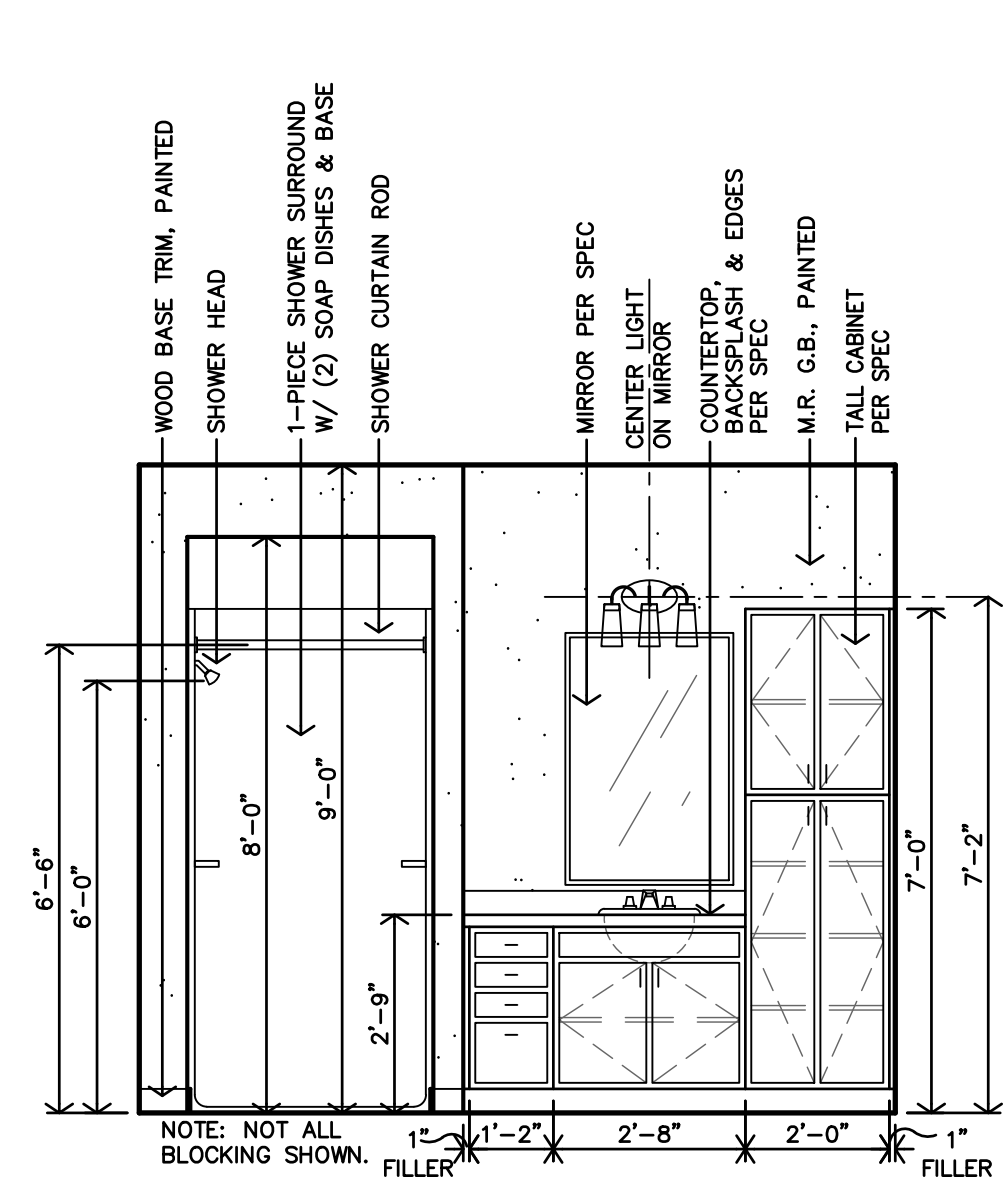
G UNITS 1B/1C BATH #06 ENLARGED PLAN
 1/2"=1'-0"

ADAPTABLE NOTES

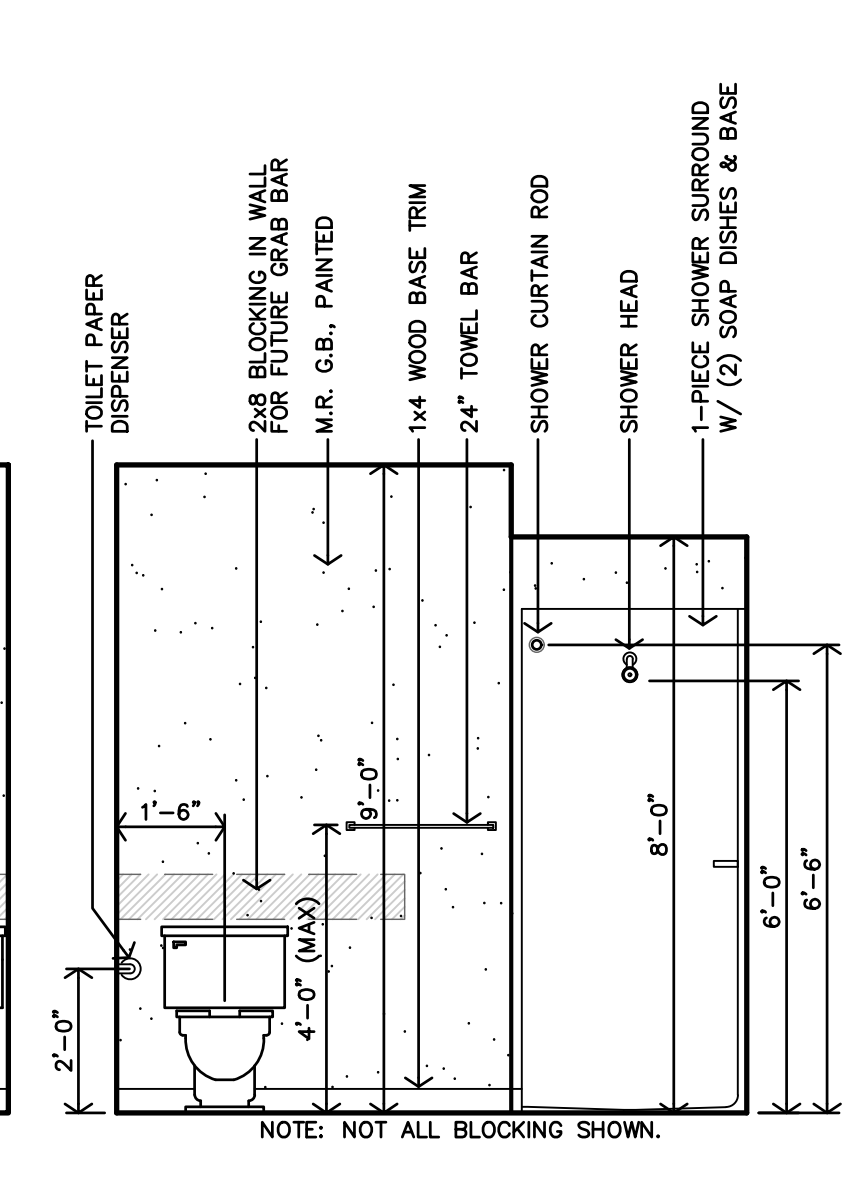
- REF FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4
- ALL DIMENSIONS ARE TO FACE OF C/P, S/D, UNLESS NOTED OTHERWISE
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.4)
- LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE
- ADAPTABLE UNITS DESIGNED AROUND 27"x27" WASHER & DRYER.
- REF. CASEWORK SECTIONS ON SHEET A2.9
- F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

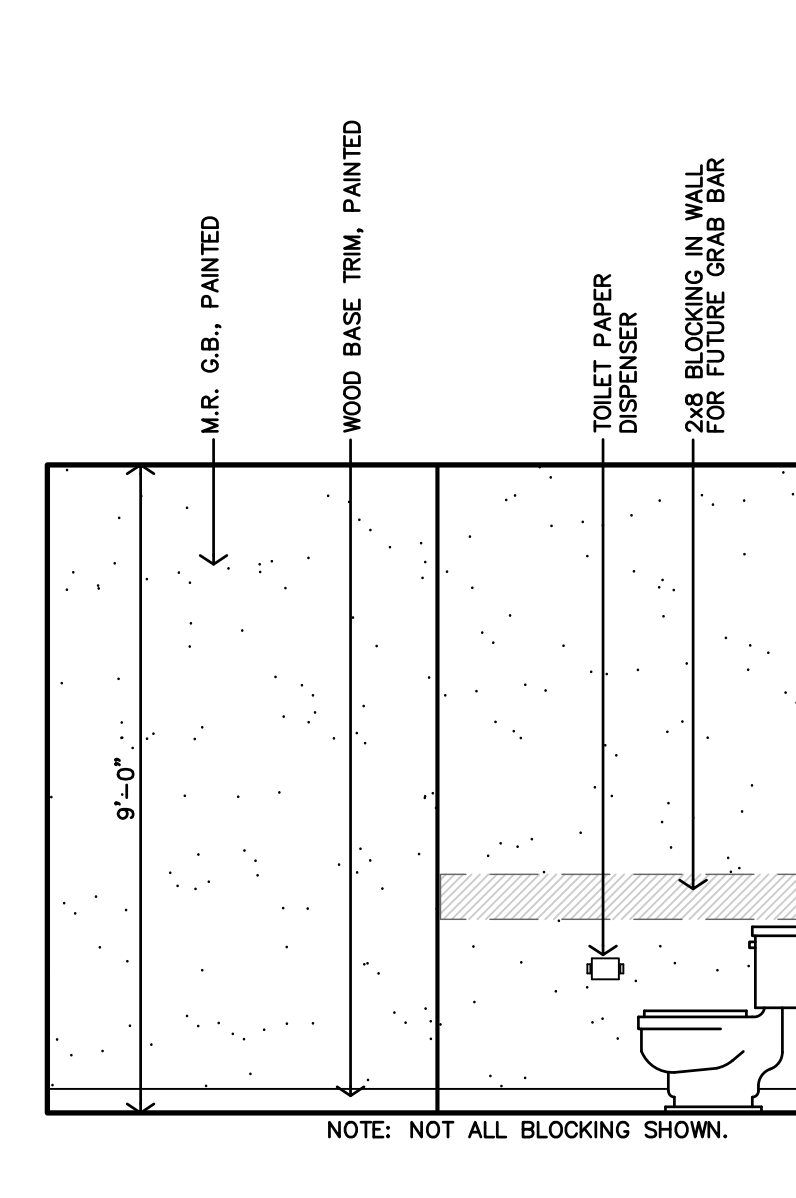
LEGEND	KEYNOTES:
M MIRROR	▲ PLASTIC COATED WIRE CLOTHES SHELF & ROD
TP TOILET PAPER DISPENSER	□ VERIFY SIZE W/ SHOWER UNIT
TB TOWEL BAR	
CL CORNER LEDGE	
SR SHOWER ROD	



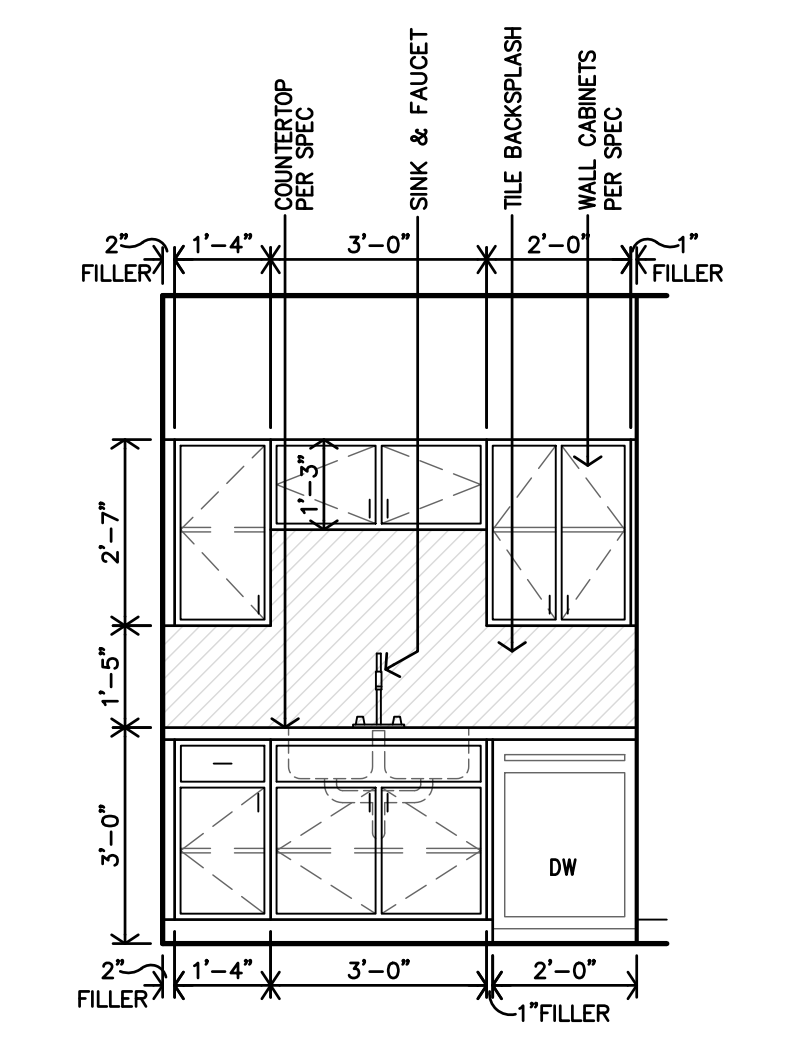
H UNITS 1B/1C BATH #06 INTERIOR ELEVATION
 3/8"=1'-0"



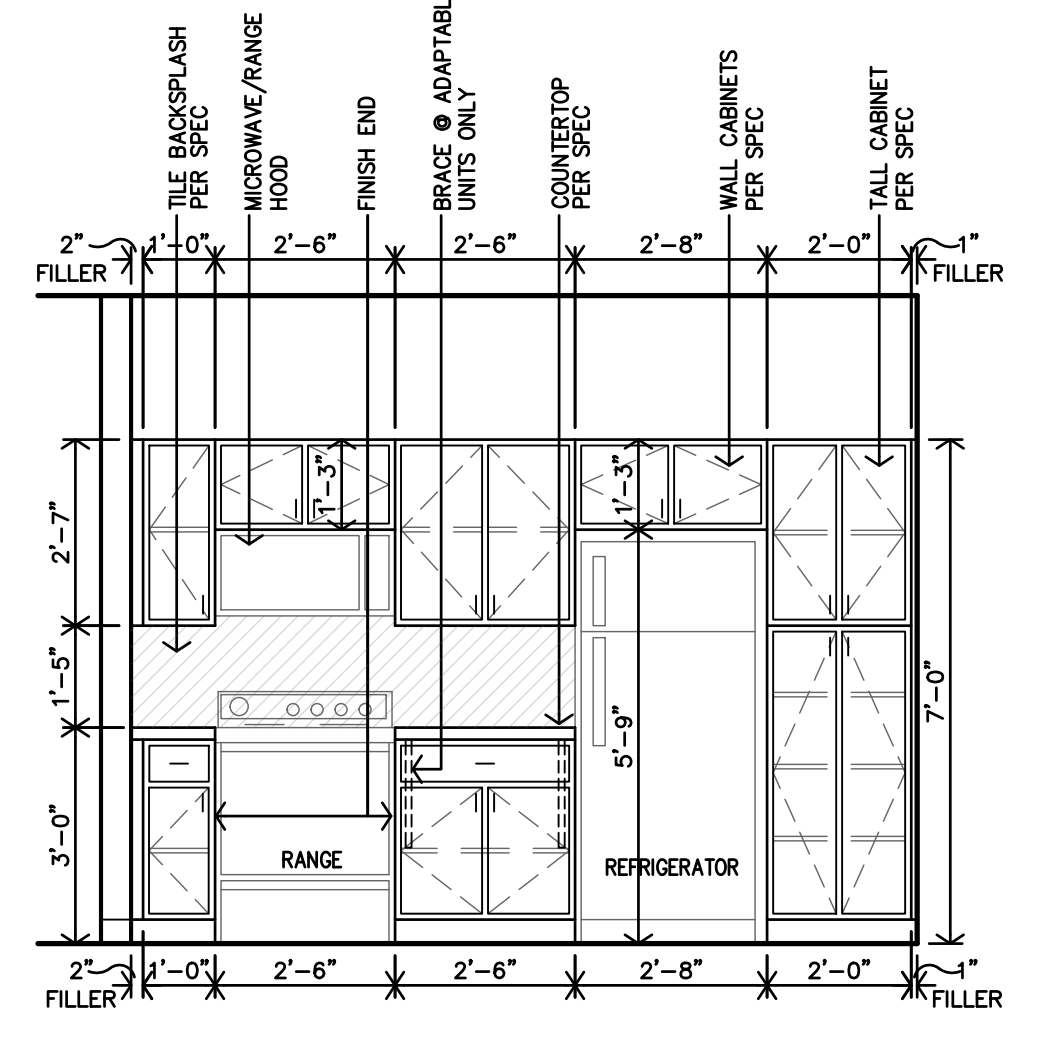
J UNITS 1B/1C BATH #06 INTERIOR ELEVATION
 3/8"=1'-0"



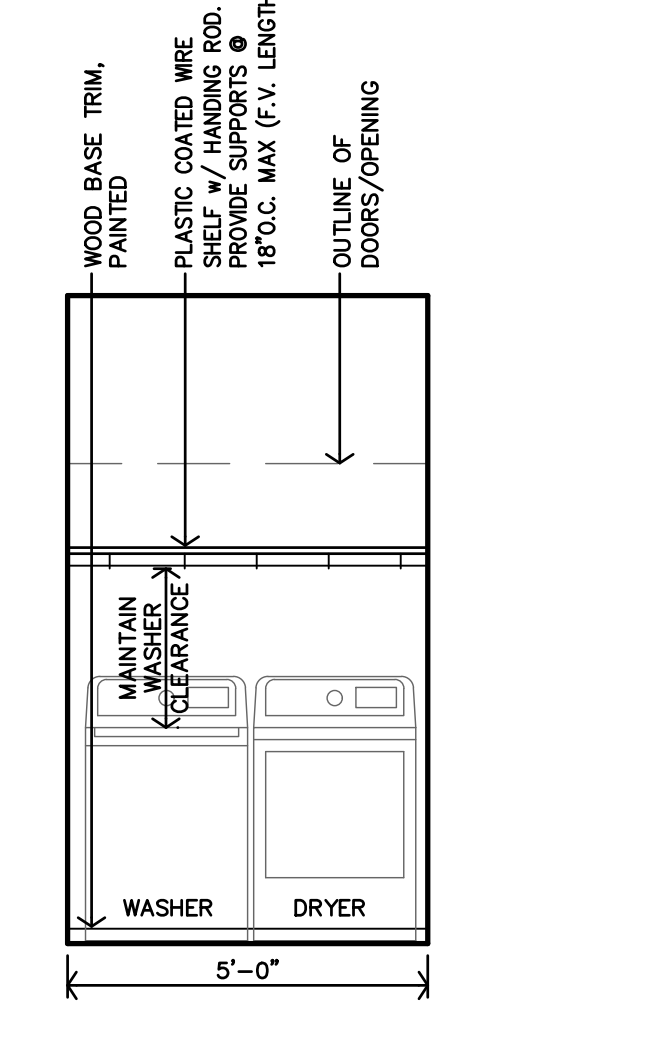
K UNITS 1B/1C BATH #06 INTERIOR ELEVATION
 3/8"=1'-0"



D TYPICAL KITCHEN #01 CASEWORK ELEVATION
 3/8"=1'-0"

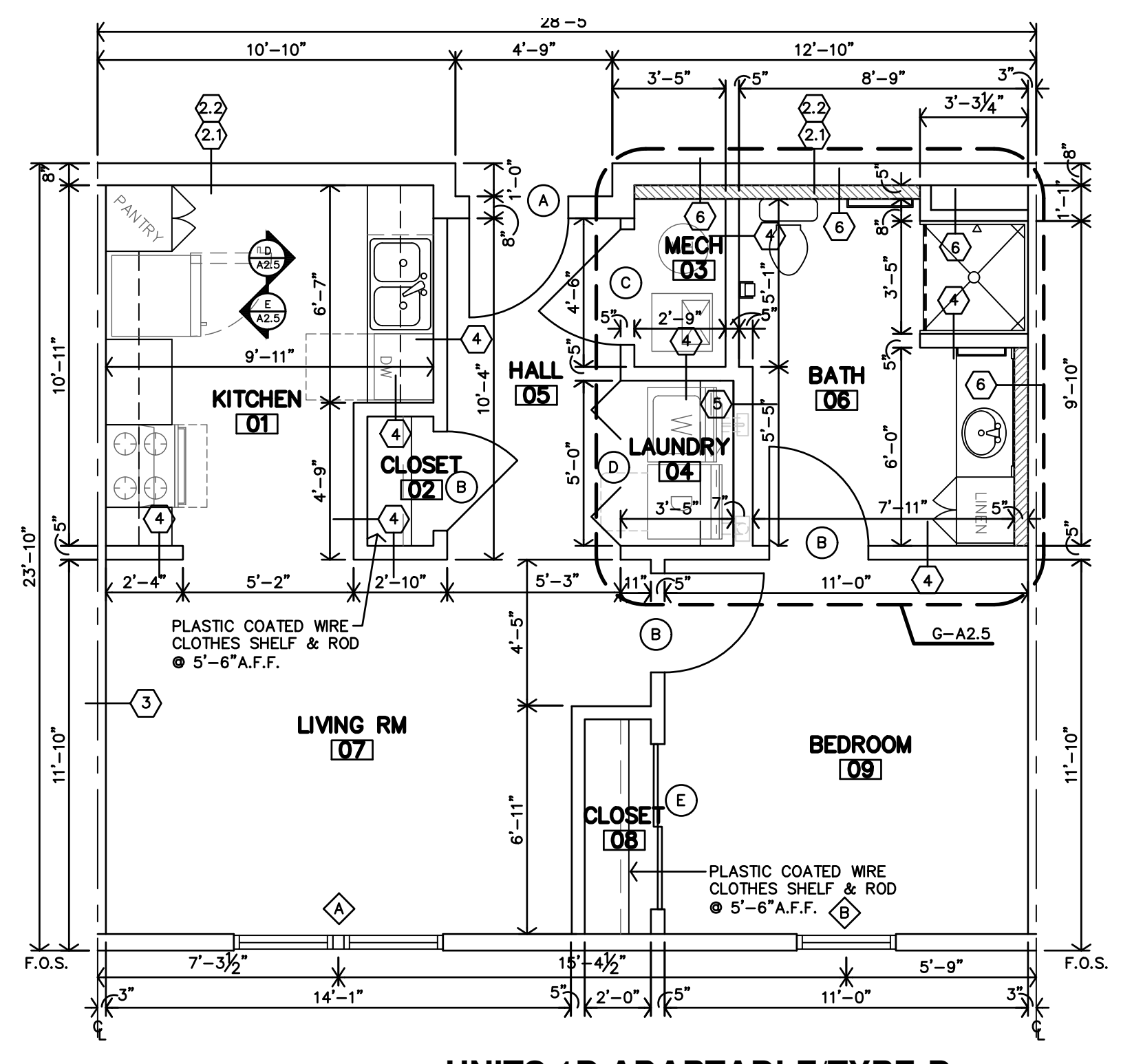


E TYPICAL KITCHEN #01 CASEWORK ELEVATION
 3/8"=1'-0"

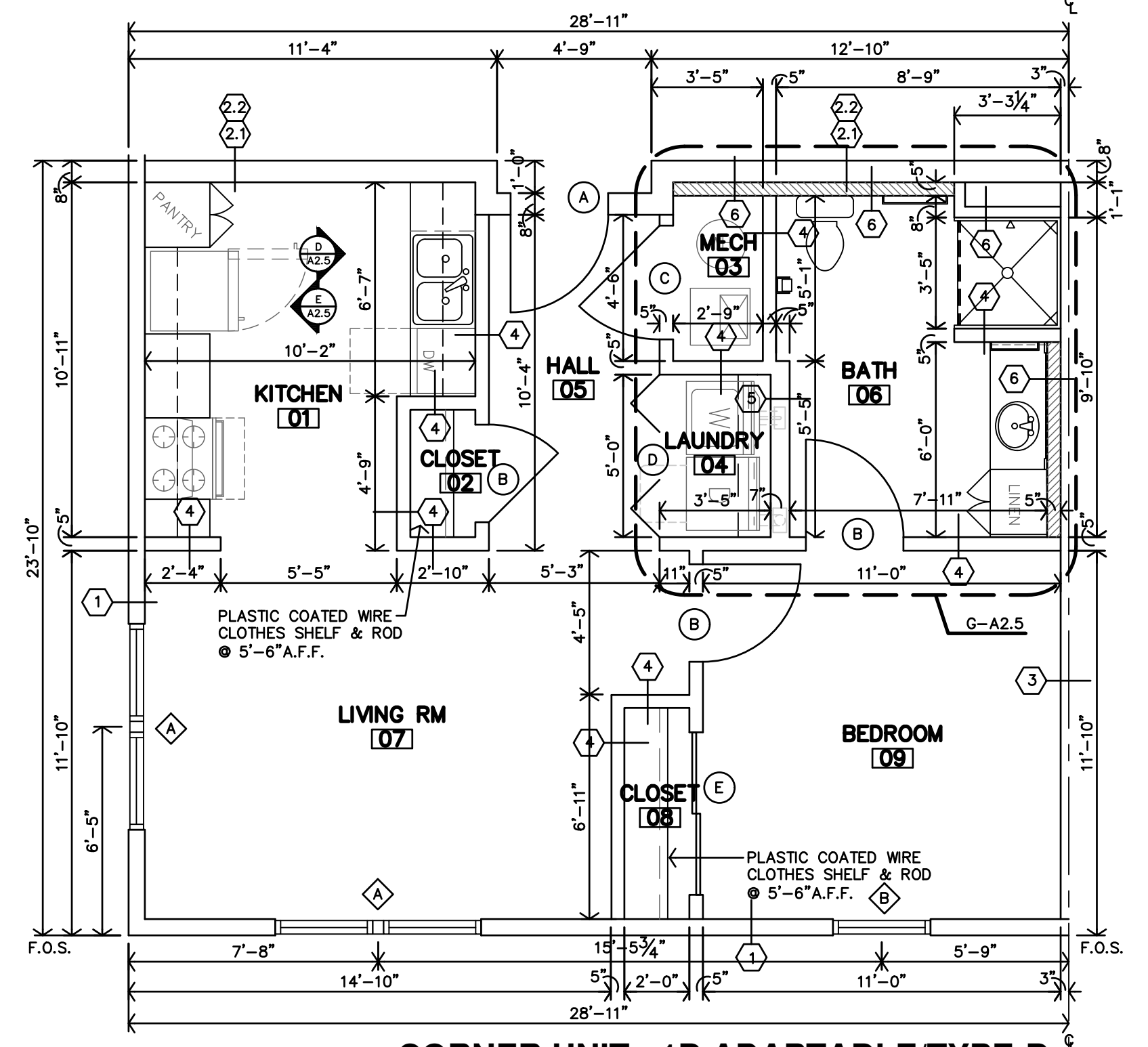


F TYPICAL LAUNDRY #04 CASEWORK ELEVATION
 3/8"=1'-0"

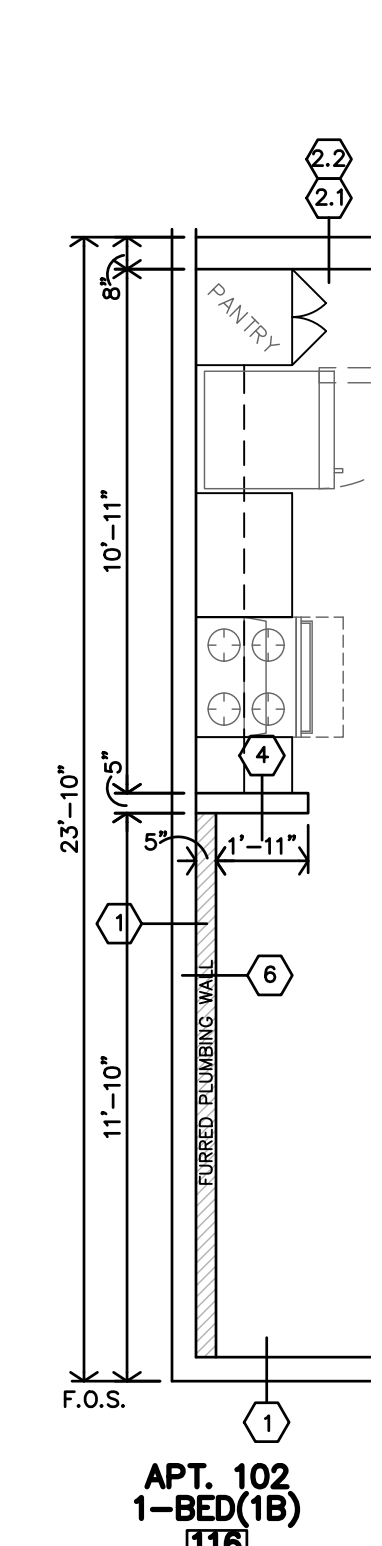
NOTE: SOME PLANS ARE MIRRORED, REFERENCE FLOOR PLANS ON SHEETS A2.1 AND A2.2



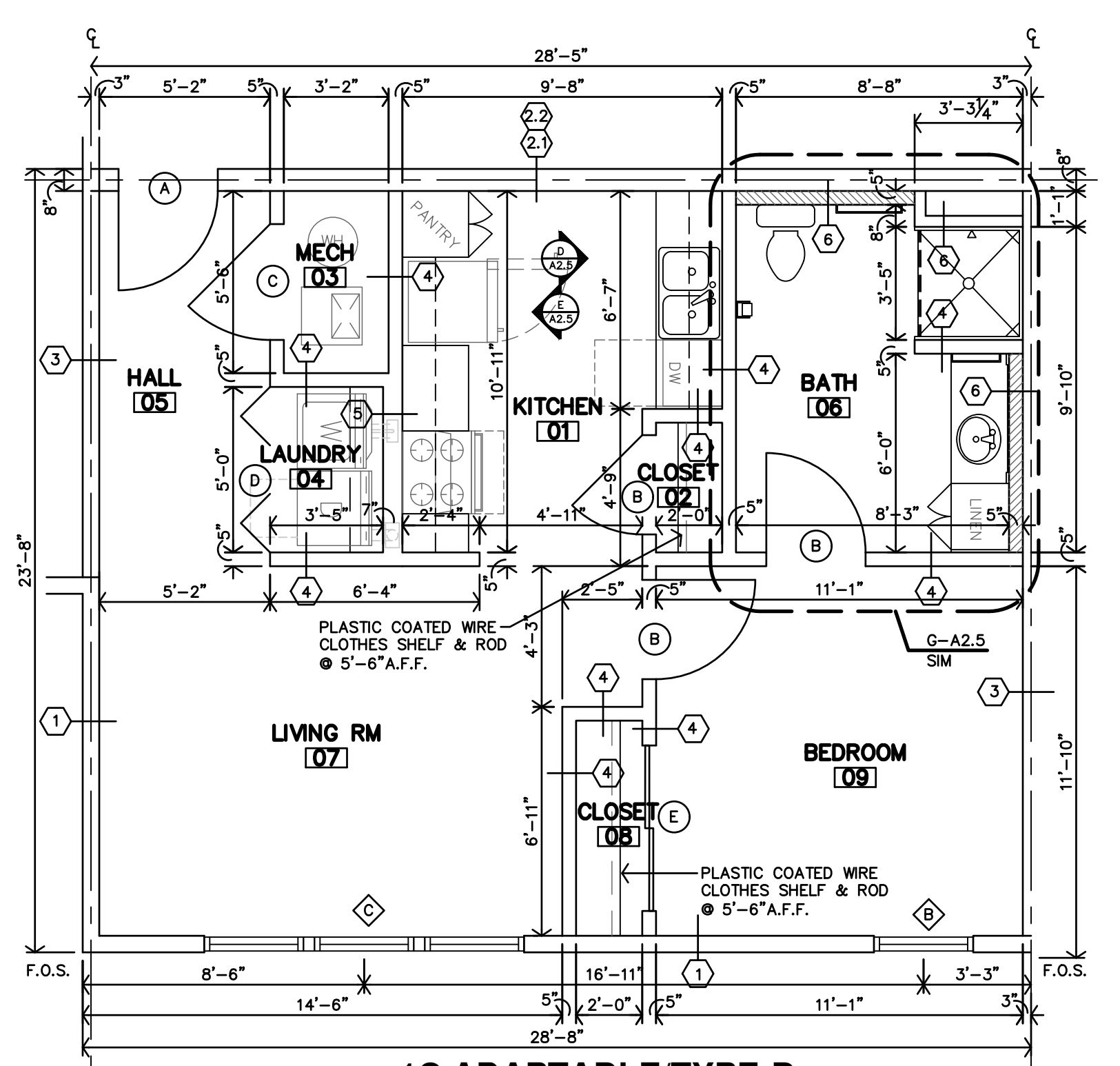
A UNITS 1B ADAPTABLE/TYP-B 1 BEDROOM - 1 BATH UNIT PLAN
 1/4"=1'-0"
 SQUARE FOOTAGE: NRA = 625 SF



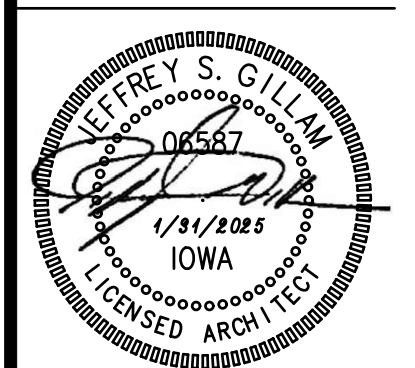
B CORNER UNIT - 1B ADAPTABLE/TYP-B 1 BED-1 BATH UNIT PLAN
 1/4"=1'-0"
 SQUARE FOOTAGE: NRA = 625 SF



APT. 102 1-BED(1B)

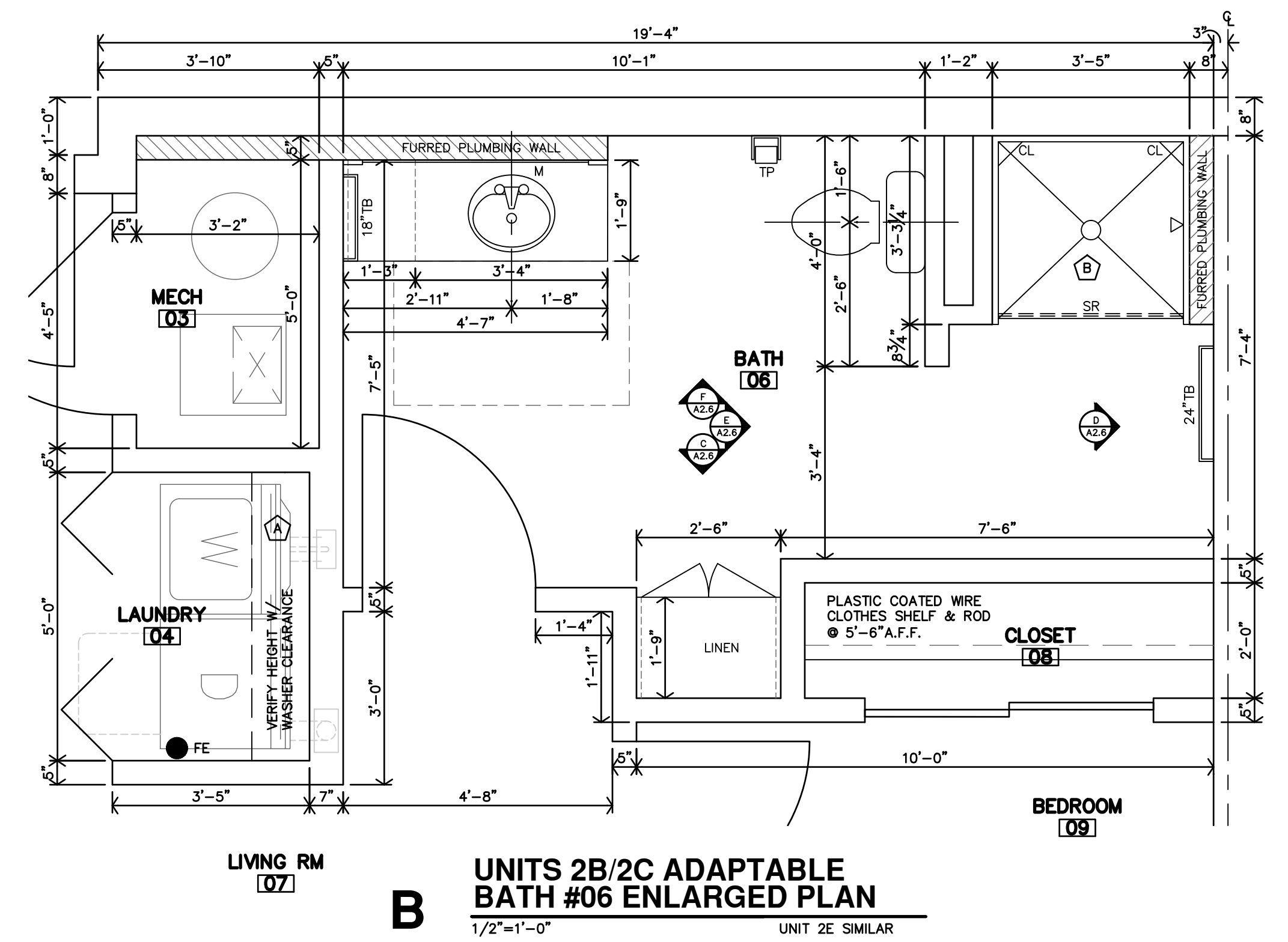
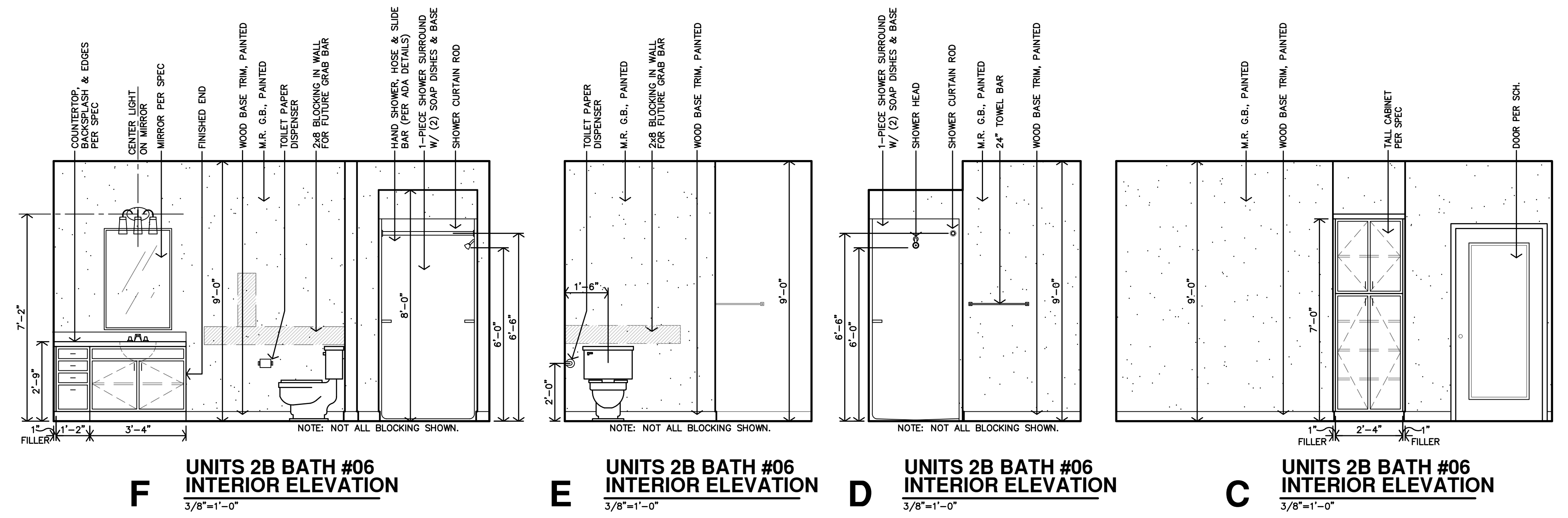


C 1C ADAPTABLE/TYP-B 1 BED-1 BATH UNIT PLAN
 1/4"=1'-0"
 SQUARE FOOTAGE: NRA = 633 SF



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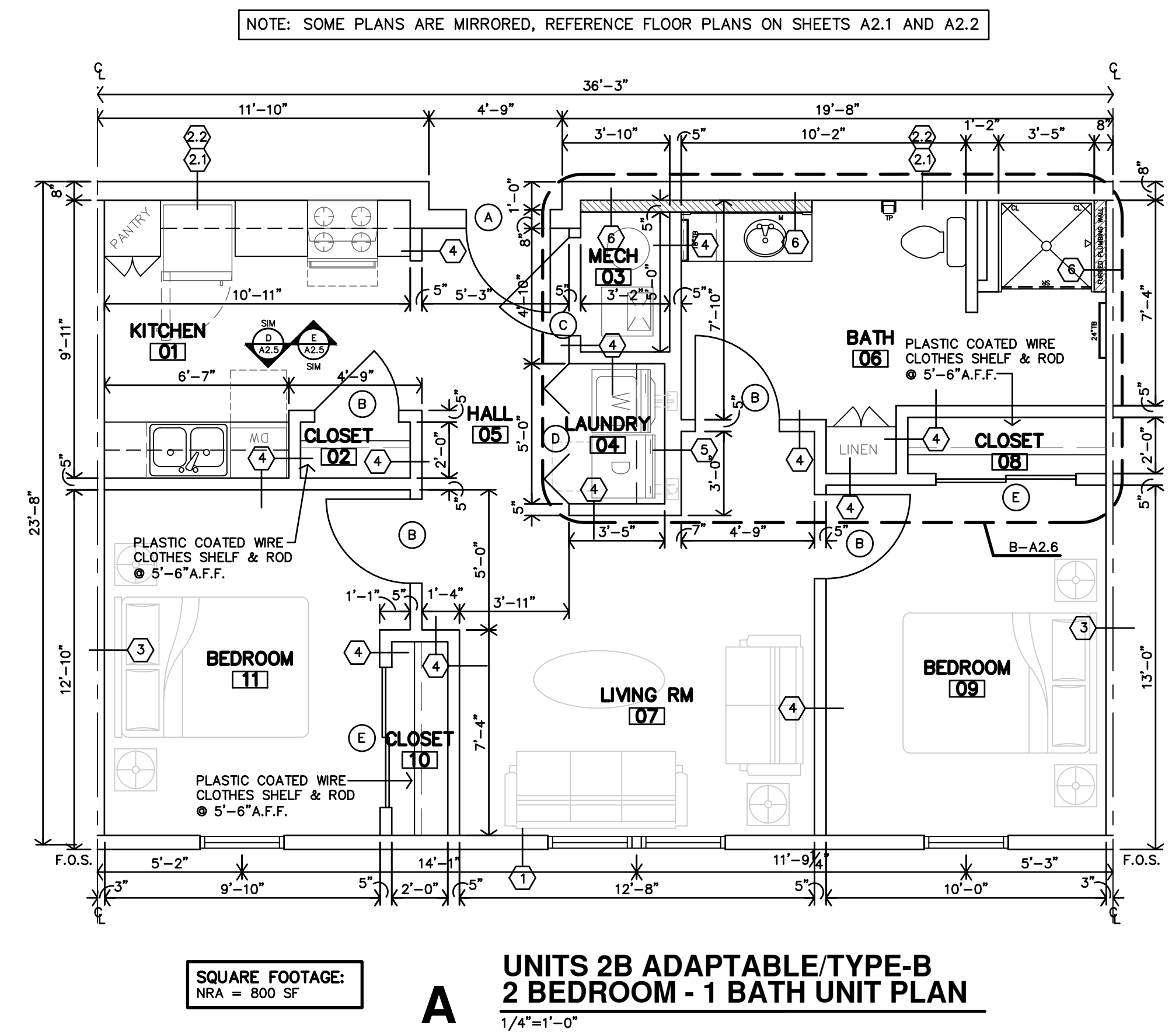


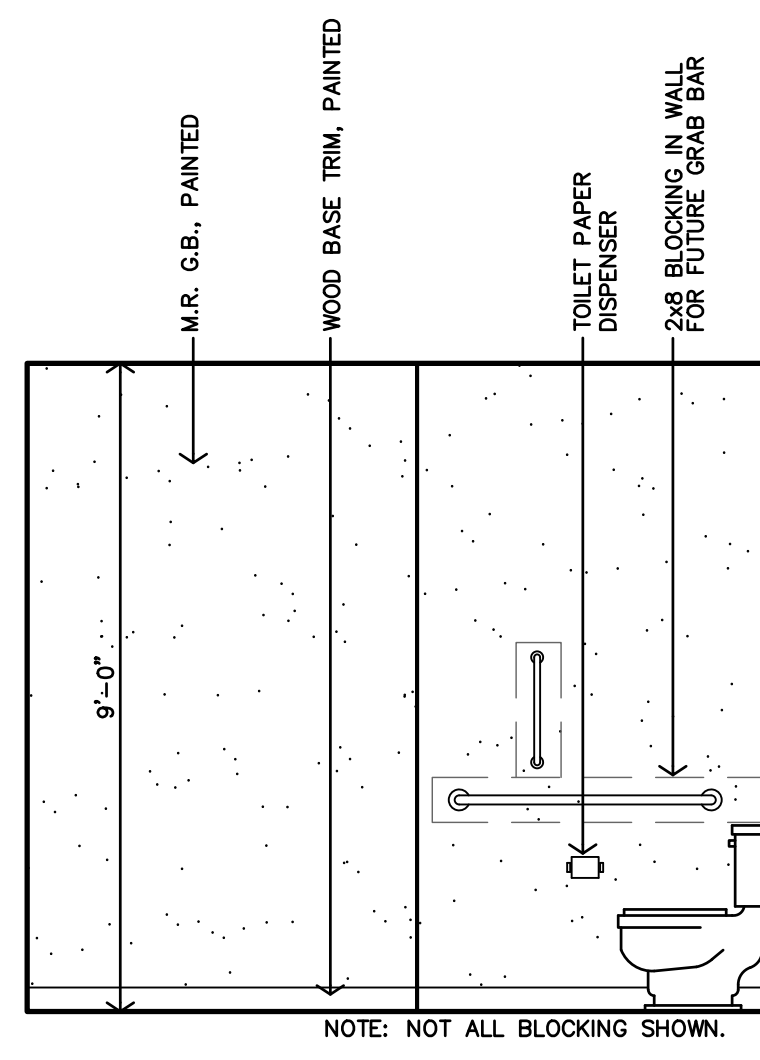
ADAPTABLE NOTES

- REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.5
- ALL DIMENSIONS ARE TO FACE OF CYP. BD. UNLESS NOTED OTHERWISE
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
- LOCATION OF WASHER & DRYER IS CRITICAL WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE
- ADAPTABLE UNITS DESIGNED AROUND 27"X27" WASHER & DRYER.
- F.O.S. = FACE OF STUD

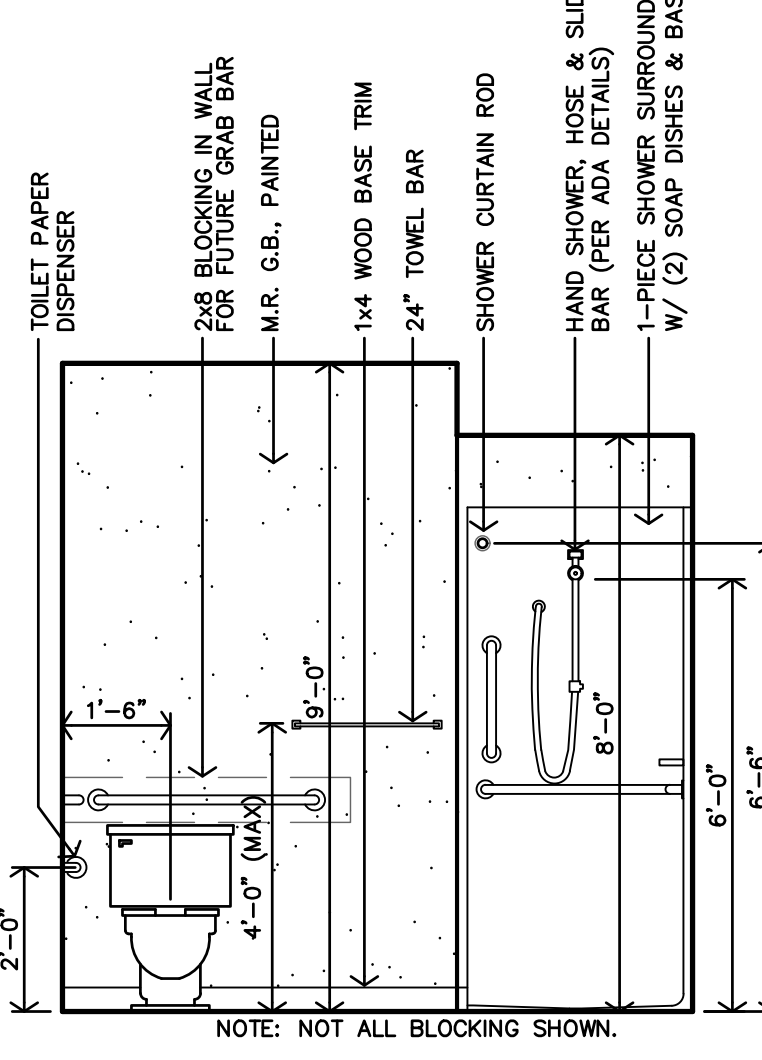
INDICATES FURRED PLUMBING WALLS

LEGEND	KEYNOTES:
M MIRROR	A PLASTIC COATED WIRE CLOTHES SHELF & ROD
TP TOILET PAPER DISPENSER	B VERIFY SIZE w/ SHOWER UNIT
TB TOWEL BAR	
CL CORNER LEDGE	
SR SHOWER ROD	

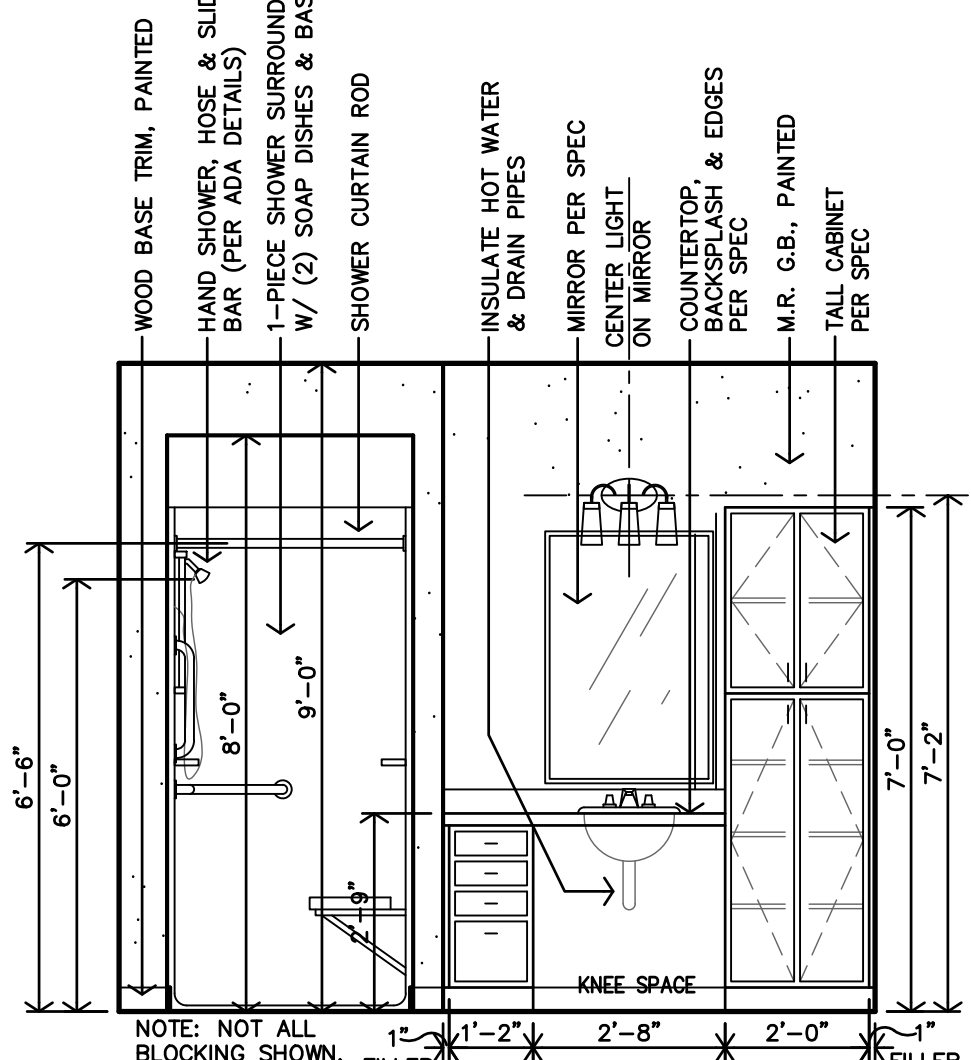




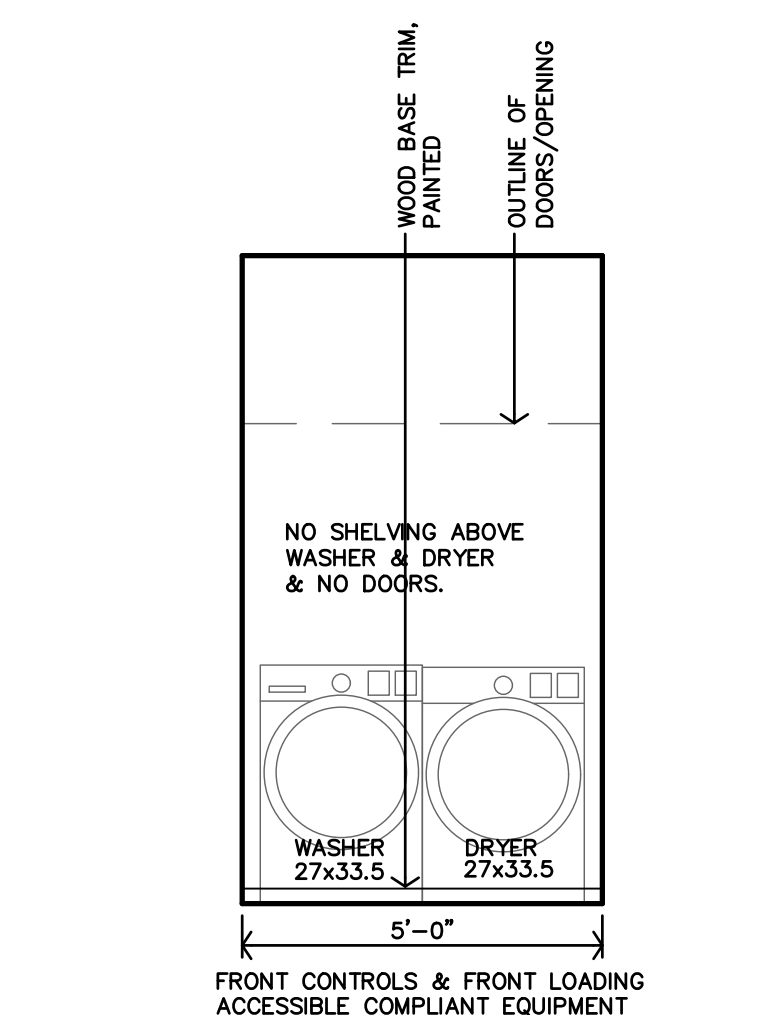
H UNIT 1A BATH #06 INTERIOR ELEVATION
3/8"=1'-0"



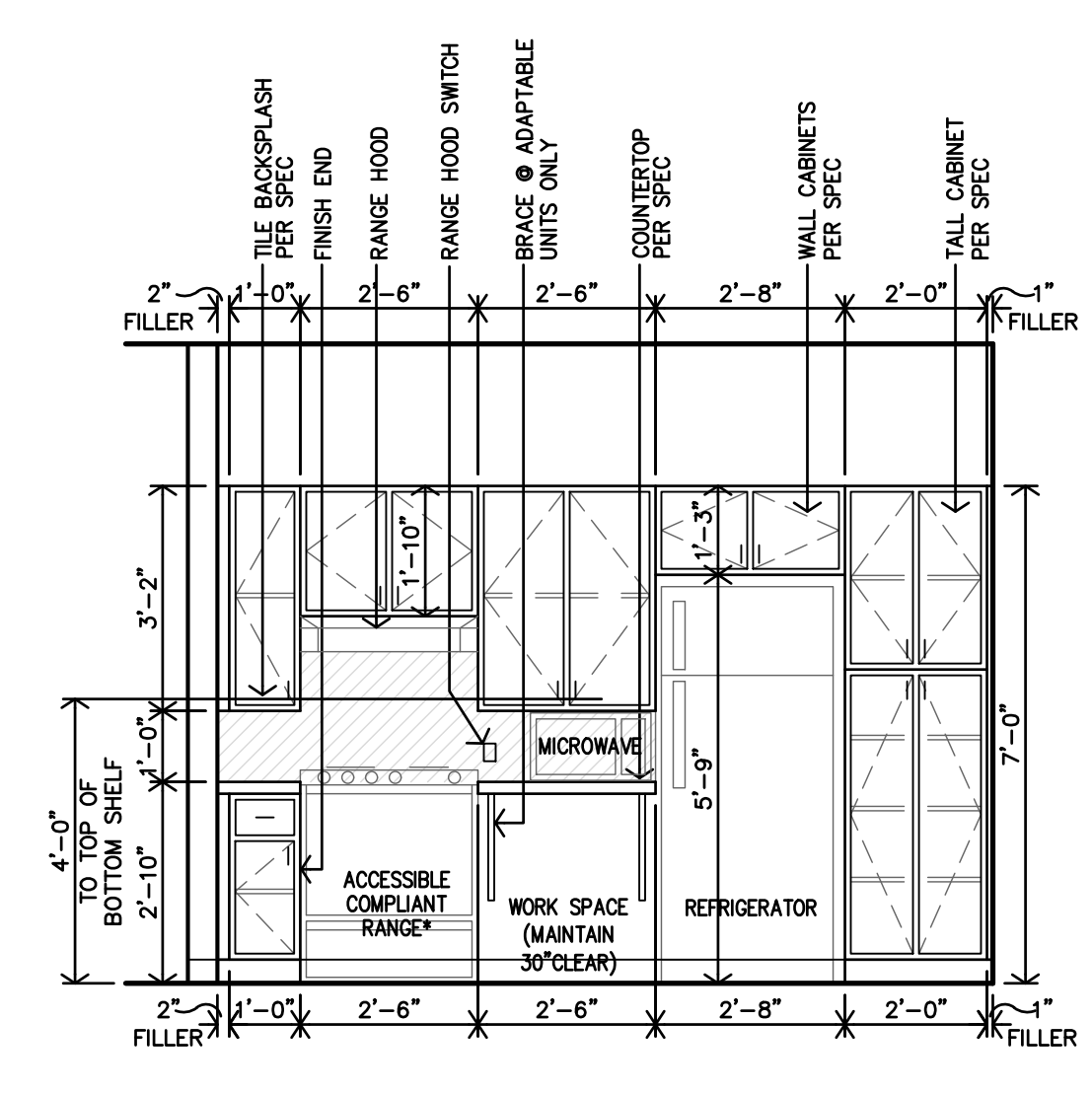
G UNIT 1A BATH #06 INTERIOR ELEVATION
3/8"=1'-0"



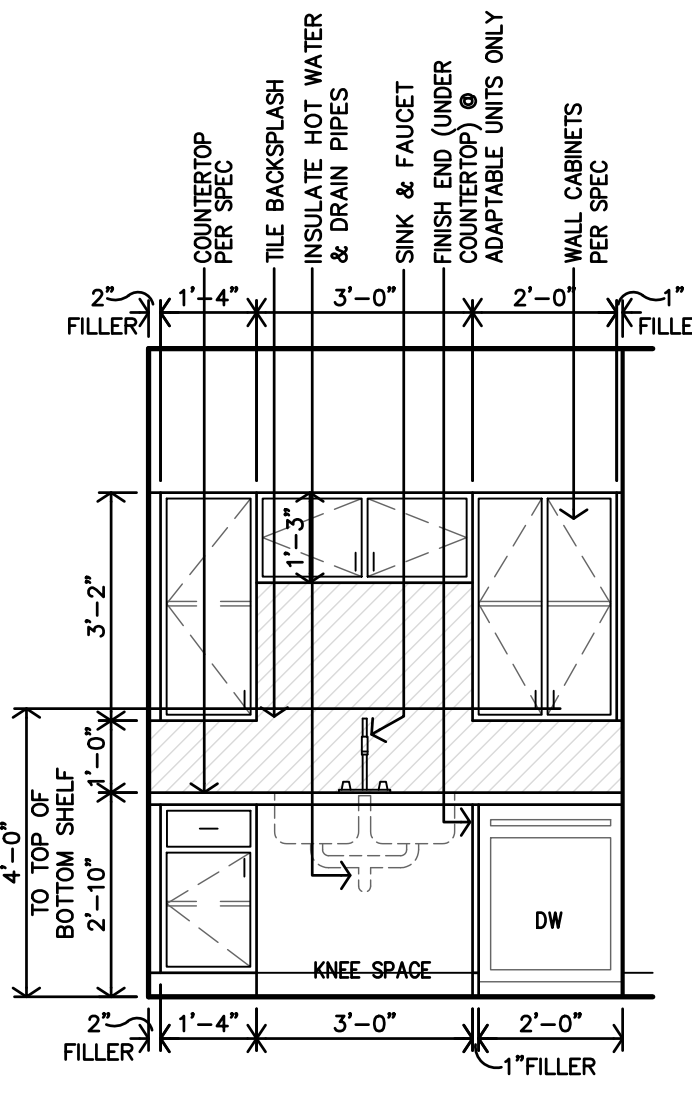
F UNIT 1A BATH #06 INTERIOR ELEVATION
3/8"=1'-0"



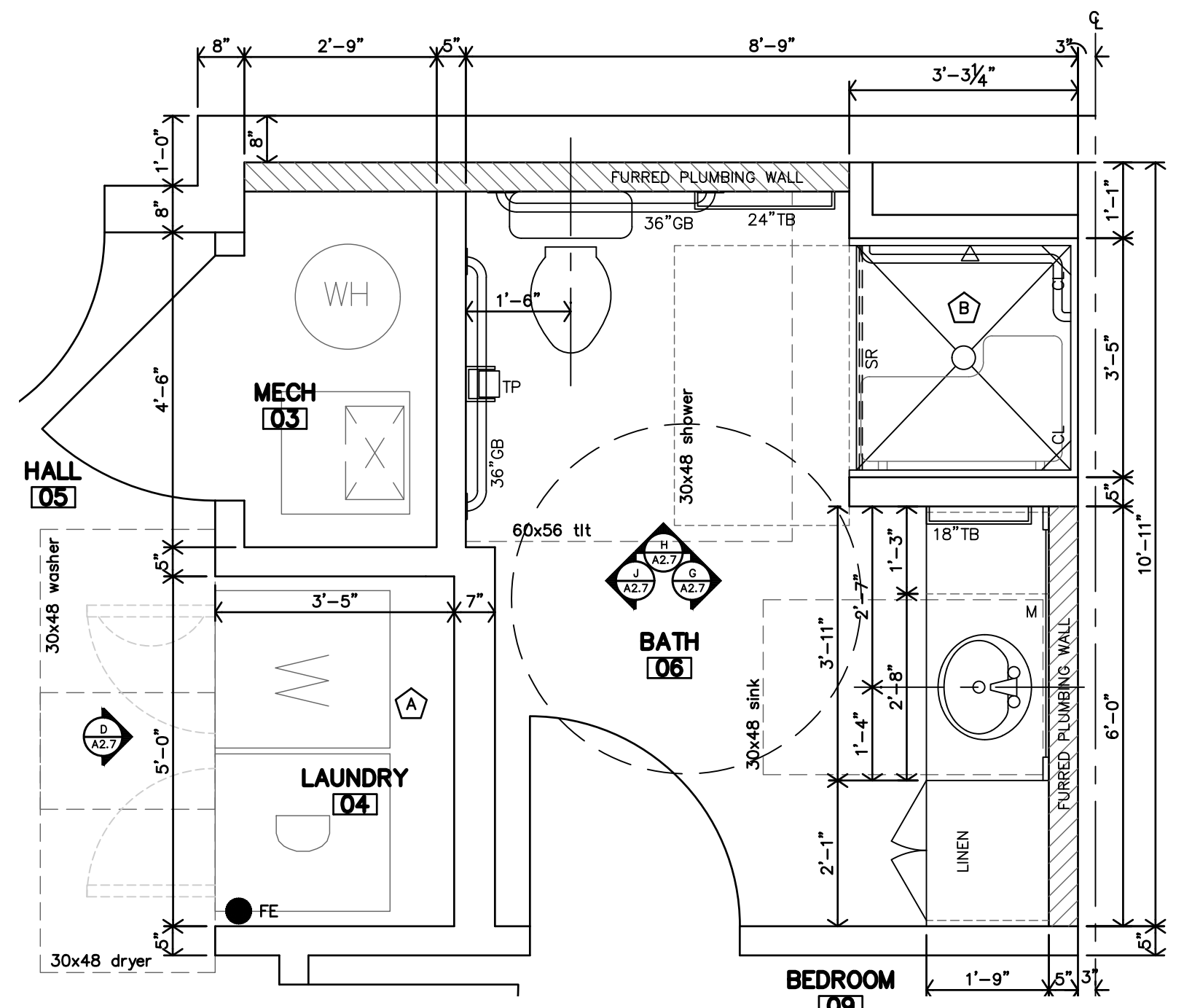
D TYPICAL ACCESSIBLE LAUNDRY #04 INTERIOR ELEVATION
3/8"=1'-0"



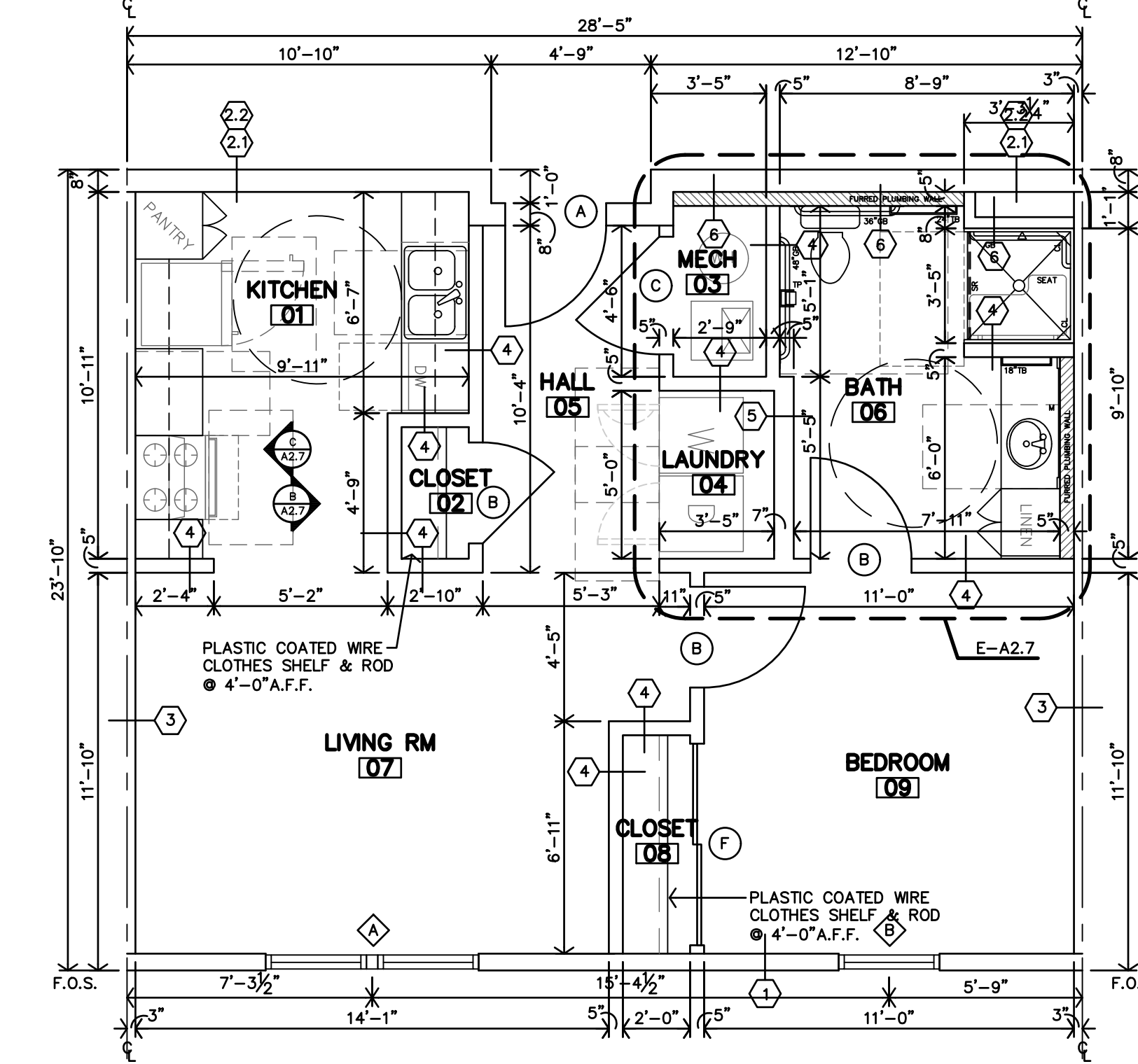
C TYPICAL ACCESSIBLE KITCHEN #01 CASEWORK ELEVATION
3/8"=1'-0"



B TYPICAL ACCESSIBLE KITCHEN #01 CASEWORK ELEVATION
3/8"=1'-0"

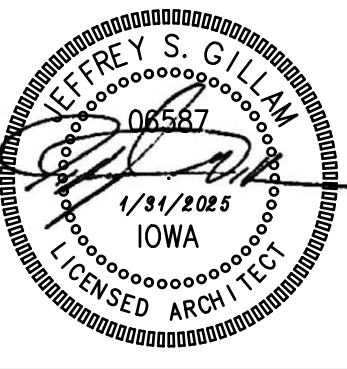


E UNIT 1A ACCESSIBLE BATH #06 ENLARGED PLAN
1/2"=1'-0"

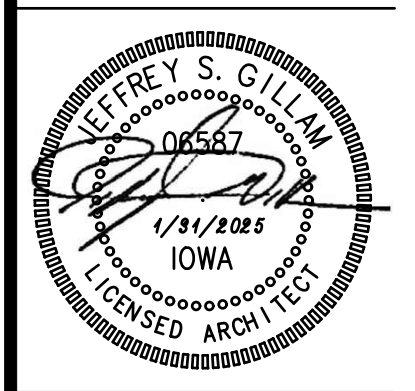


A UNIT 1A ACCESSIBLE 1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"

ACCESSIBLE NOTES	
1. REF FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4	
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES. SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.4)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER. ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27x33.5 WASHER & DRYER.	
5. REF. CASEWORK SECTIONS ON SHEET A2.9	
6. F.O.S. = FACE OF STUD	
===== INDICATES FURRED PLUMBING WALLS	
LEGEND	KEYNOTES:
M MIRROR	(A) NO CABINETS ABOVE WASHER & DRYER
TP TOILET PAPER DISPENSER	(B) VERIFY SIZE W/ SHOWER UNIT
TB TOWEL BAR	
CL CORNER LEDGE	
SR SHOWER ROD	
GB GRAB BAR	

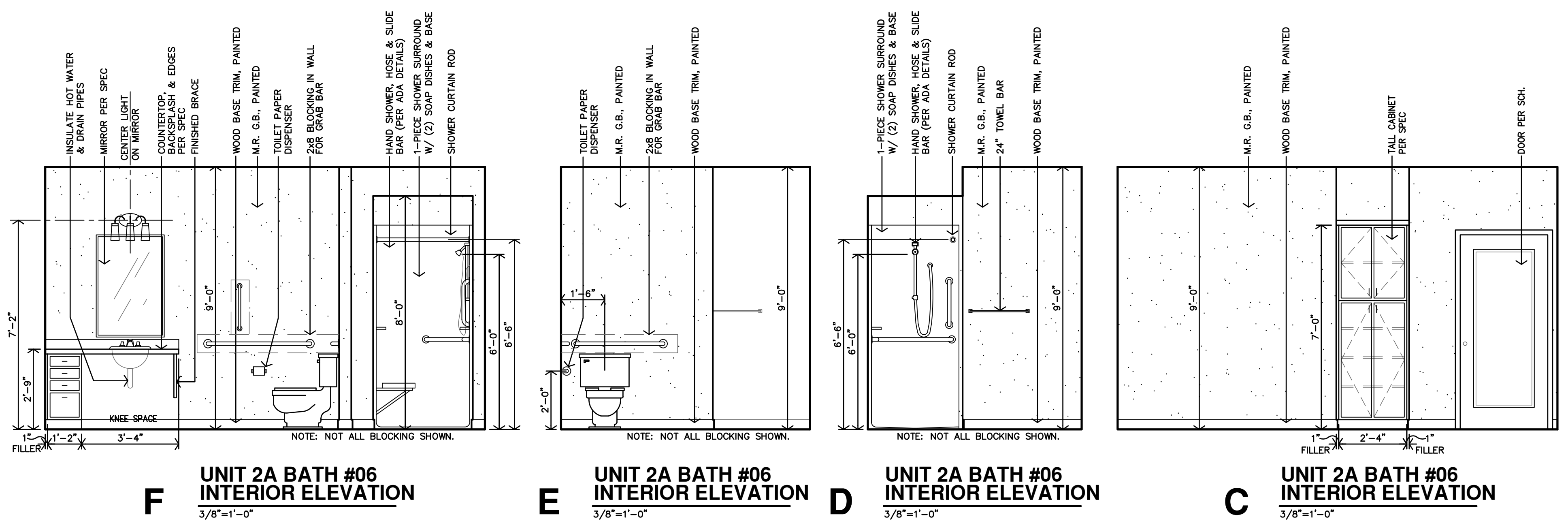


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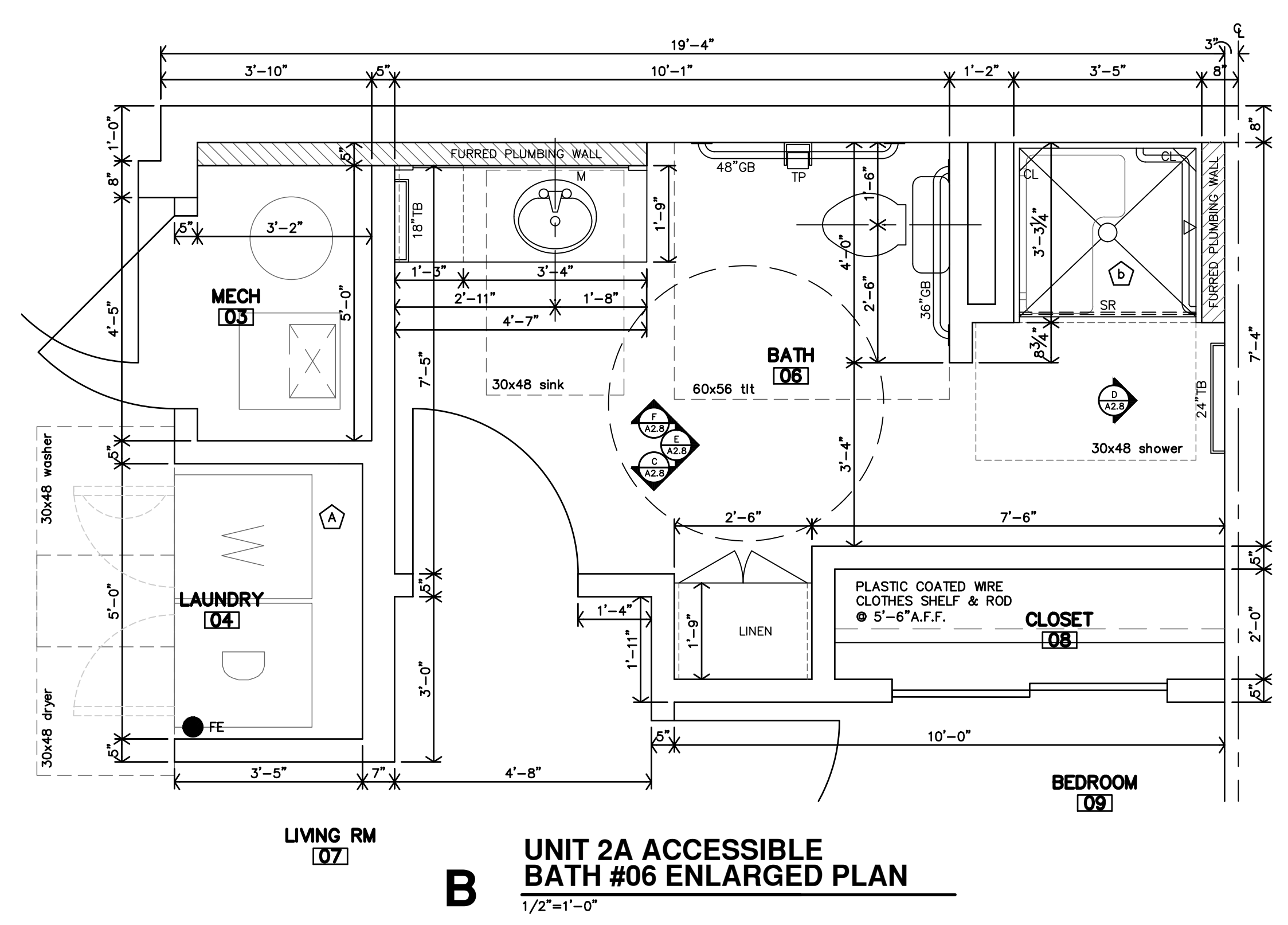


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JOB:	24-3400
SHEET NO.:	

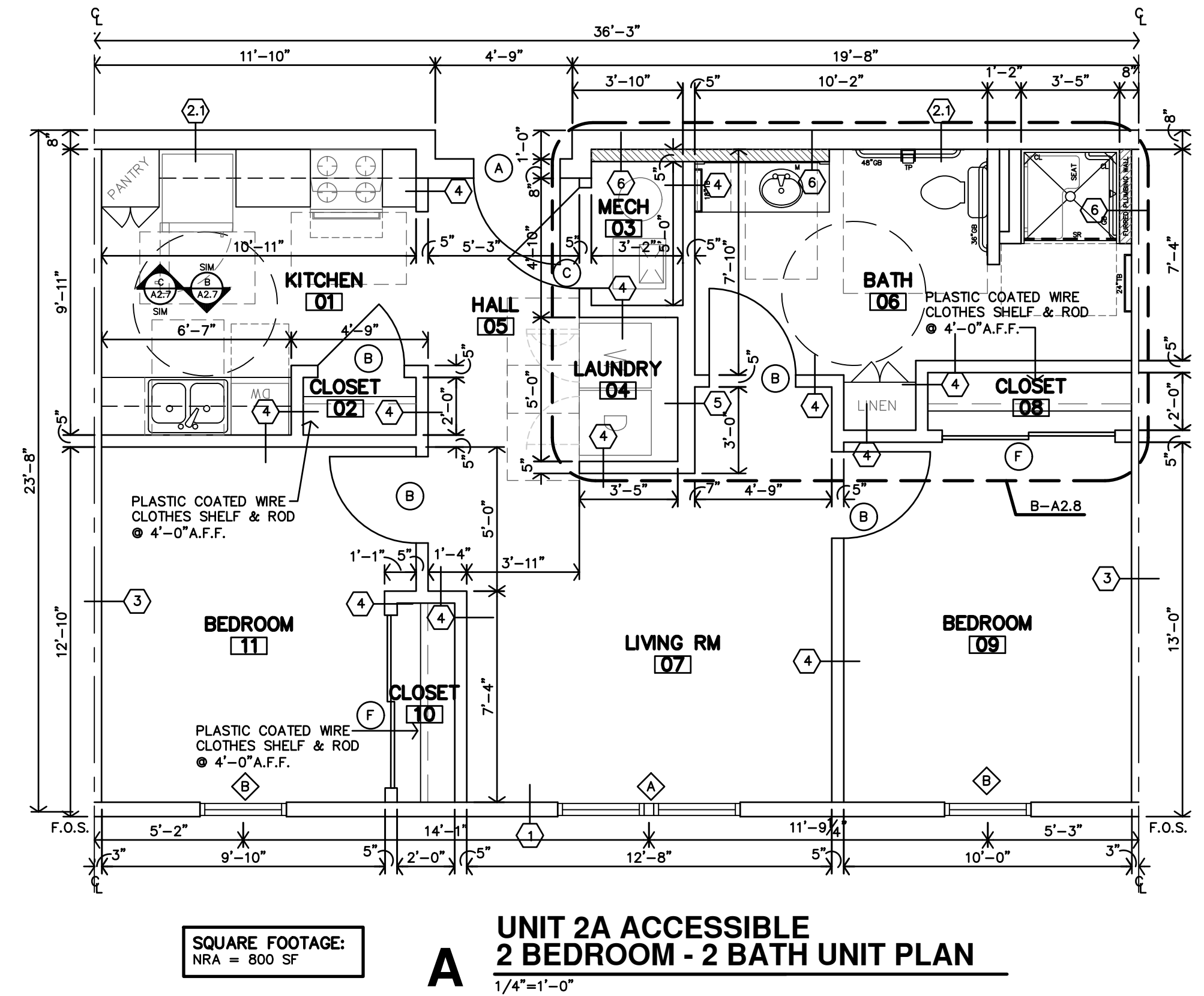
COPYRIGHTED



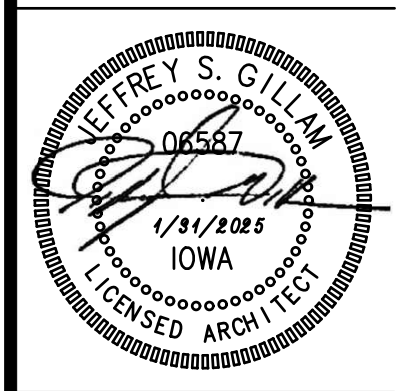
NOTE: SOME PLANS ARE MIRRORED, REFERENCE FLOOR PLANS ON SHEETS A2.1 AND A2.2



ACCESSIBLE NOTES	
1. REF FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4	
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.4)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER. ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27x33d WASHER & DRYER.	
5. REF. CASEWORK SECTIONS ON SHEET A2.9	
6. F.O.S. = FACE OF STUD	
INDICATES FURRED PLUMBING WALLS	
LEGEND	KEYNOTES:
M MIRROR	A NO CABINETS ABOVE WASHER & DRYER
TB TOWEL BAR	B VERIFY SIZE W/ SHOWER UNIT
CL CORNER LEDGE	
SR SHOWER ROD	
GB GRAB BAR	

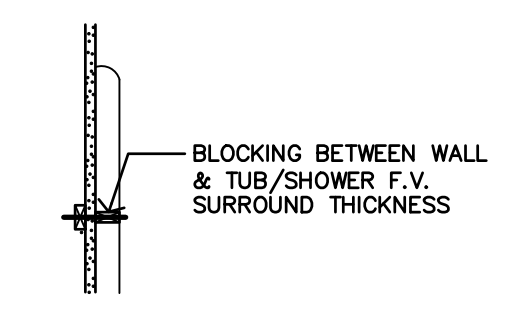


SQUARE FOOTAGE:
 NRA = 800 SF

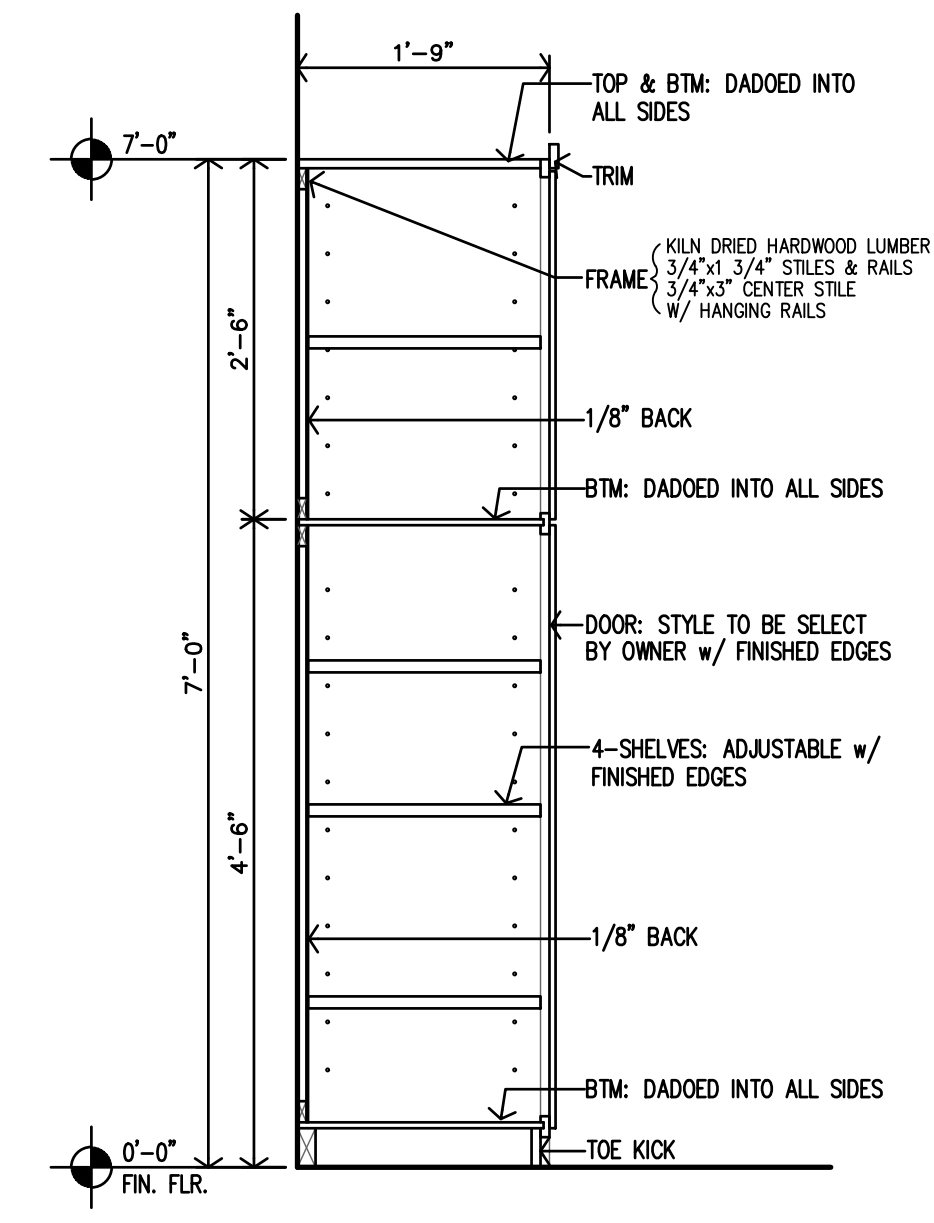


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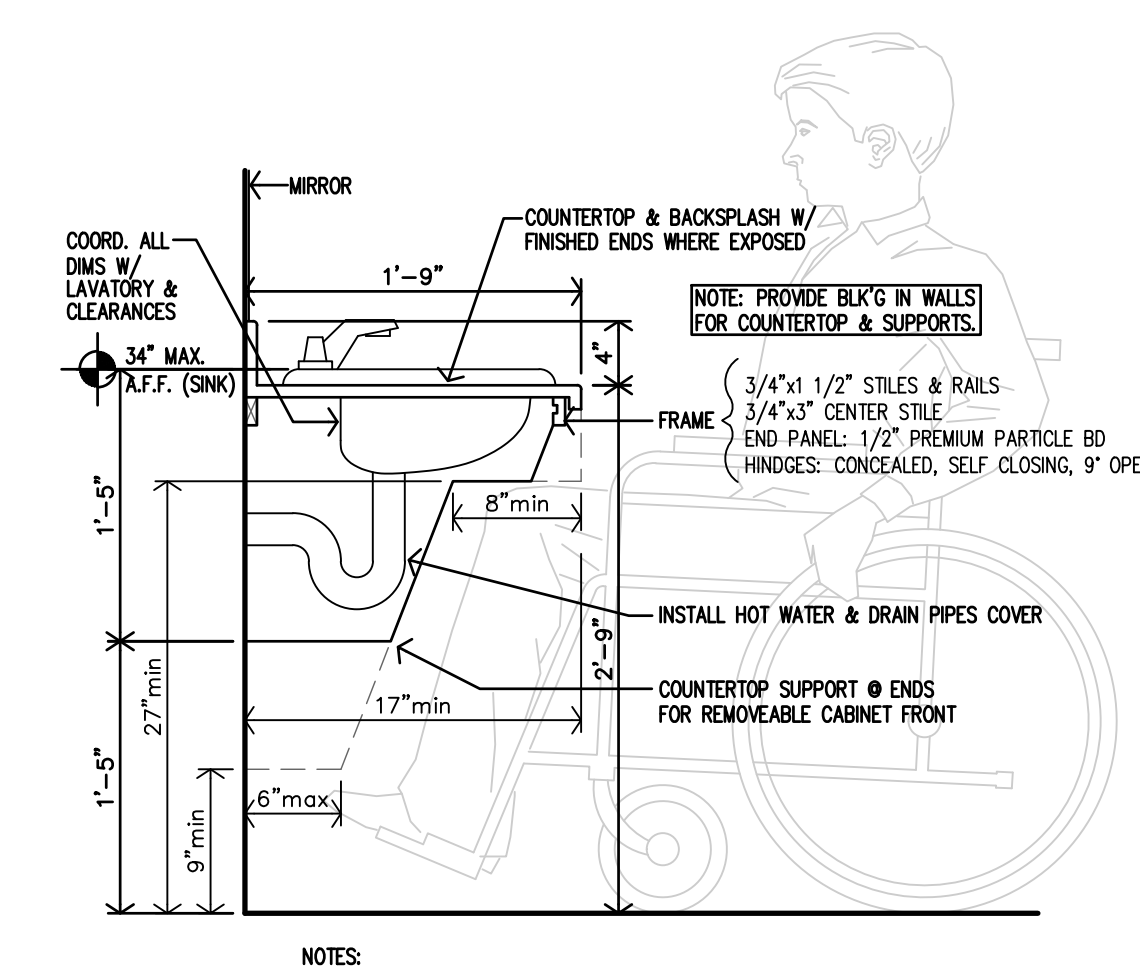
DATE:	1-31-2025
JOB:	24-3400
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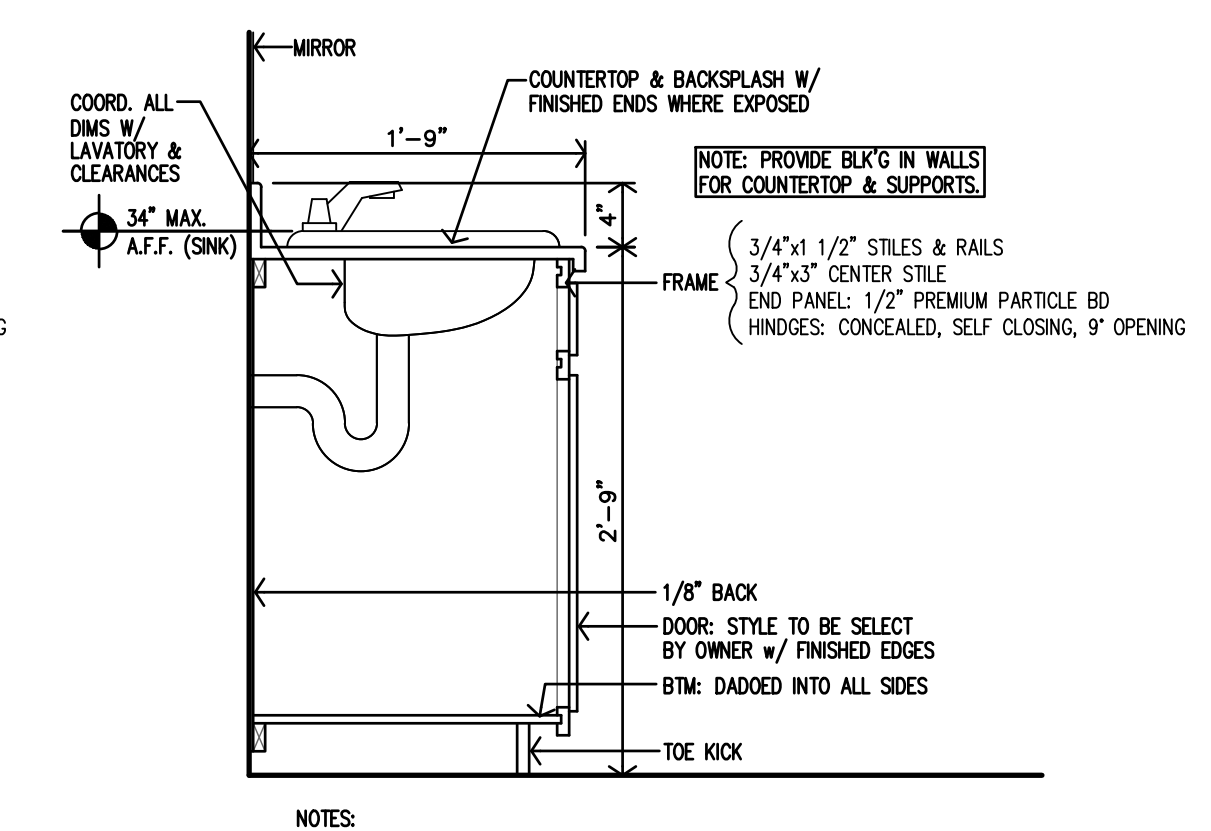
K TYP. TUB/SHOWER SURROUND BLOCKING
 NTS



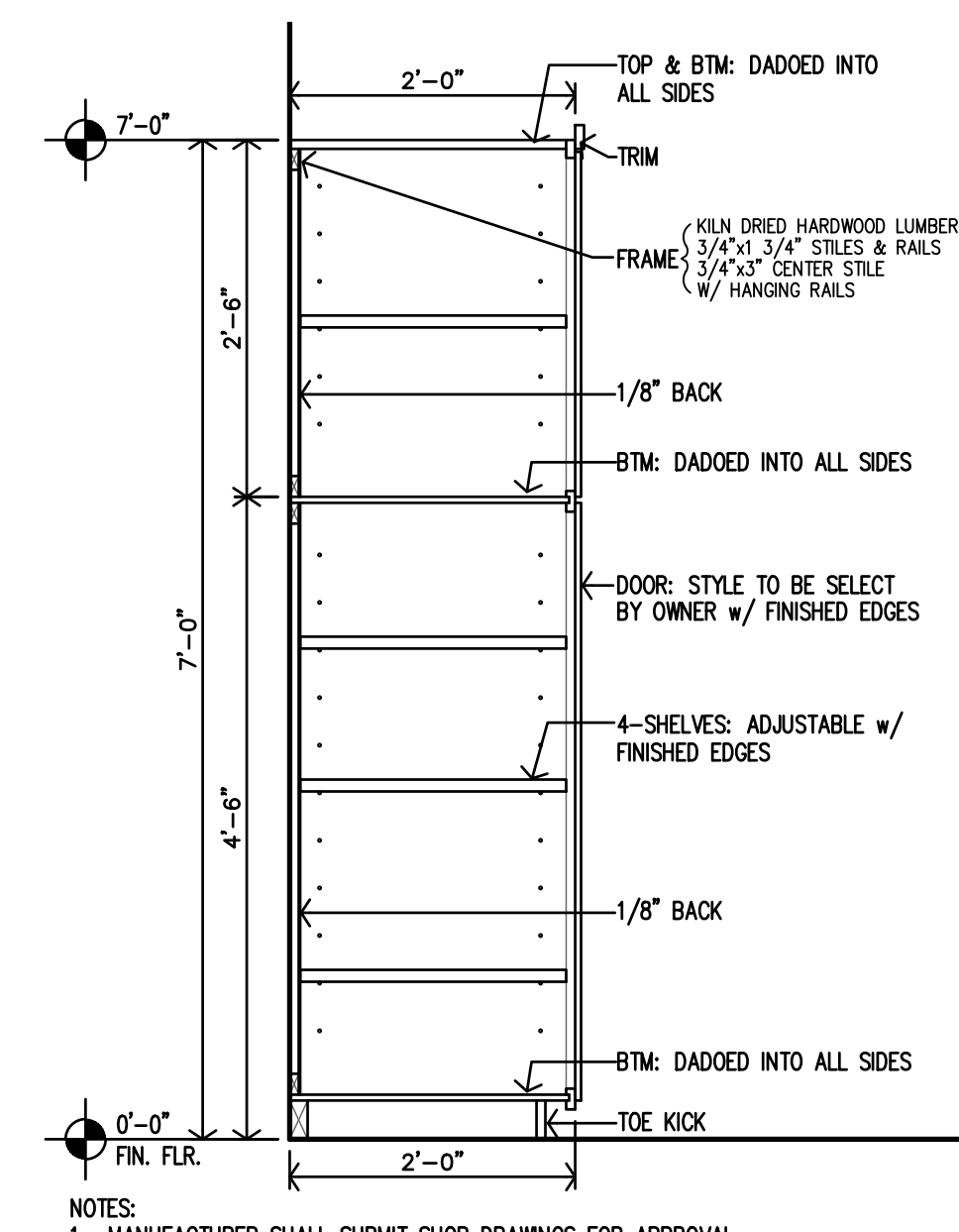
H BATH #06 LINEN CABINET SECTION
 3/4"=1'-0"



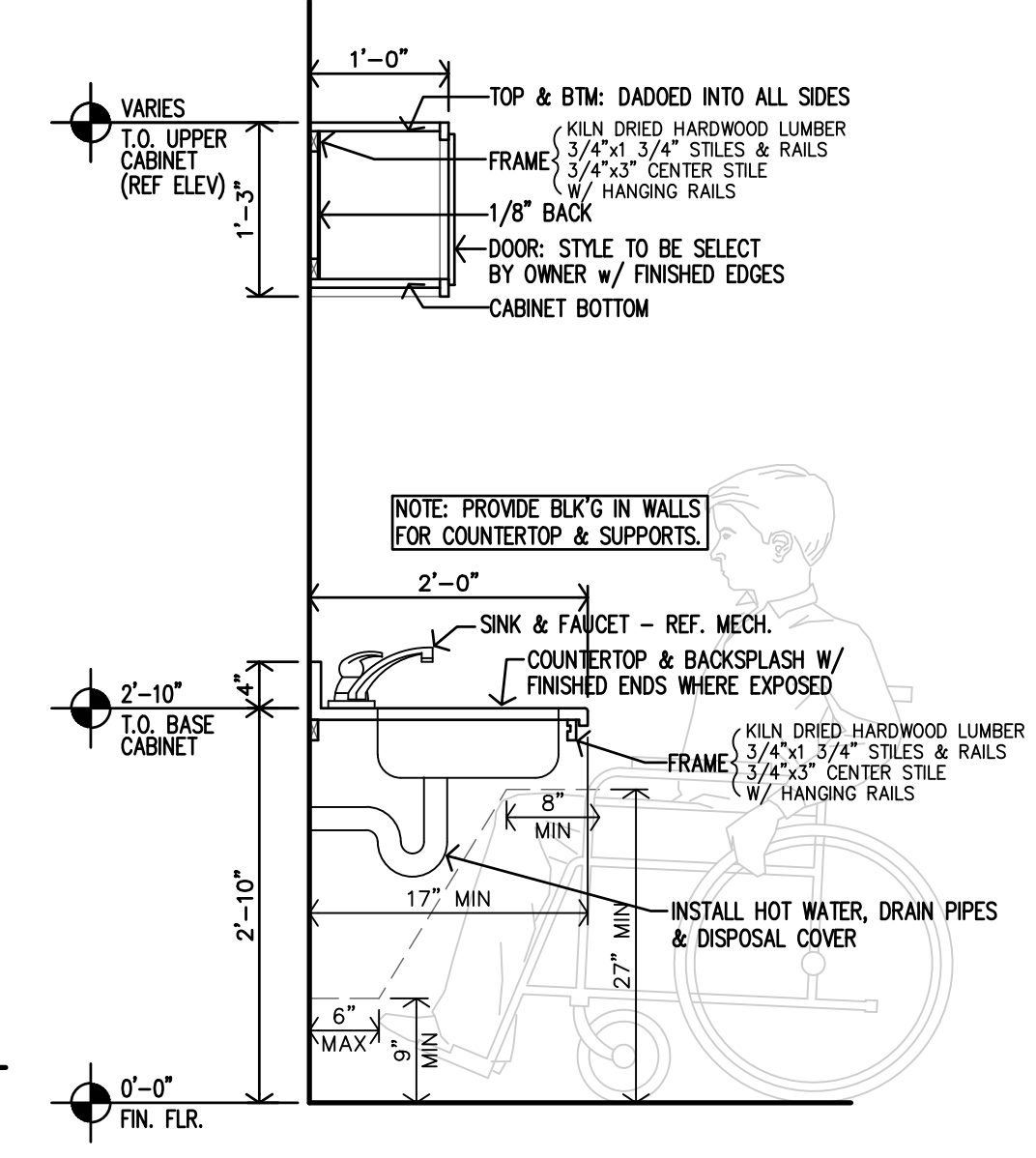
G ACCESSIBLE BATH #06 VANITY SECTION
 1"=1'-0"



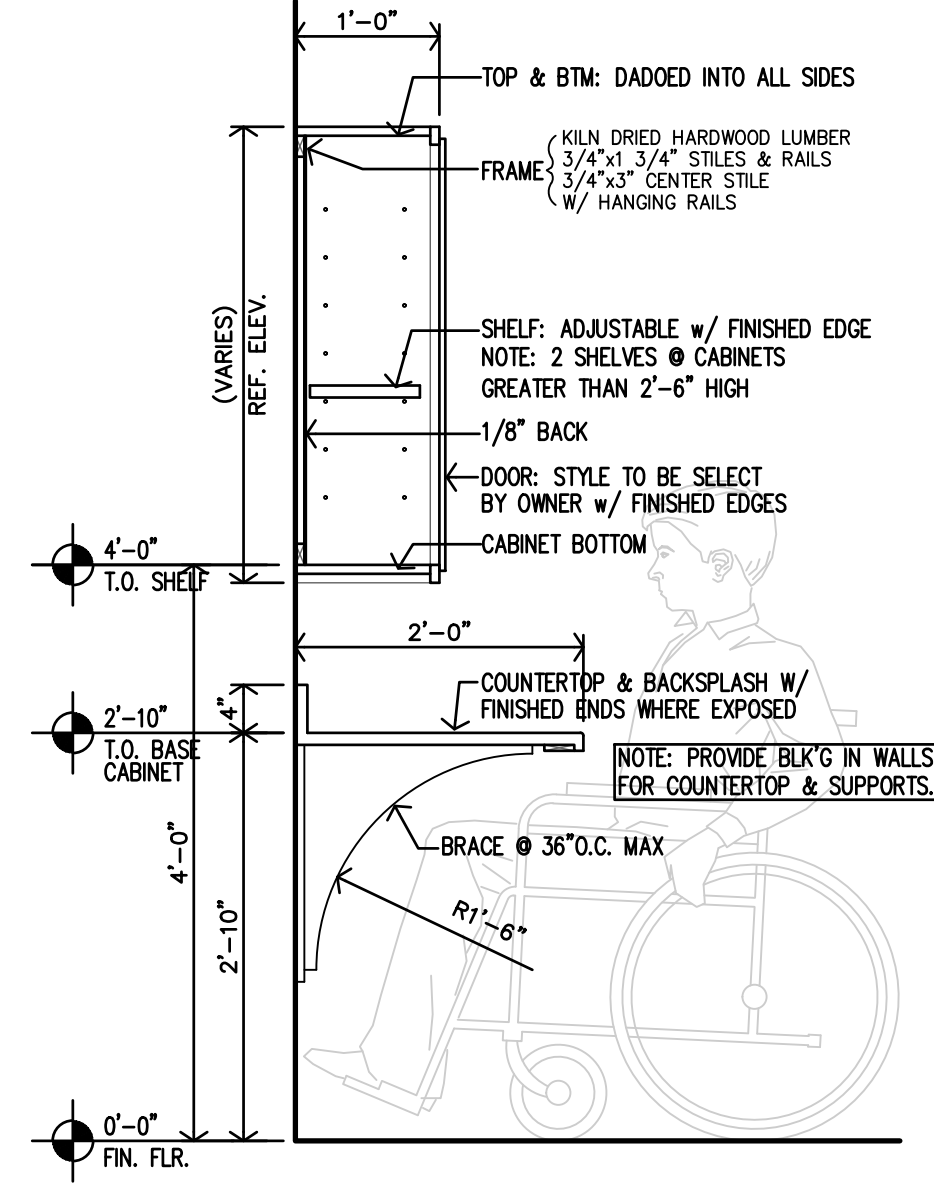
F ADAPTABLE BATH #06 VANITY SECTION
 1"=1'-0"



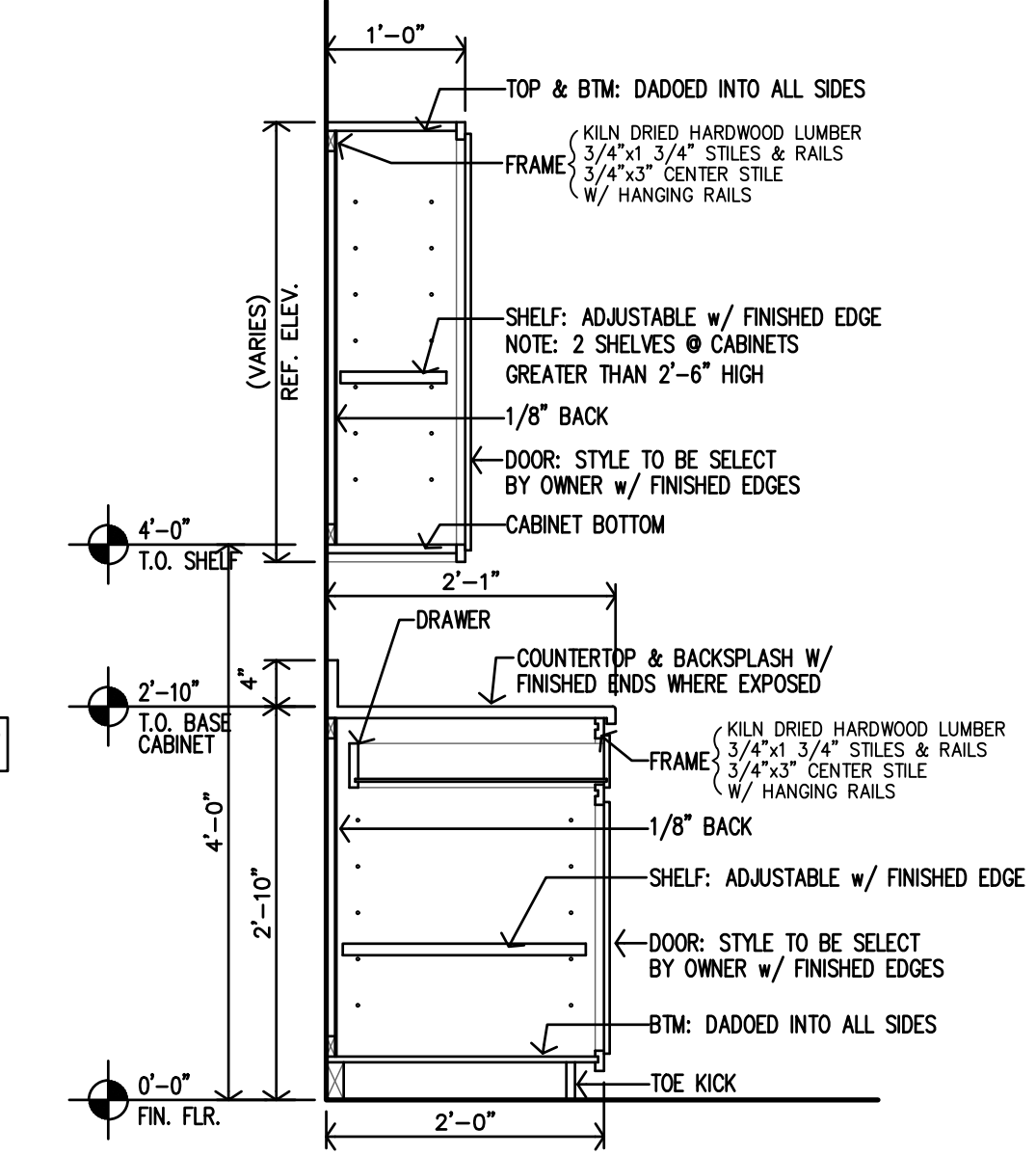
E KITCHEN #01 PANTRY CABINET SECTION
 3/4"=1'-0"



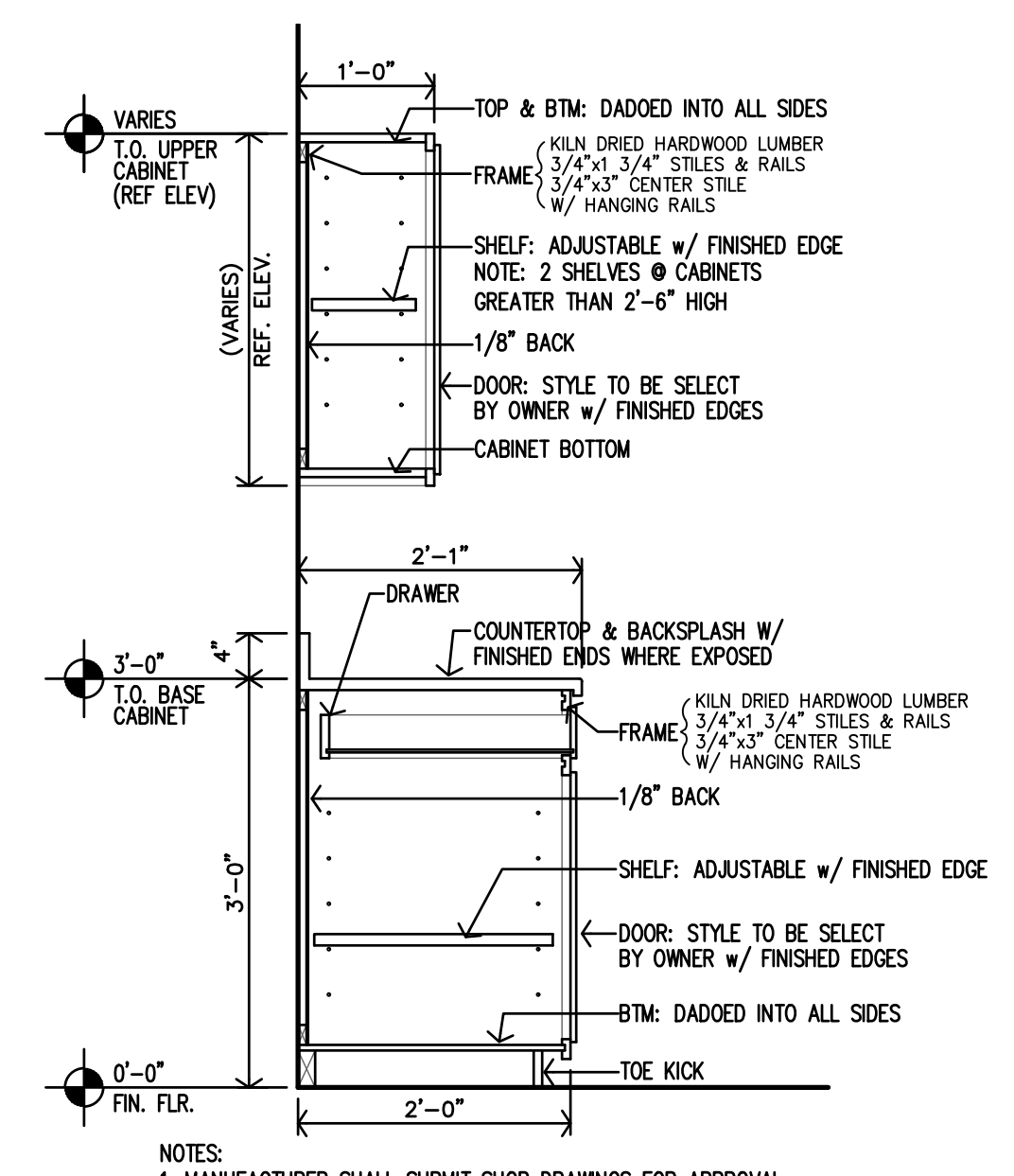
D ACCESSIBLE KITCHEN #01 SINK SECTION
 3/4"=1'-0"



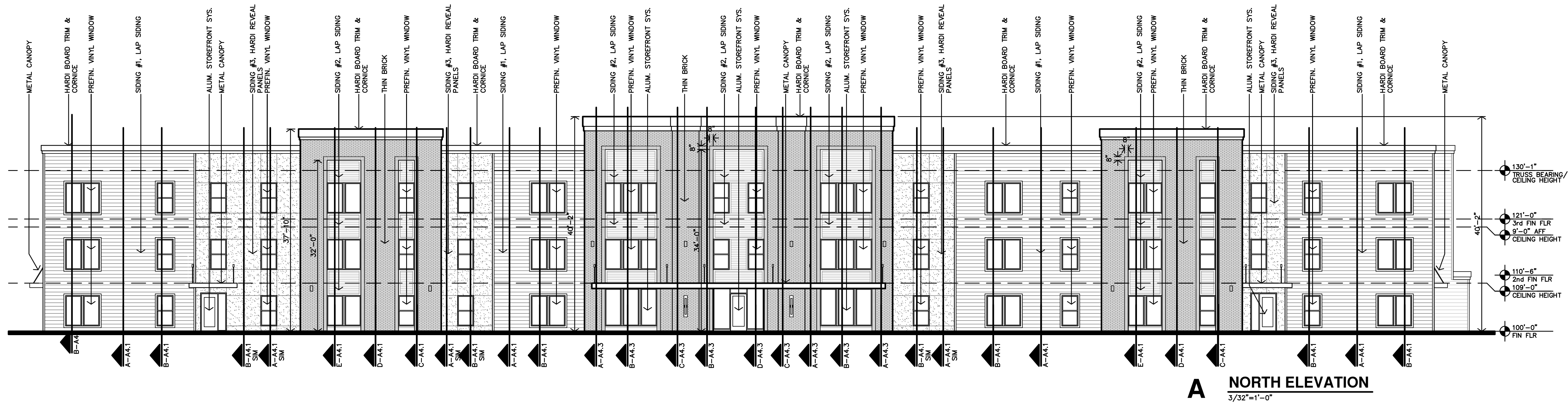
C ACCESSIBLE KITCHEN #01 WORK SPACE SECTION
 3/4"=1'-0"



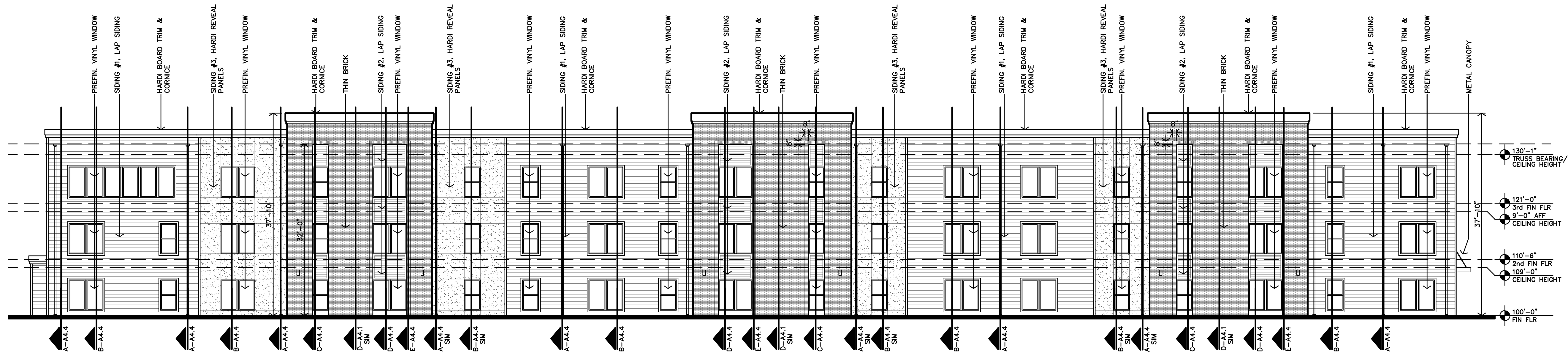
B ACCESSIBLE KITCHEN #01 CABINET SECTION
 3/4"=1'-0"



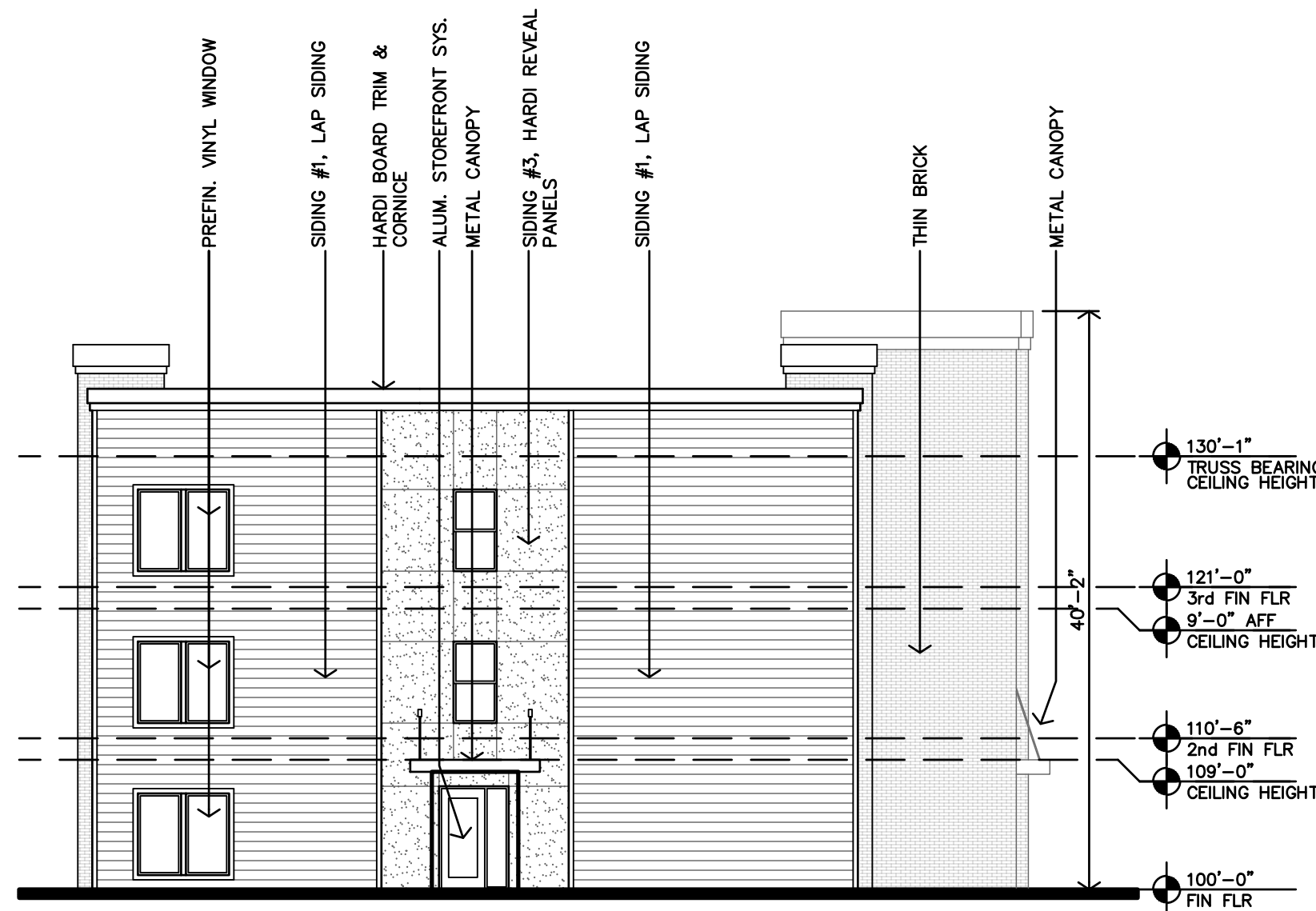
A ADAPTABLE KITCHEN #01 CABINET SECTION
 3/4"=1'-0"



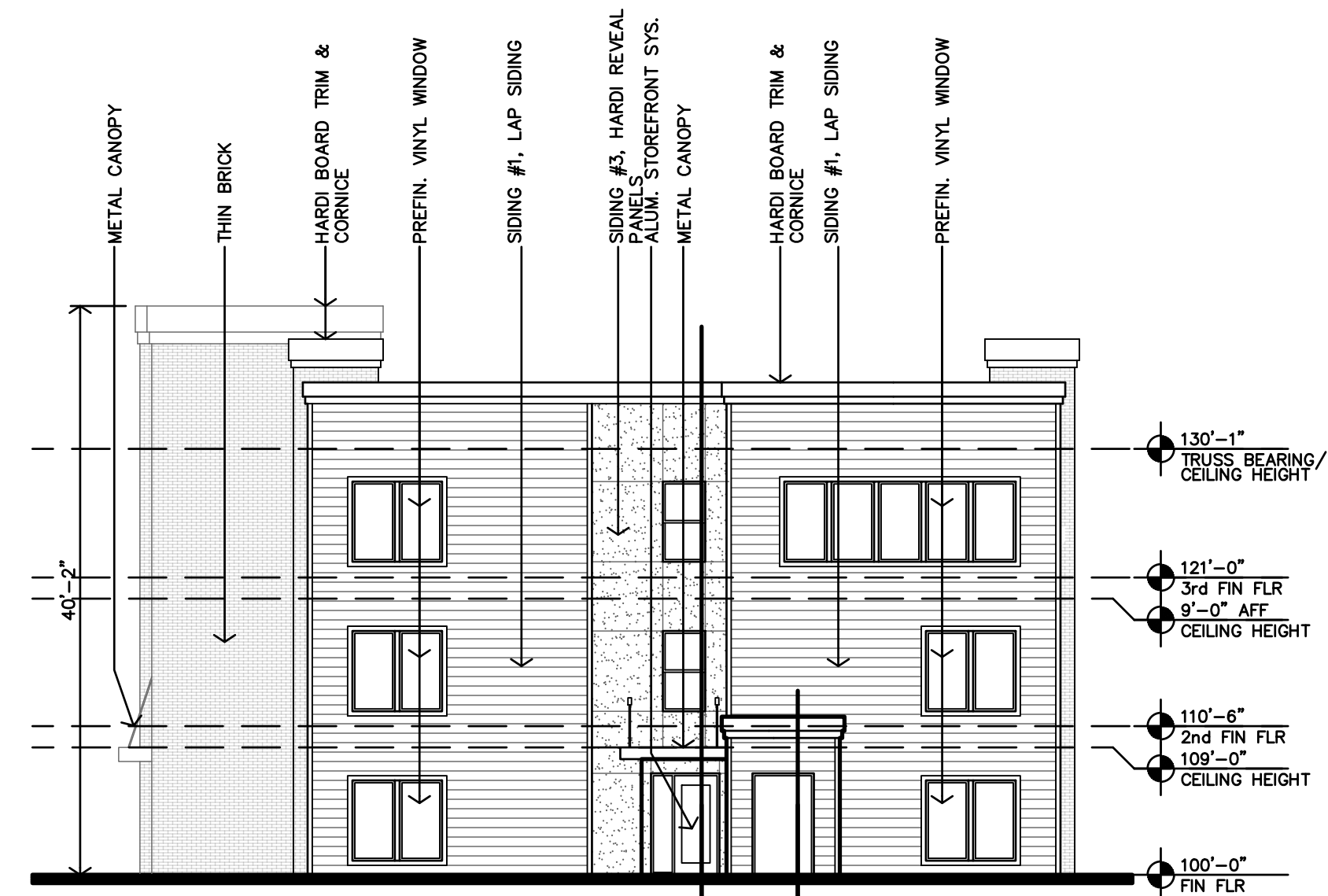
A NORTH ELEVATION
3/32"=1'-0"



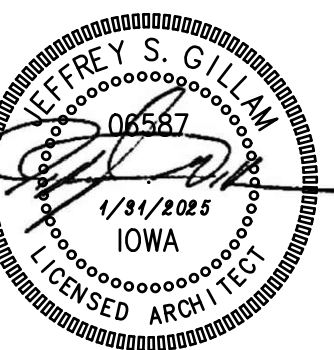
D SOUTH ELEVATION
3/32"=1'-0"



C EAST ELEVATION
3/32"=1'-0"



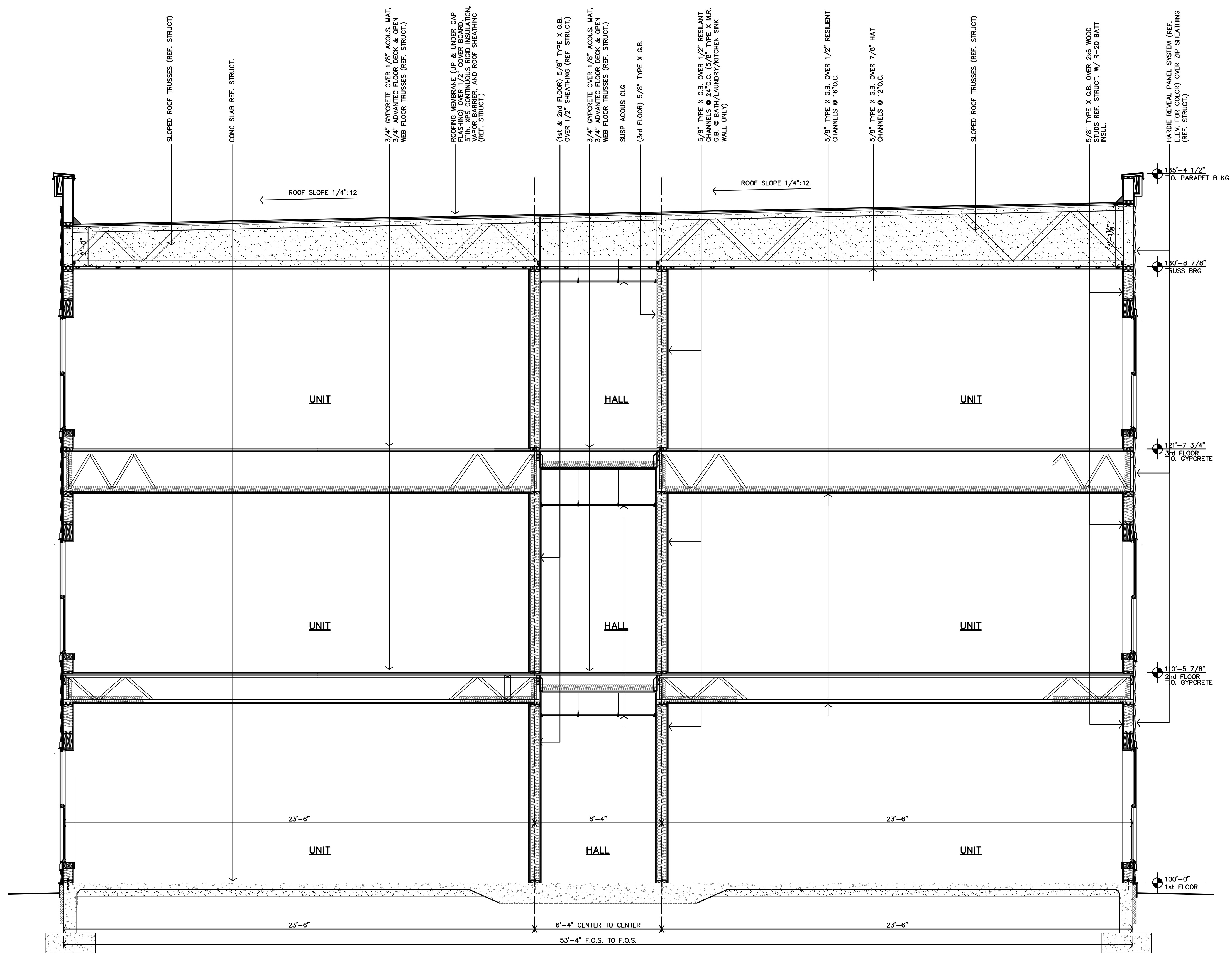
B WEST ELEVATION
3/32"=1'-0"



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A3.1

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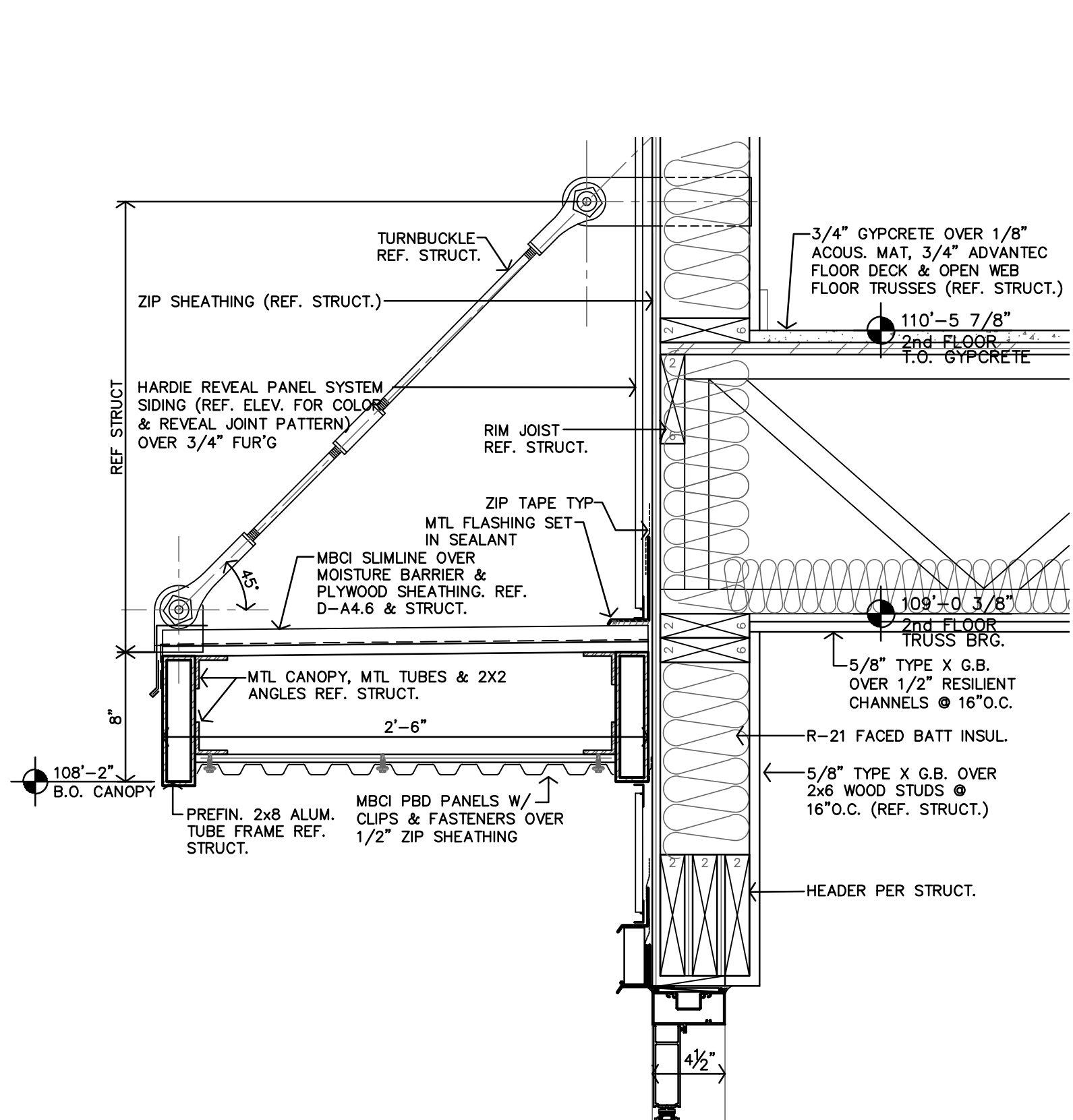


A BUILDING SECTION
3/8"=1'-0"

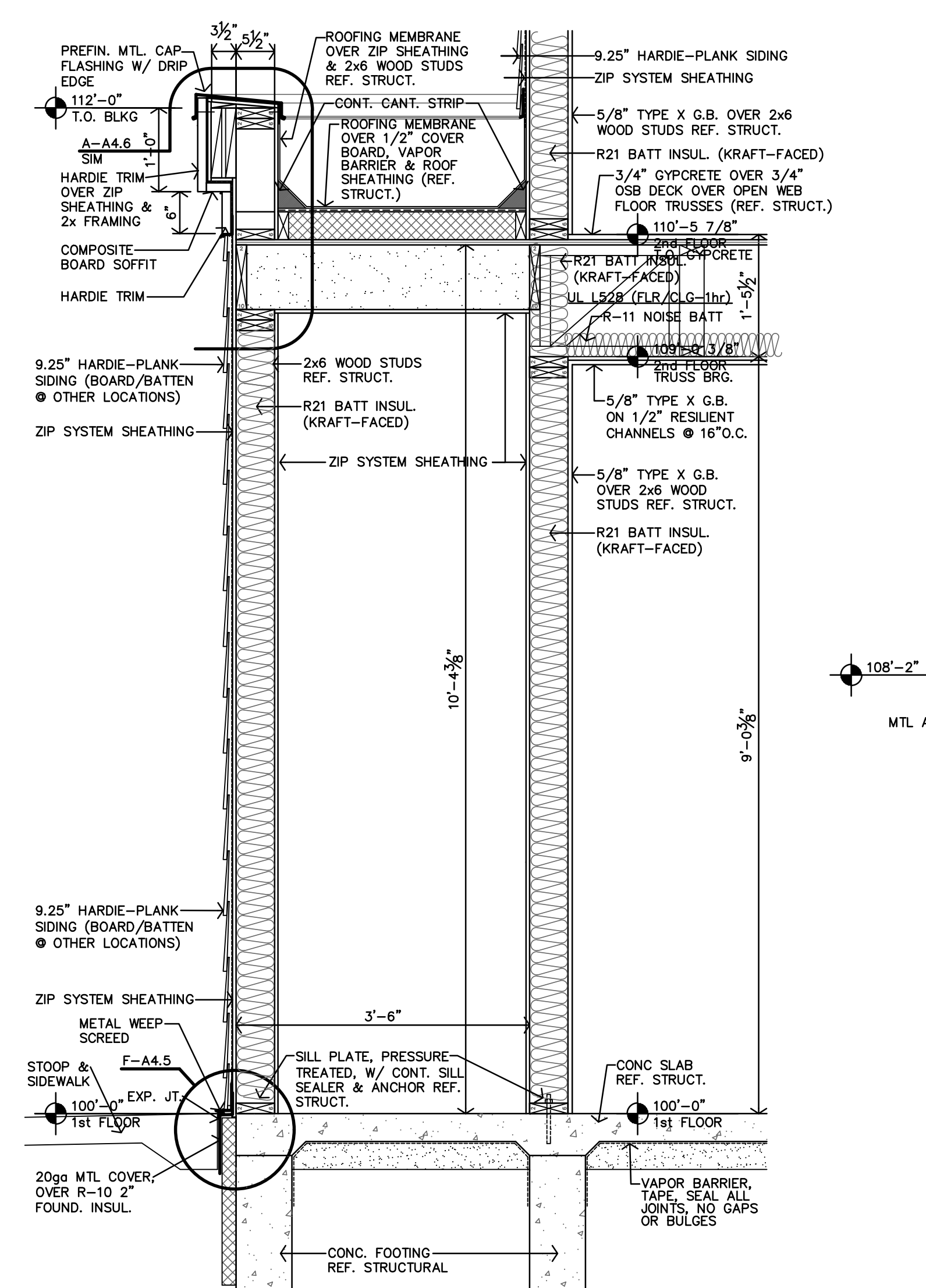


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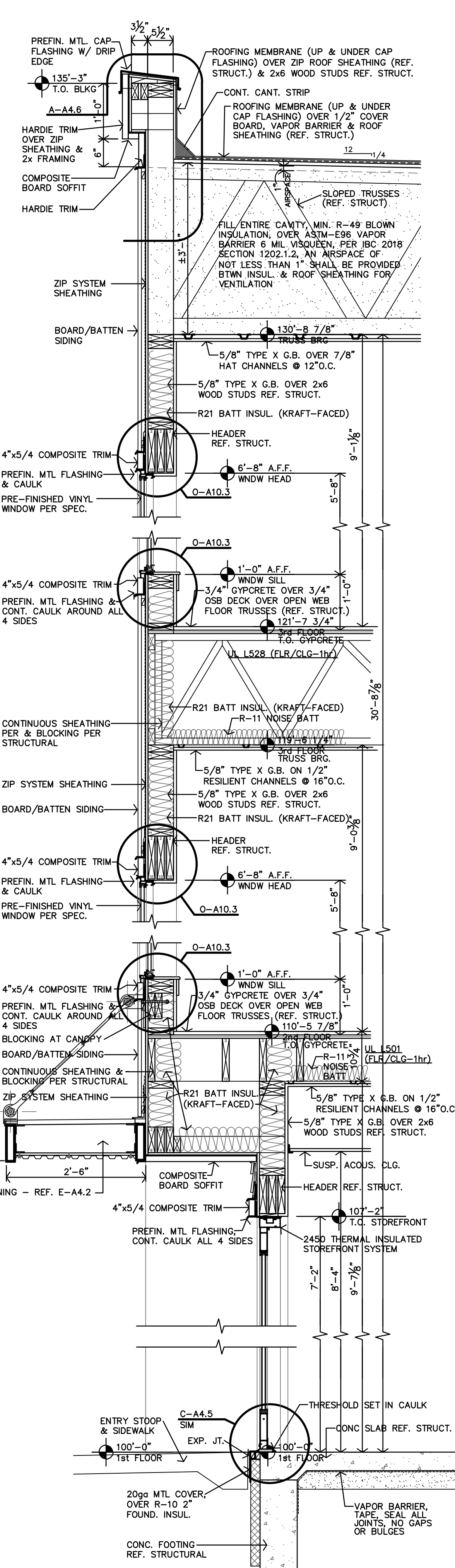
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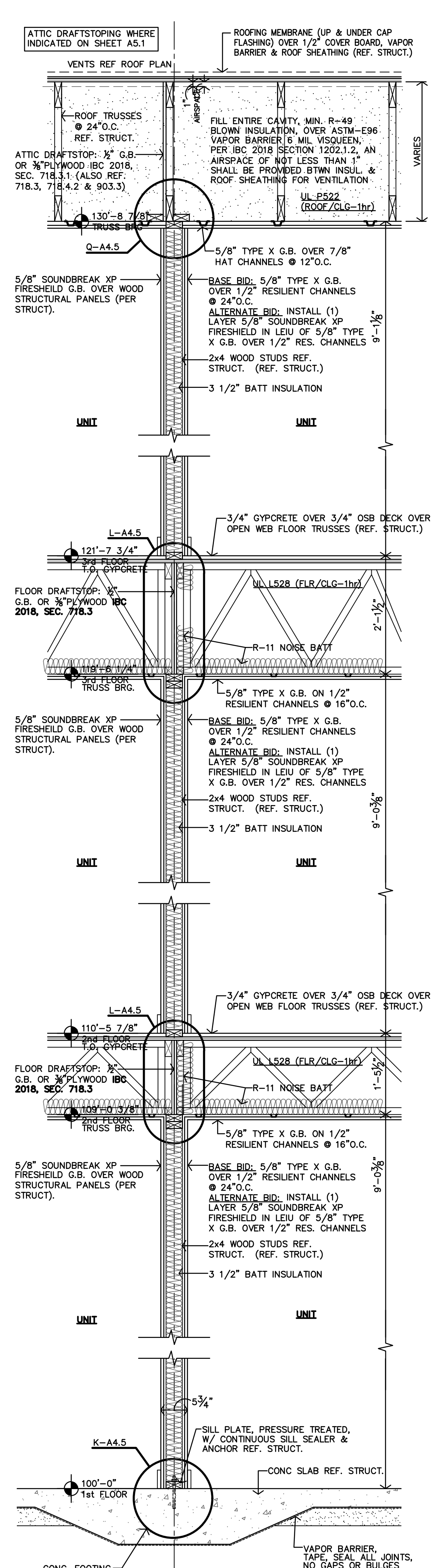
E CANOPY DETAIL
1-1/2"=1'-0"



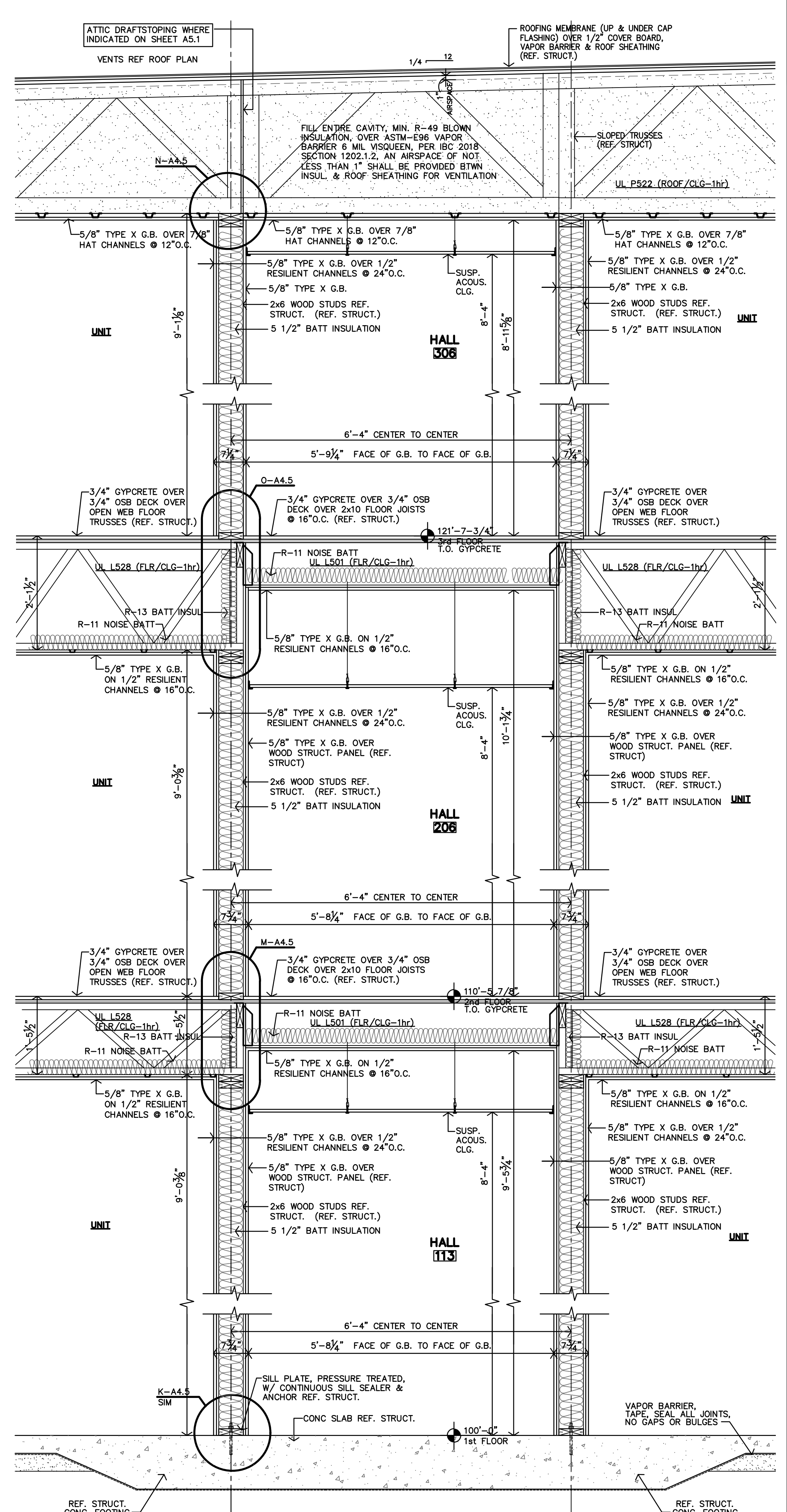
D WALL SECTION
3/4"=1'-0"



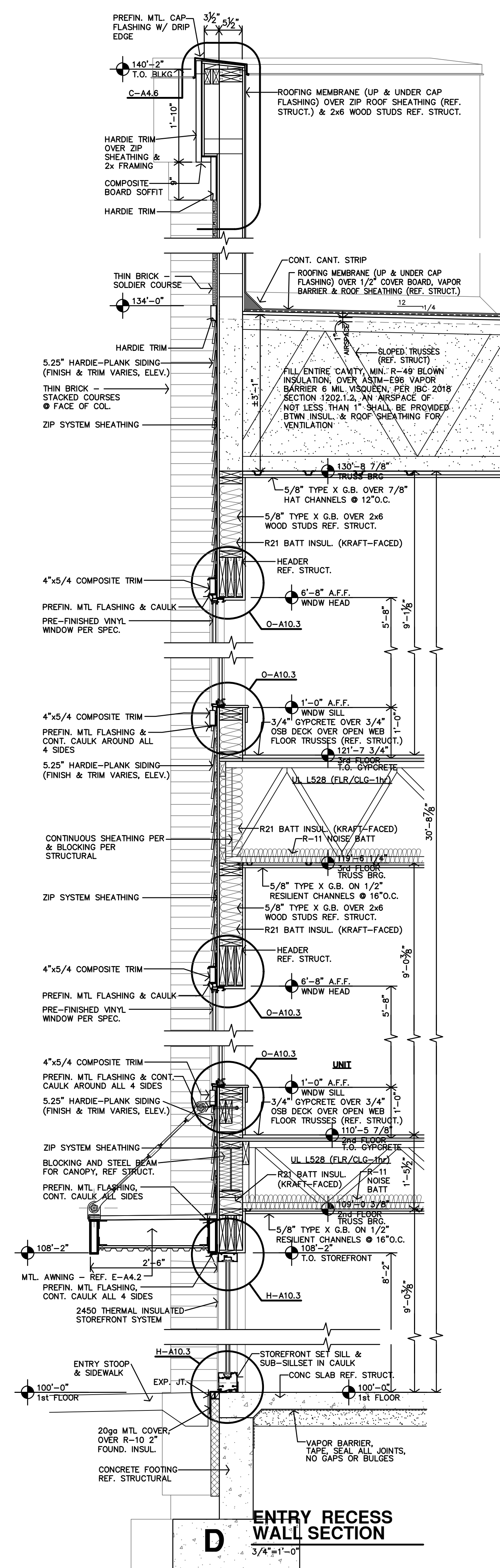
C WALL SECTION
3/4"=1'-0"



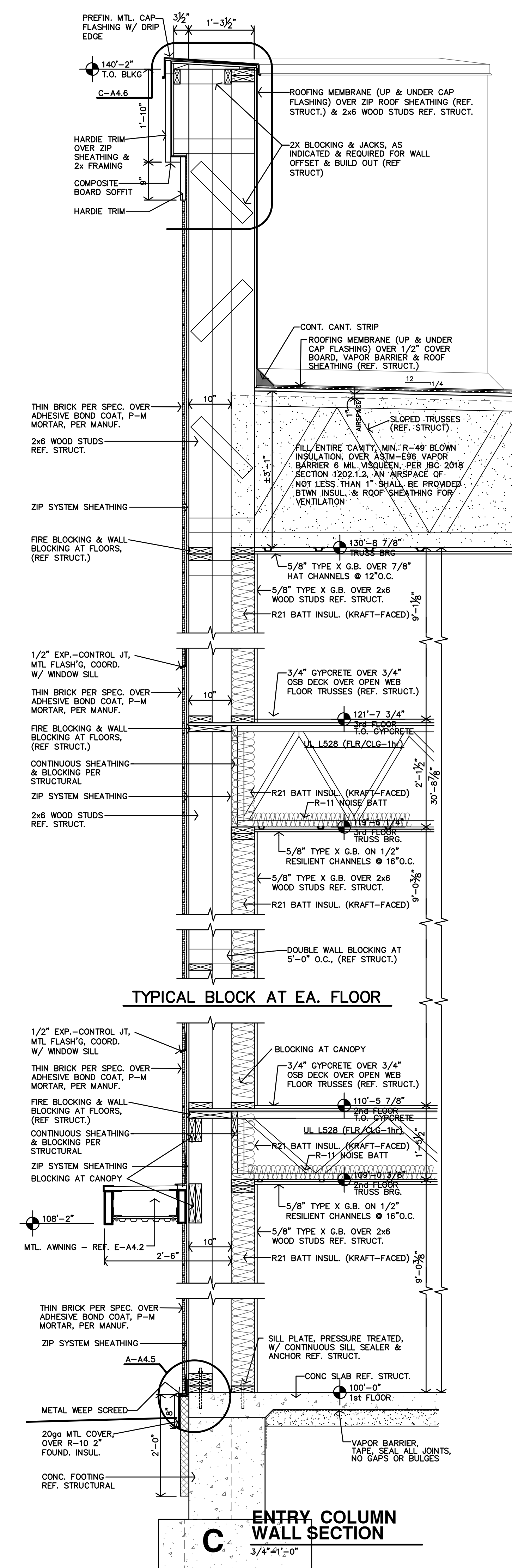
B TYP UNIT/UNIT WALL SECTION
3/4"=1'-0"



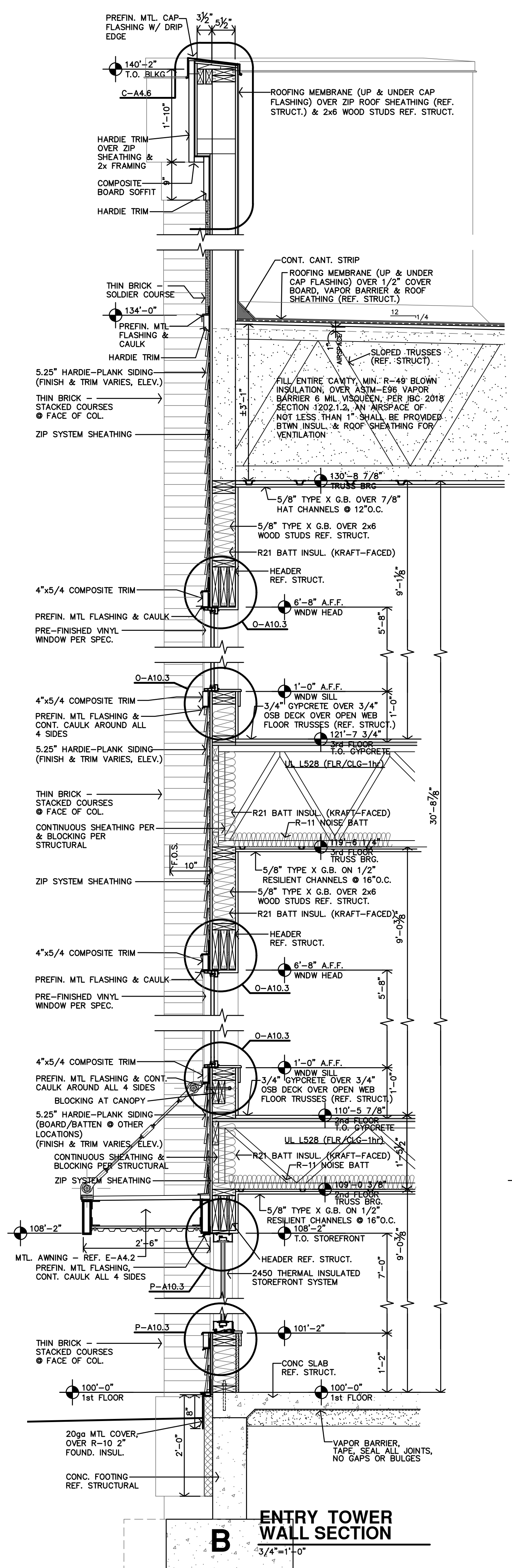
A TYPICAL HALL WALL SECTION
3/4"=1'-0"



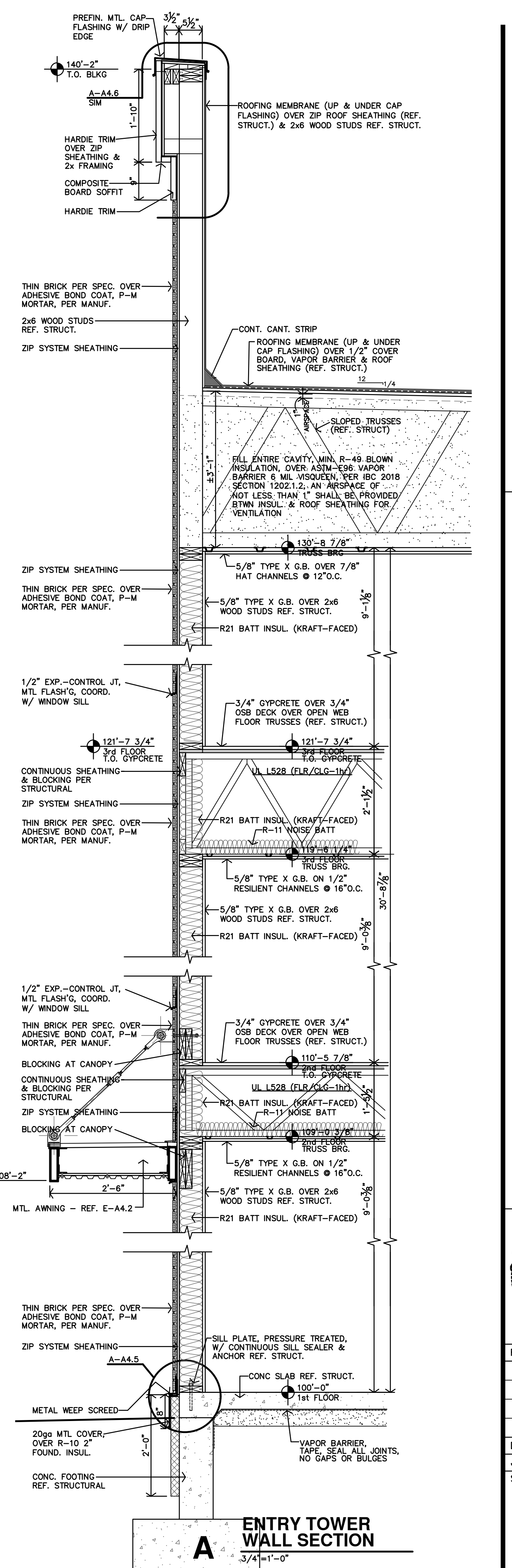
D ENTRY RECESS WALL SECTION
3/4"=1'-0"



C ENTRY COLUMN WALL SECTION
3/4"=1'-0"



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



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

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jgr@jgrarchitects.com

THE RESIDENCE AT VETERANS PARK
NEW SENIOR LIVING FACILITY

KNOXVILLE, IOWA

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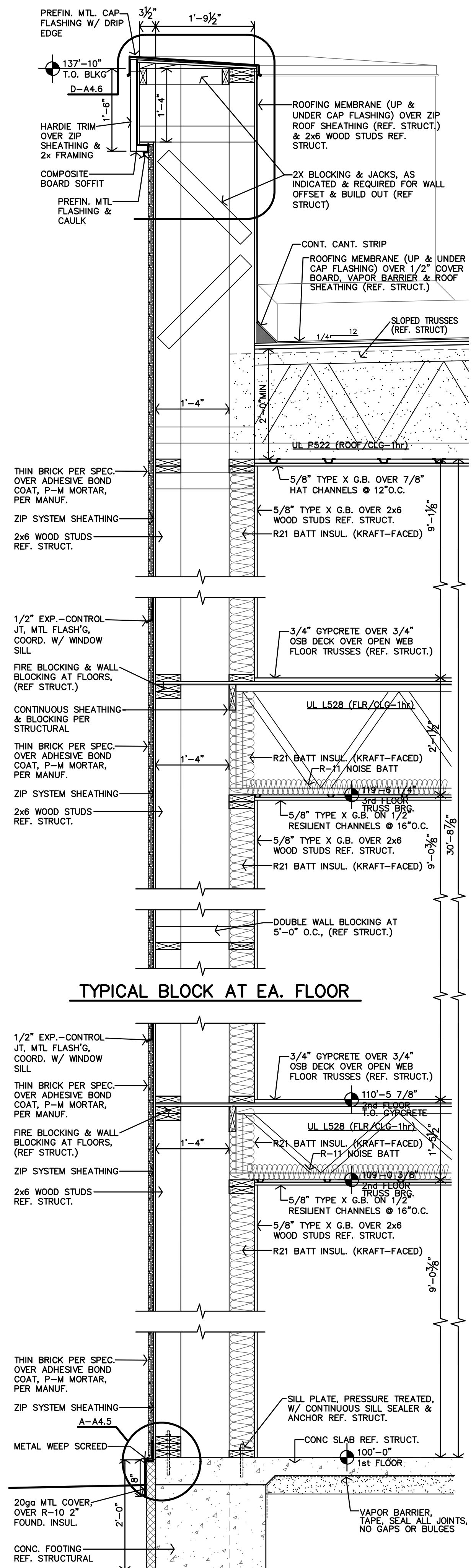
DATE: 1-31-2025

JOB: 24-3400

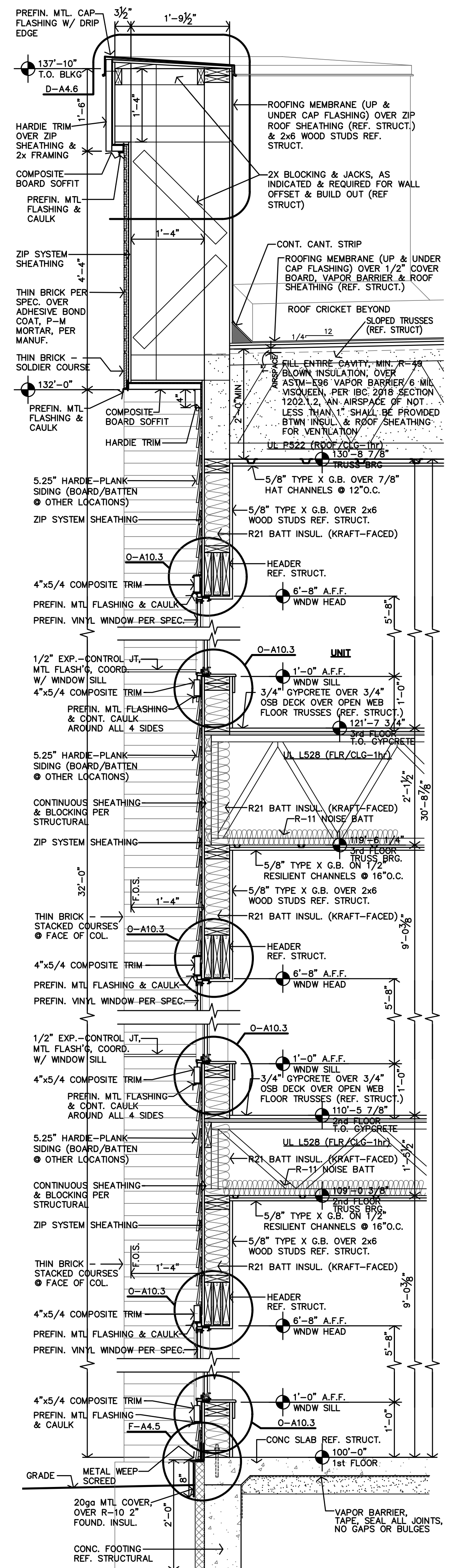
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A4.3

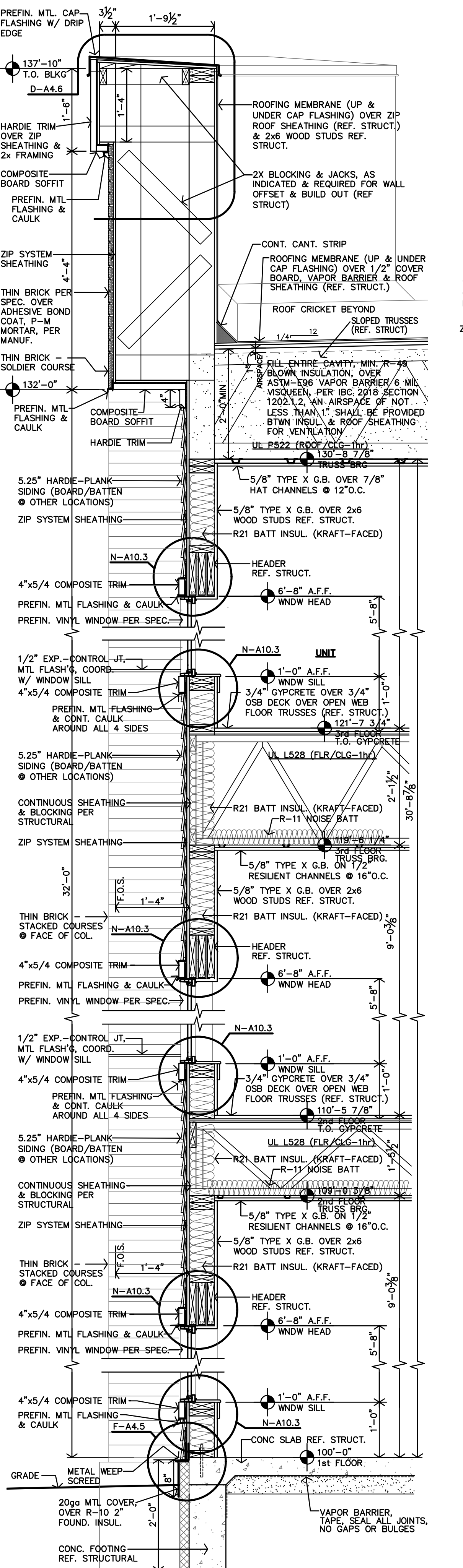
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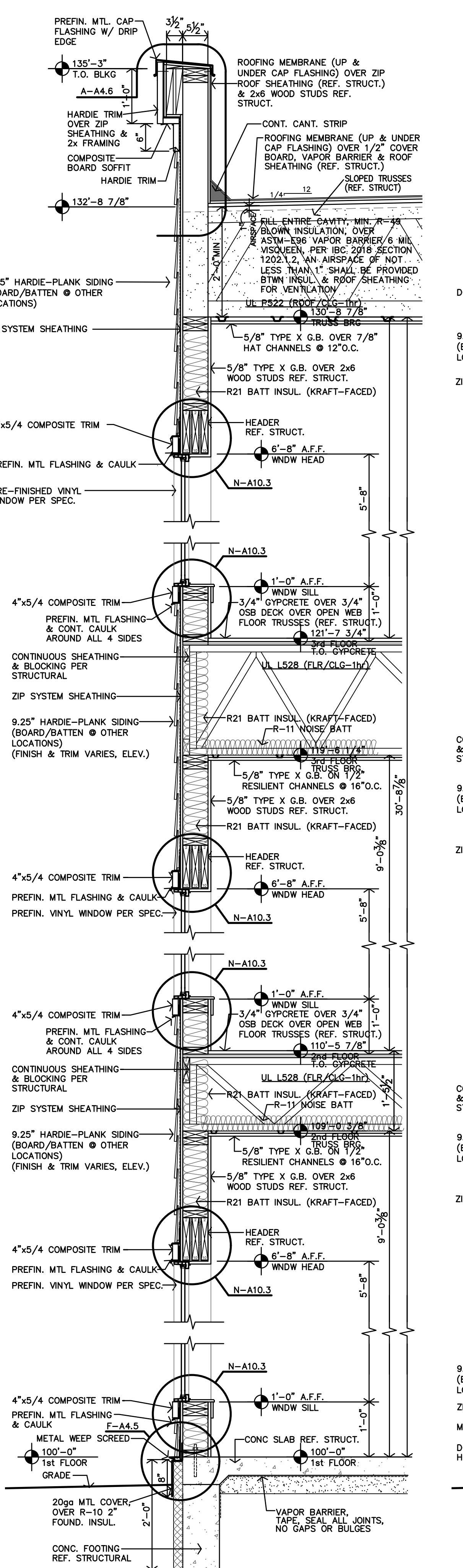
E TOWER 1 WALL-WINDOW SEC.
3/4"=1'-0"



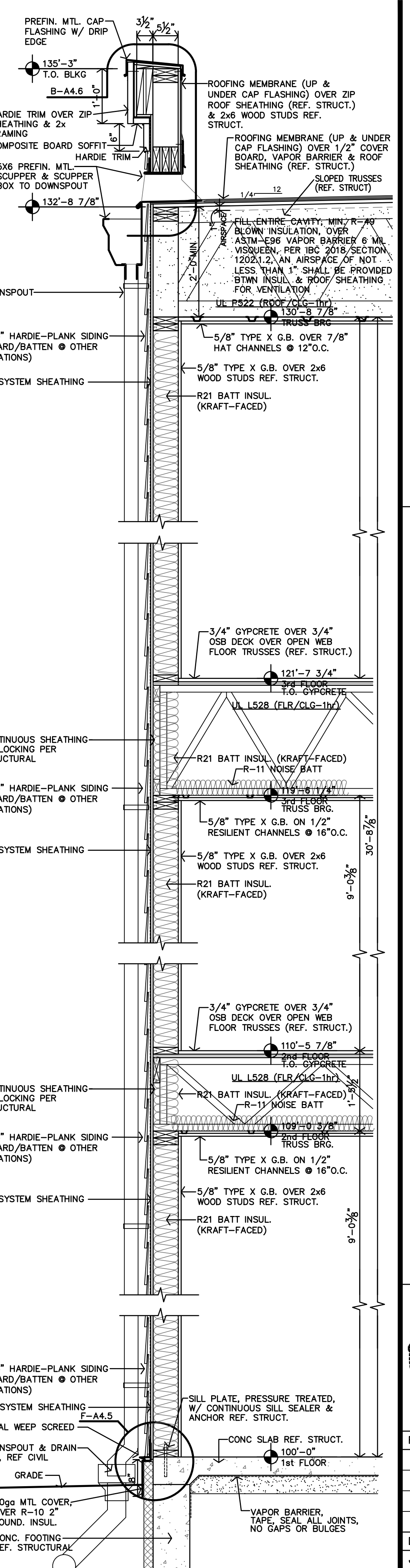
D TOWER 1 WALL SECTION
3/4"=1'-0"



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



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



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

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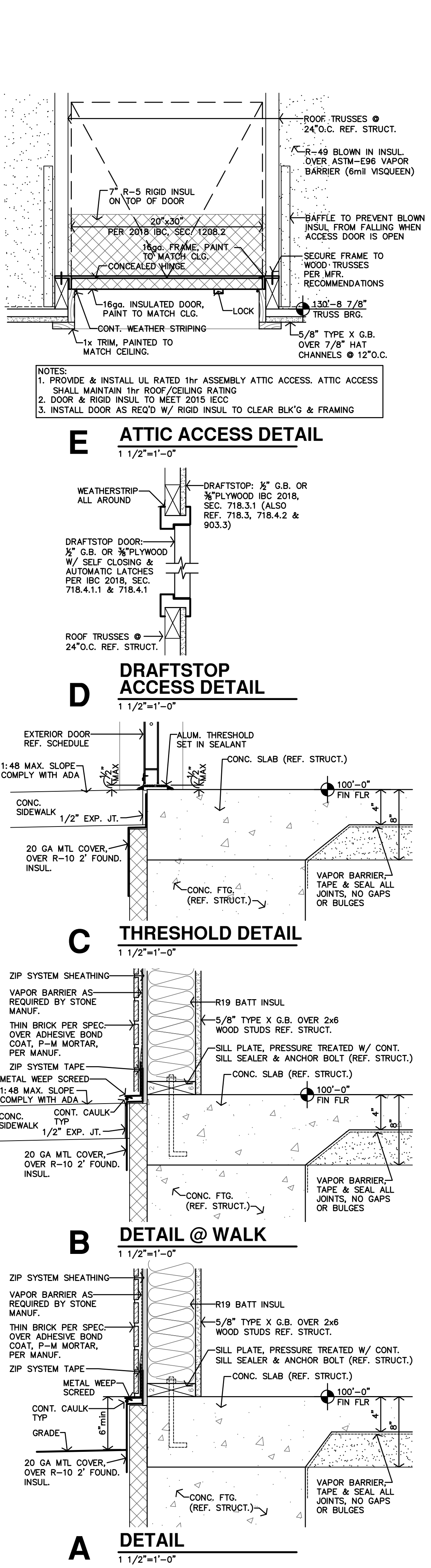
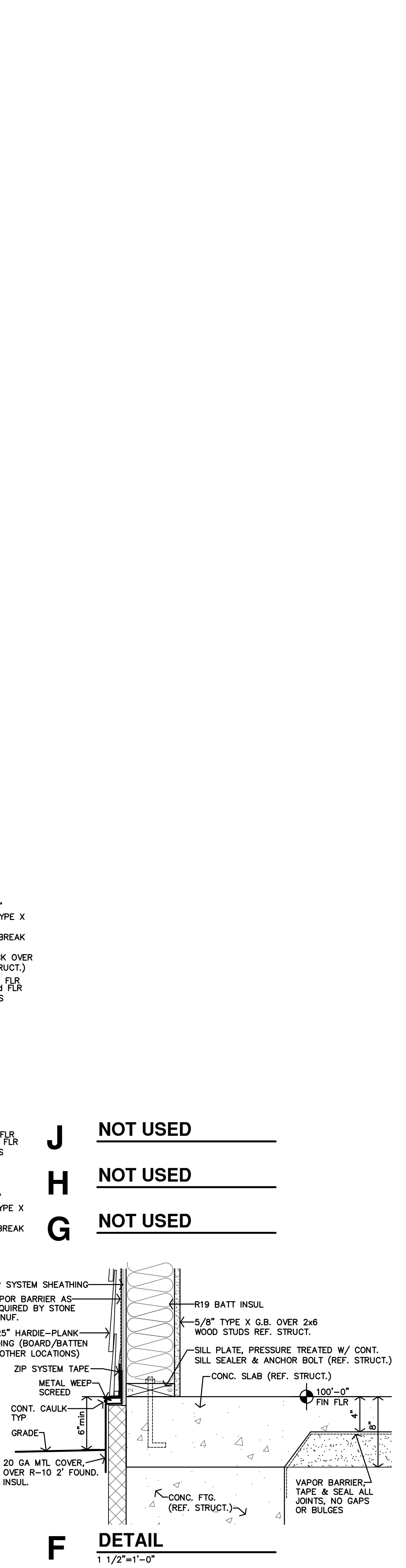
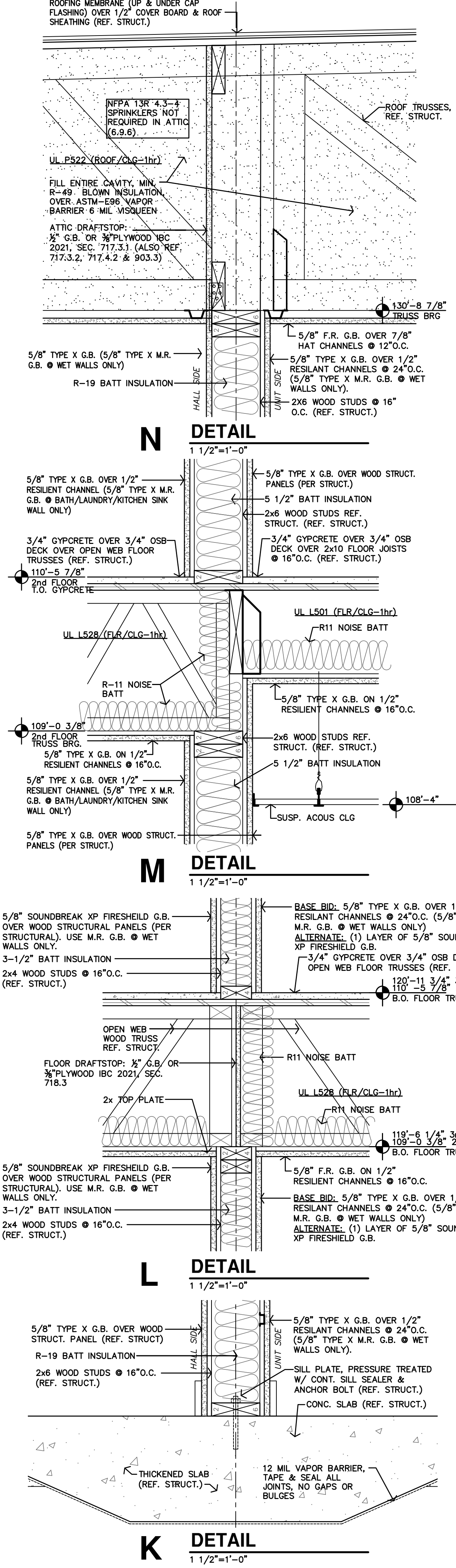
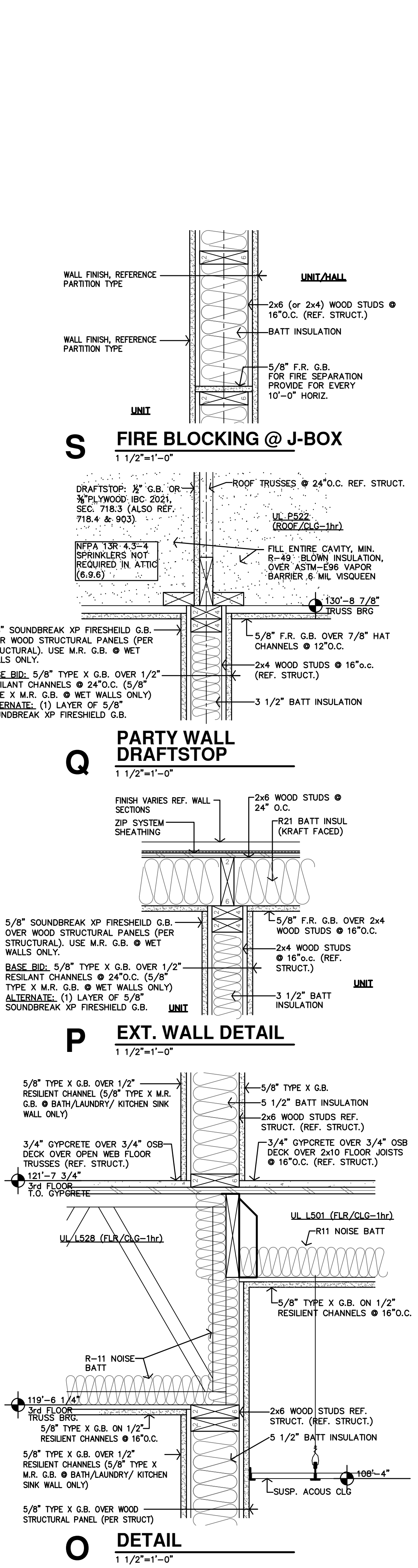
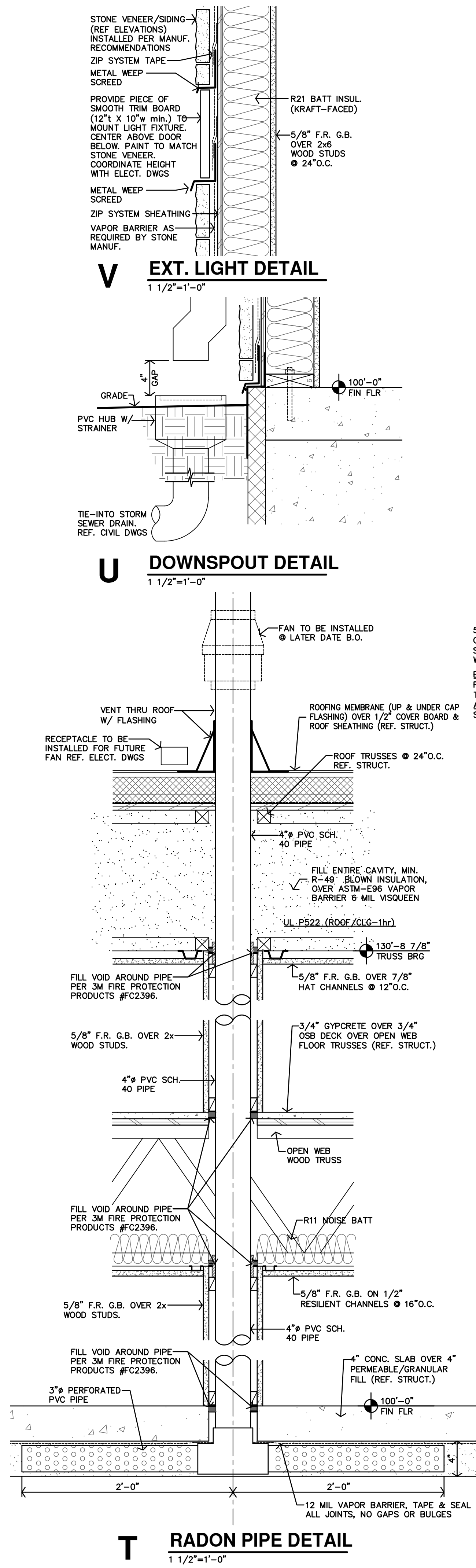
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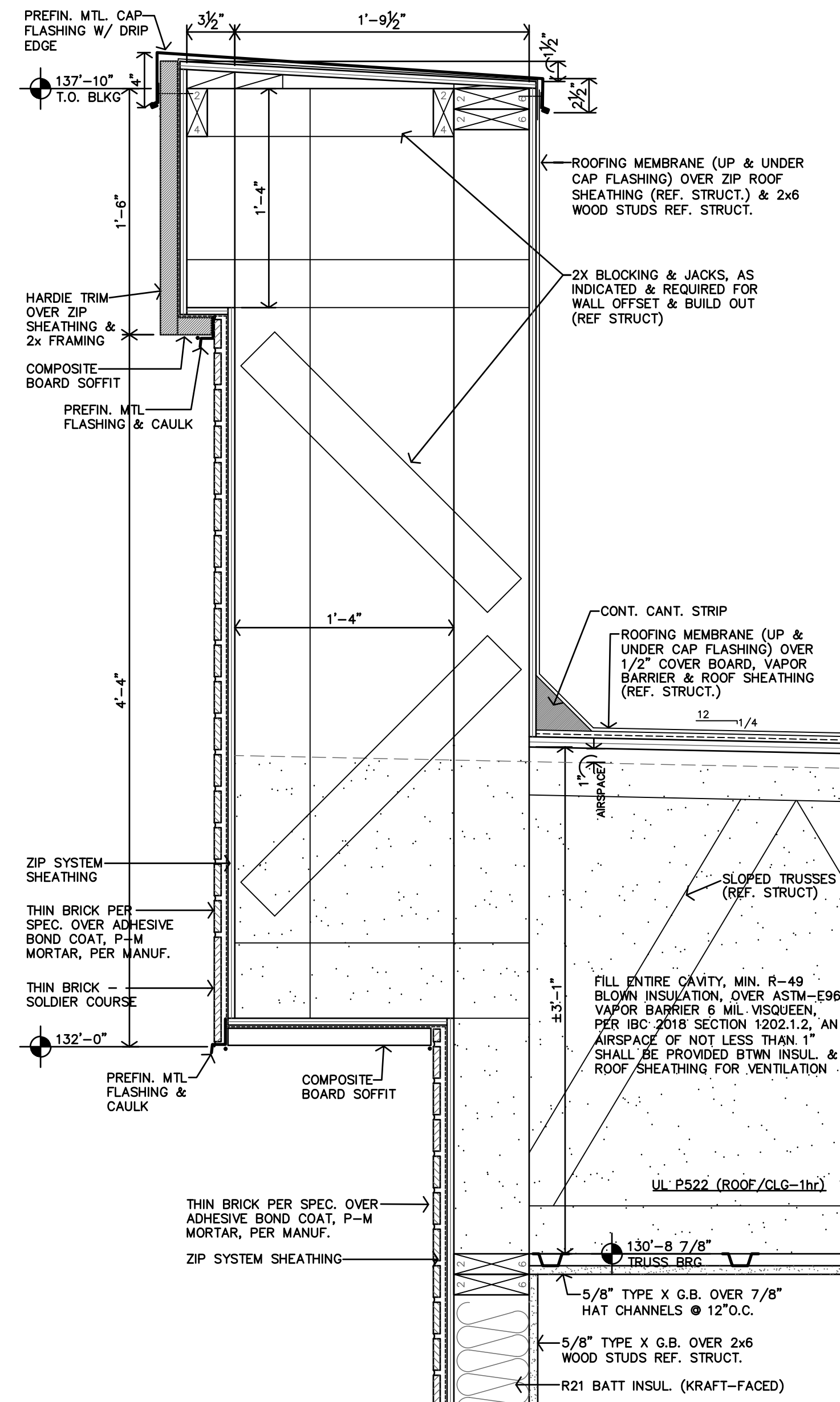
THE RESIDENCE AT VETERANS PARK
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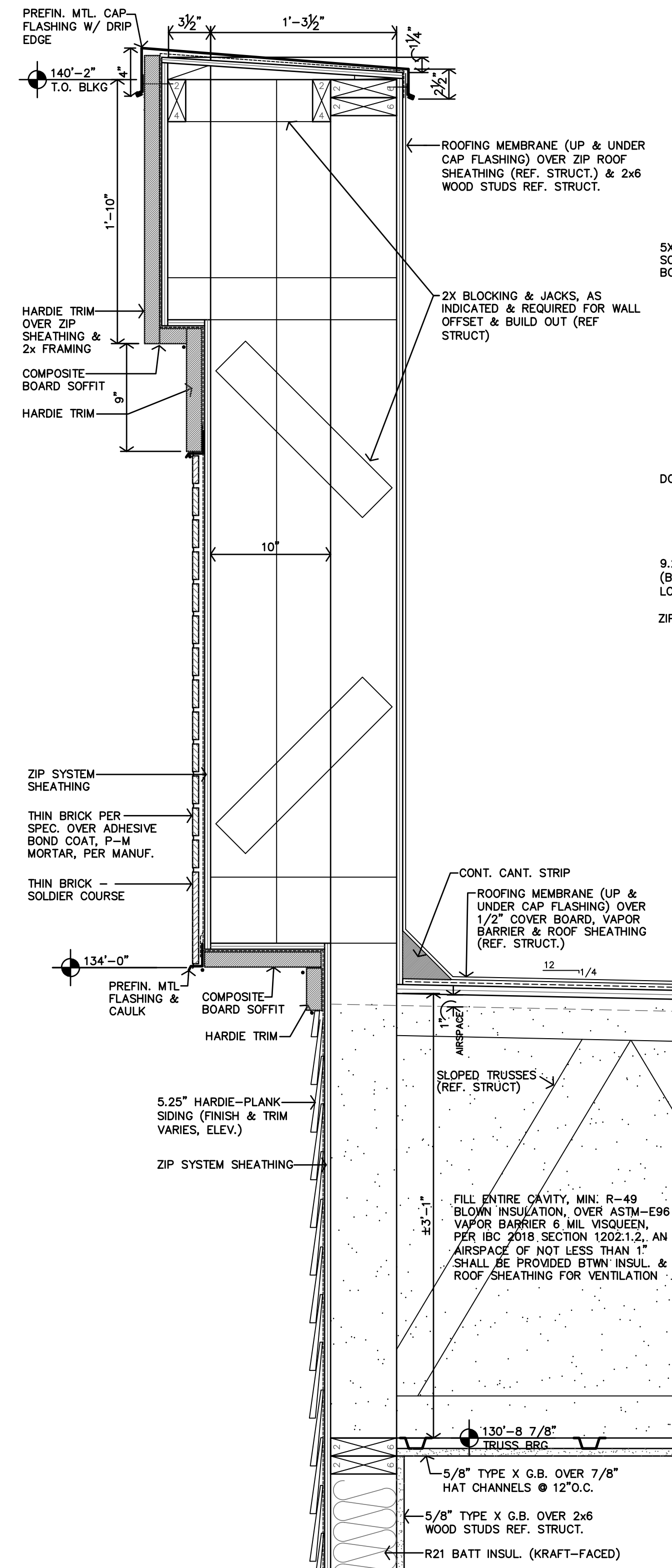
DATE: 1-31-2025
JOB: 24-3400
SHEET NO.:

A4.5

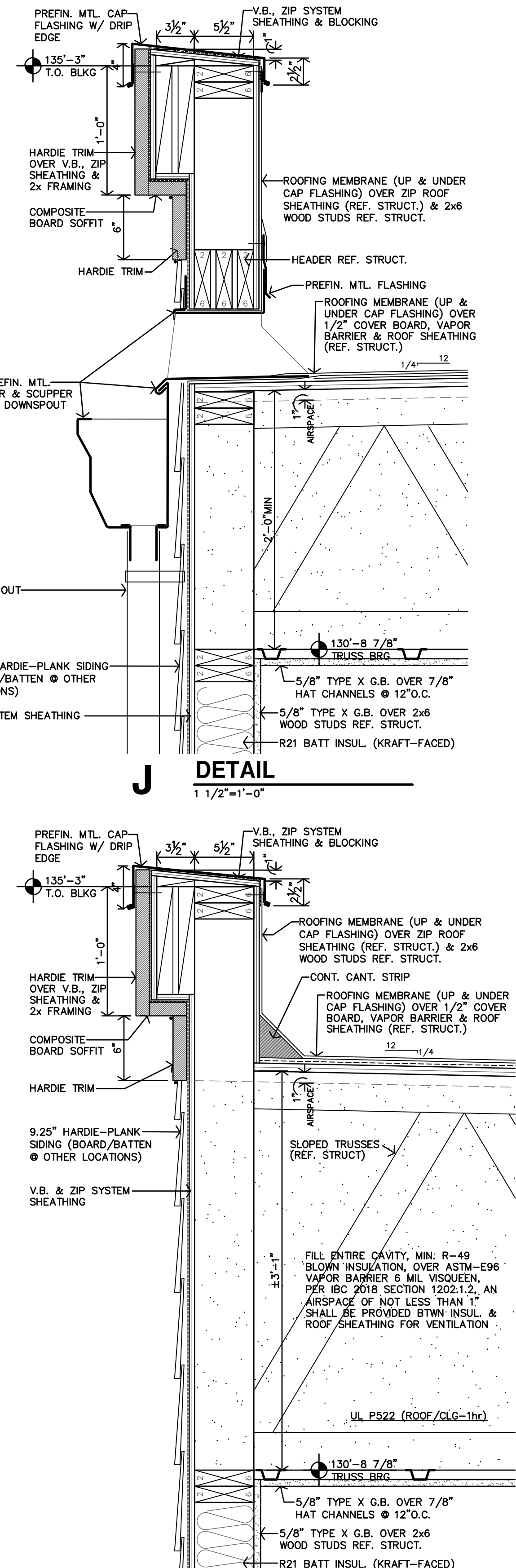
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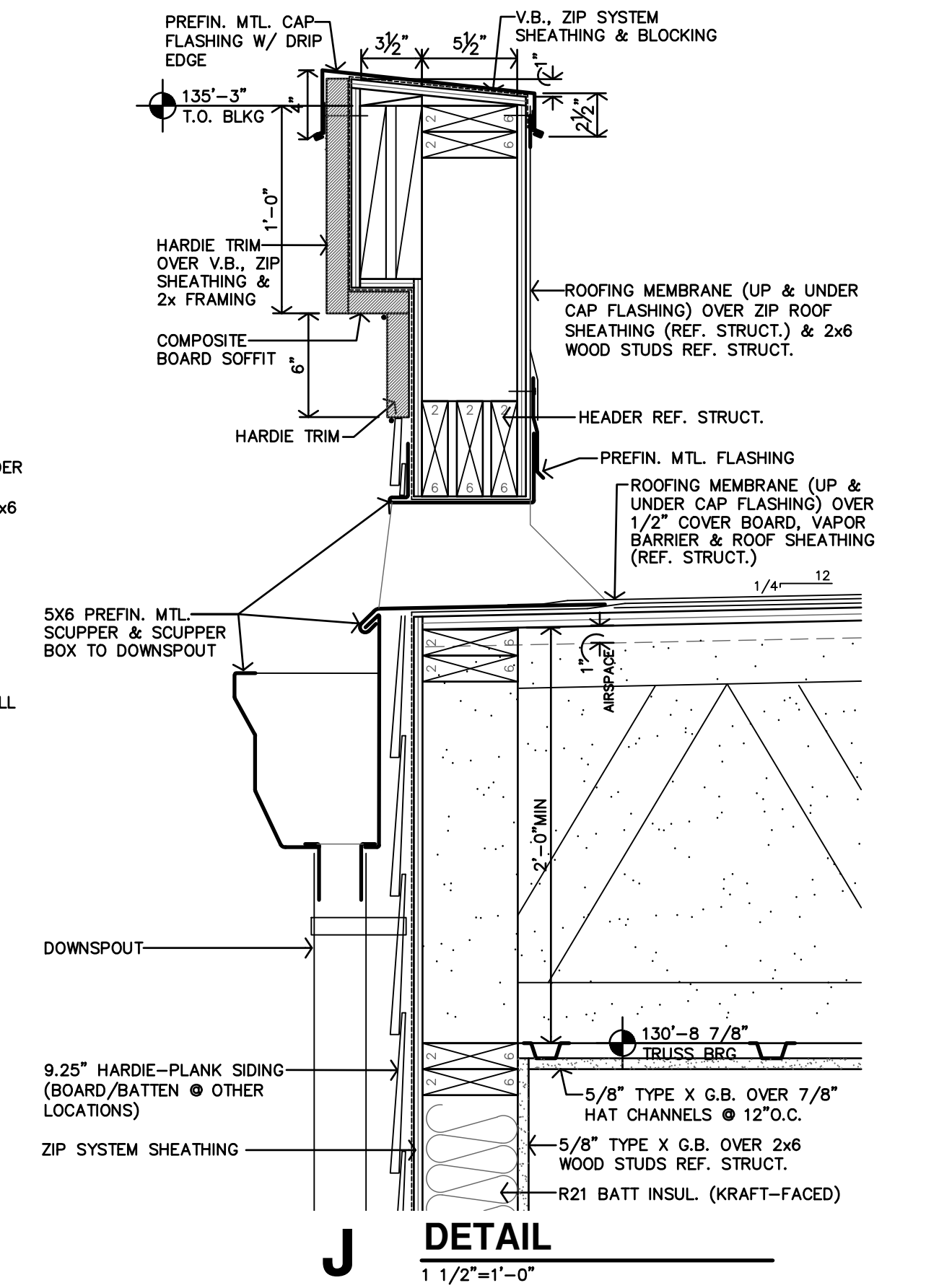
D DETAIL
1 1/2"=1'-0"



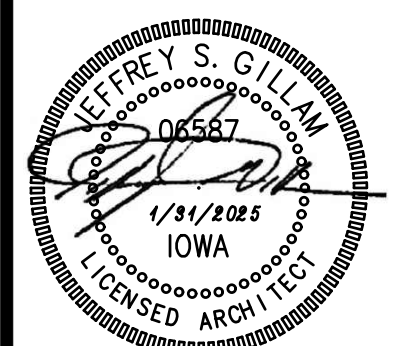
C DETAIL
1 1/2"=1'-0"



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

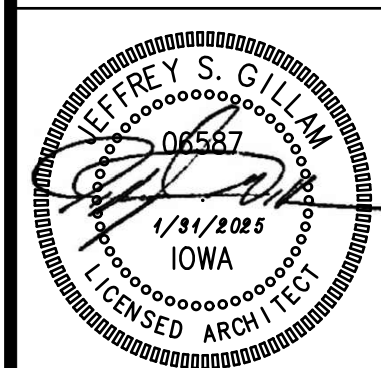


J DETAIL
1 1/2"=1'-0"



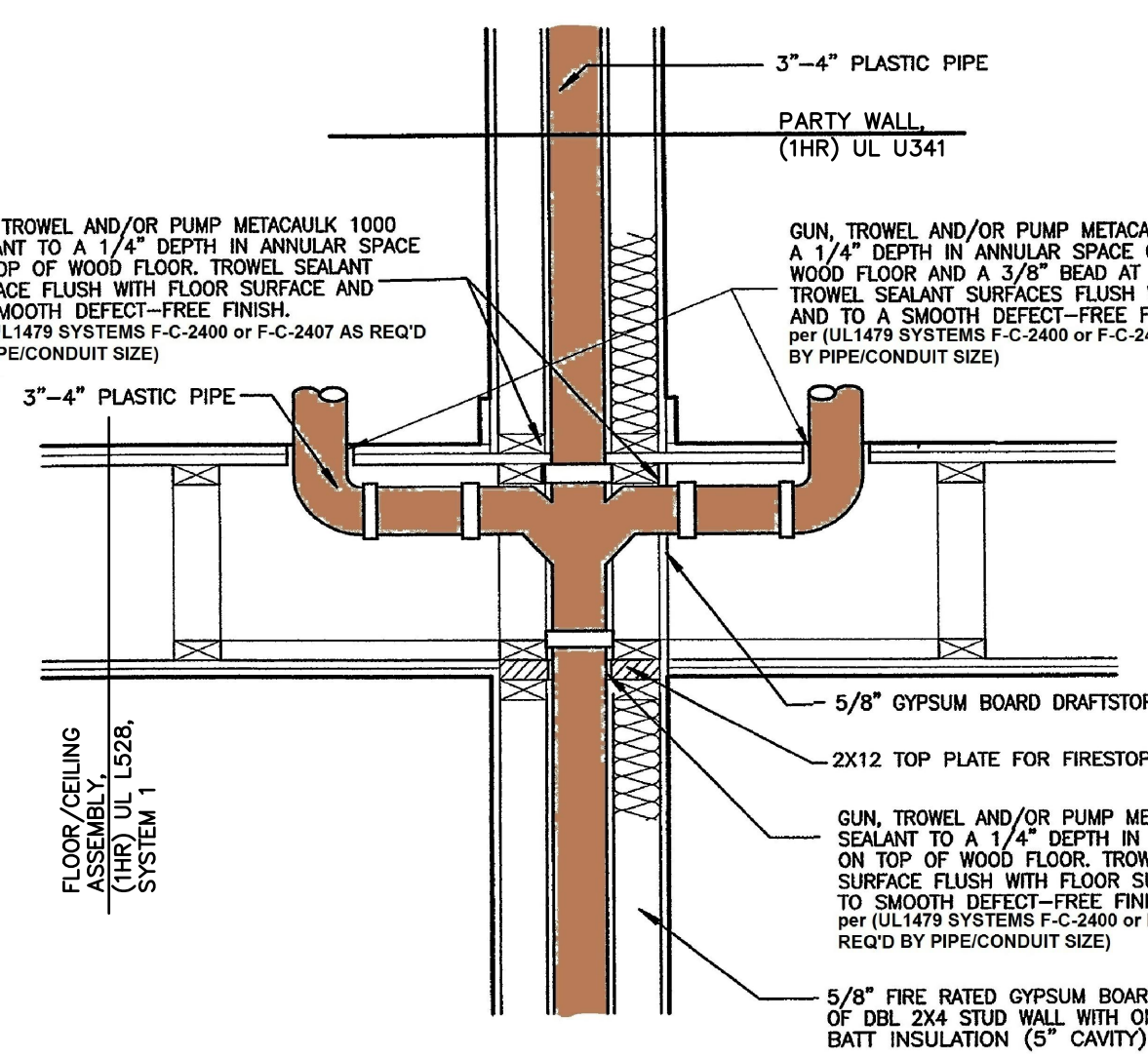
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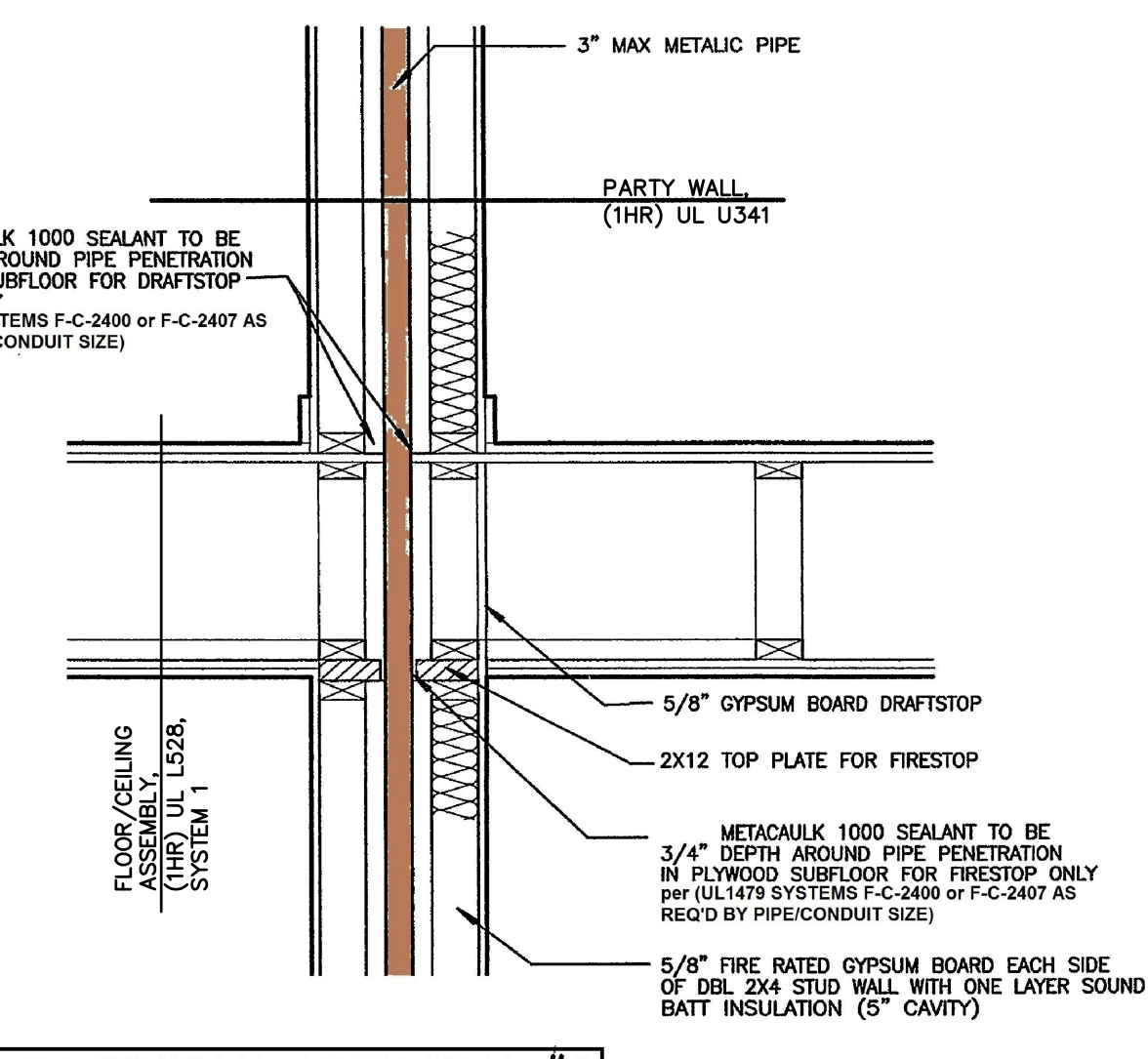
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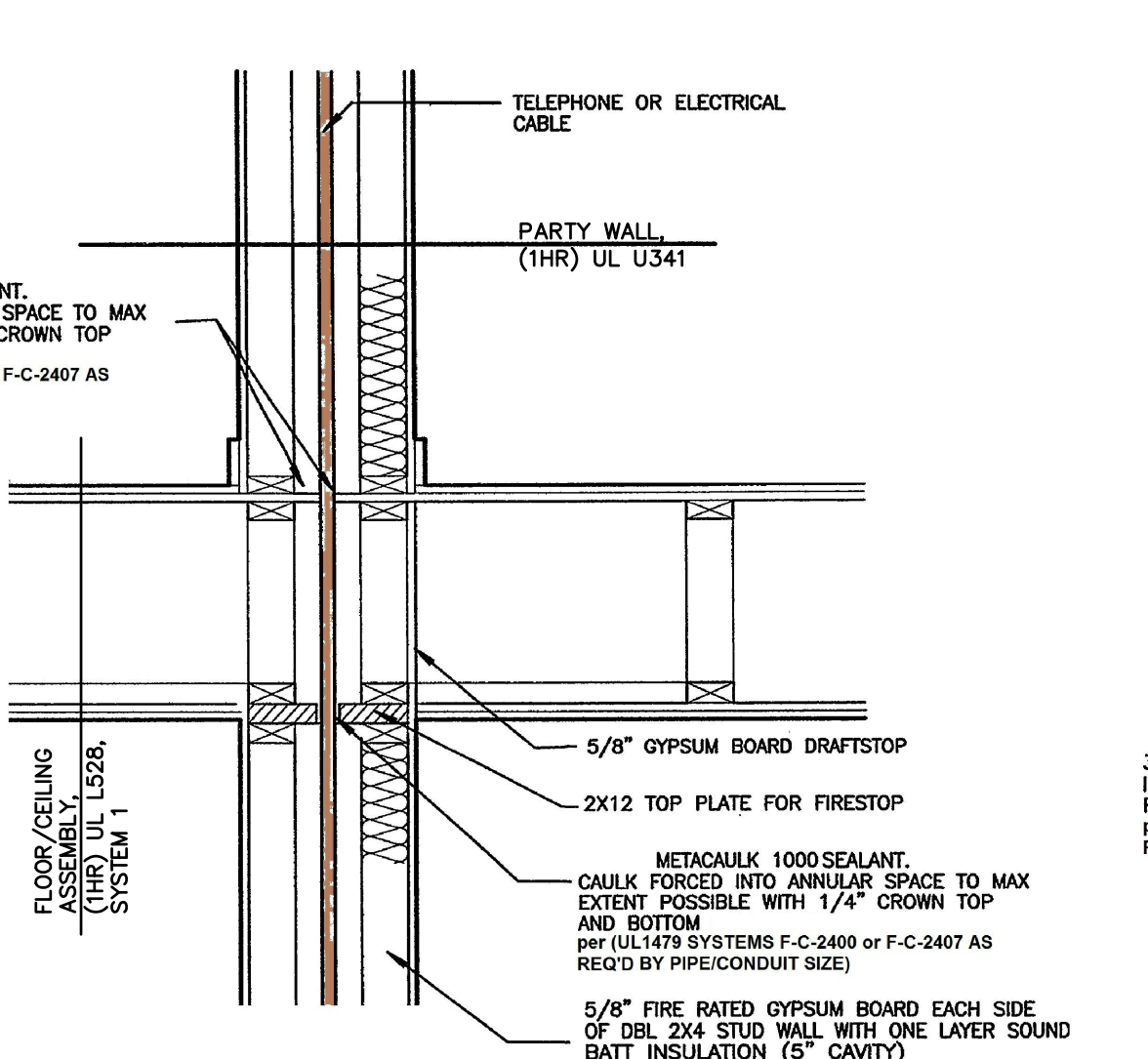


PENETRATION ASSEMBLY #1

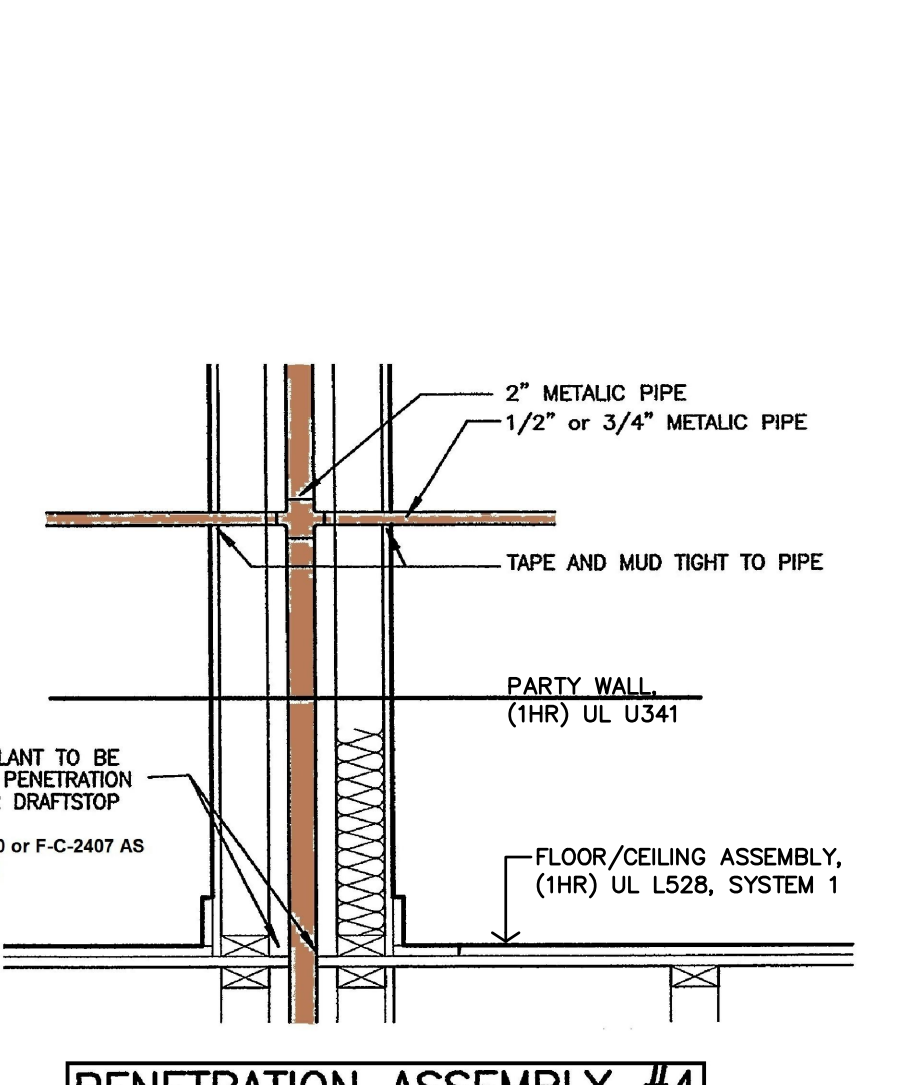
ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



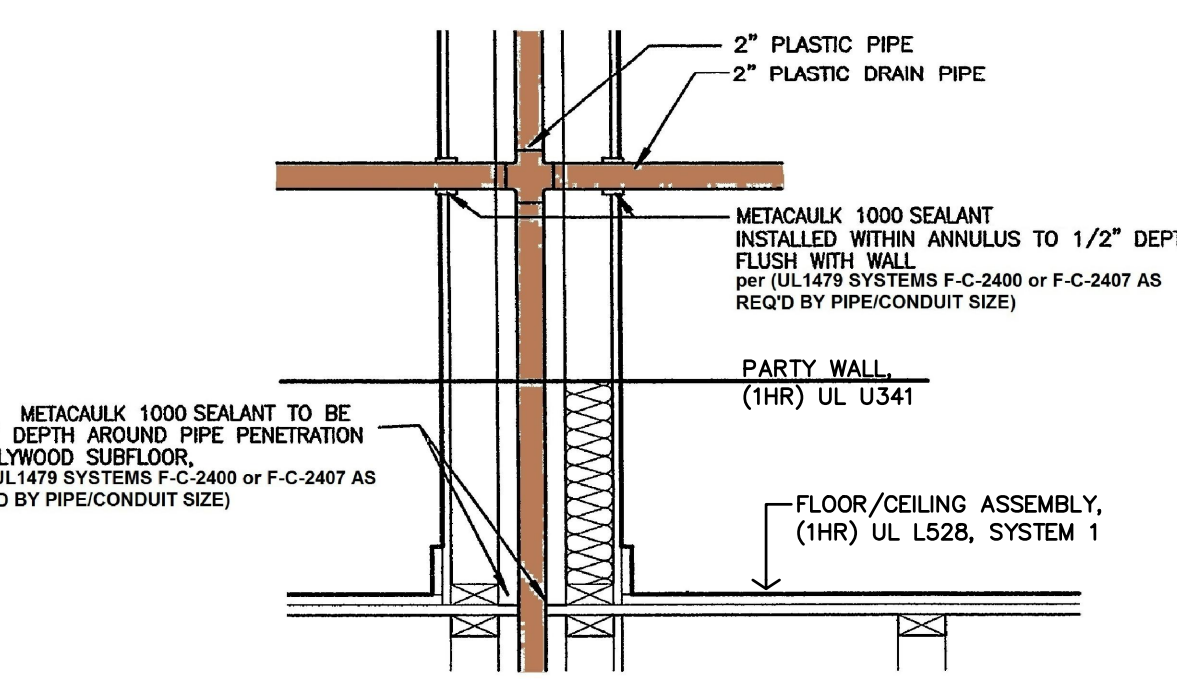
PENETRATION ASSEMBLY #2



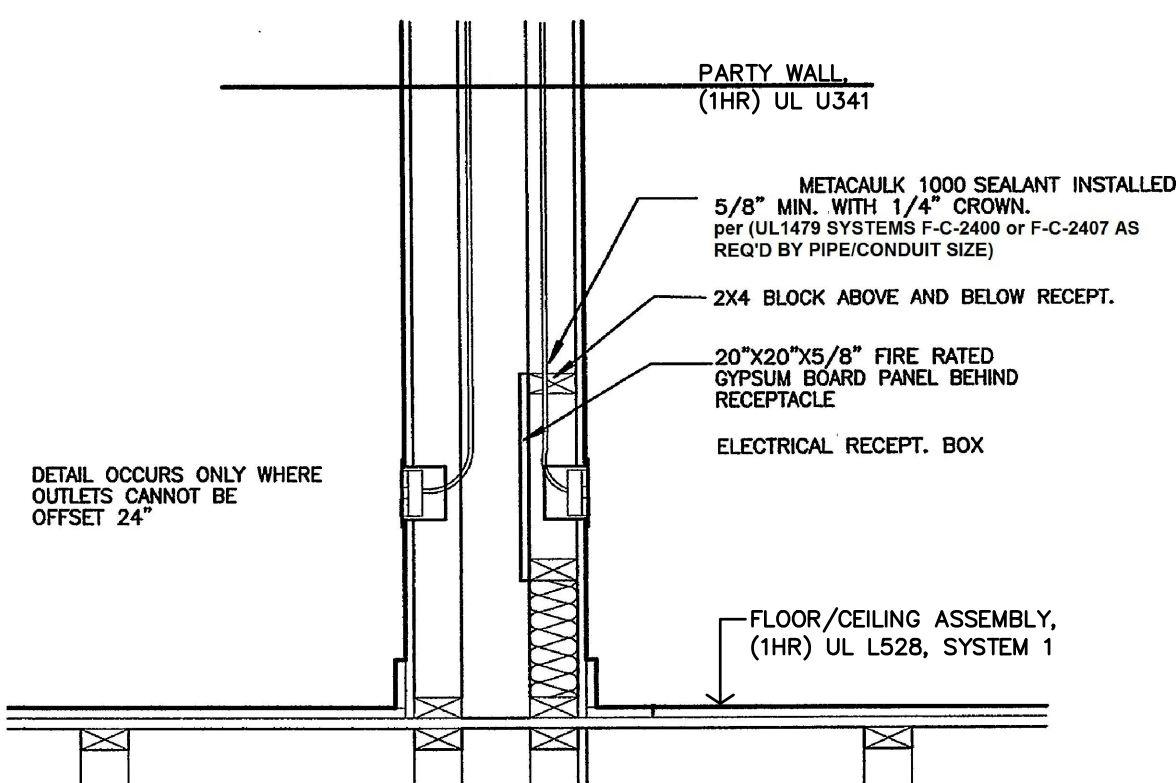
PENETRATION ASSEMBLY #3



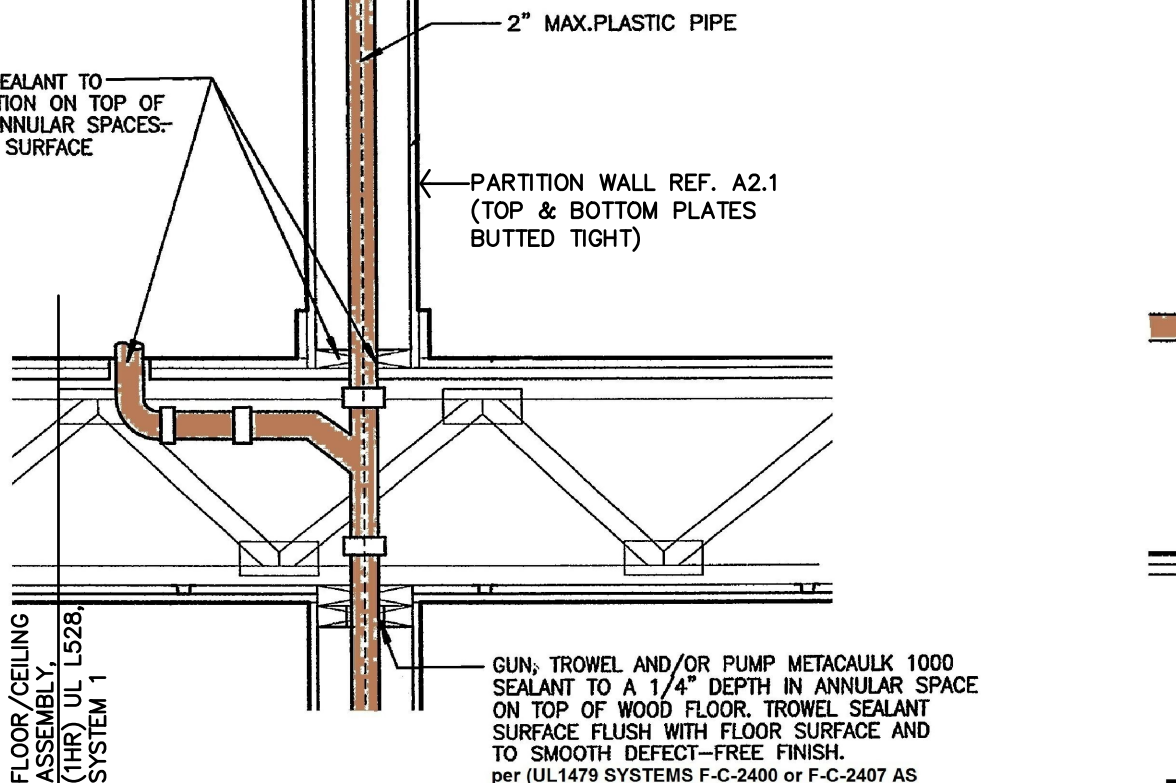
PENETRATION ASSEMBLY #4



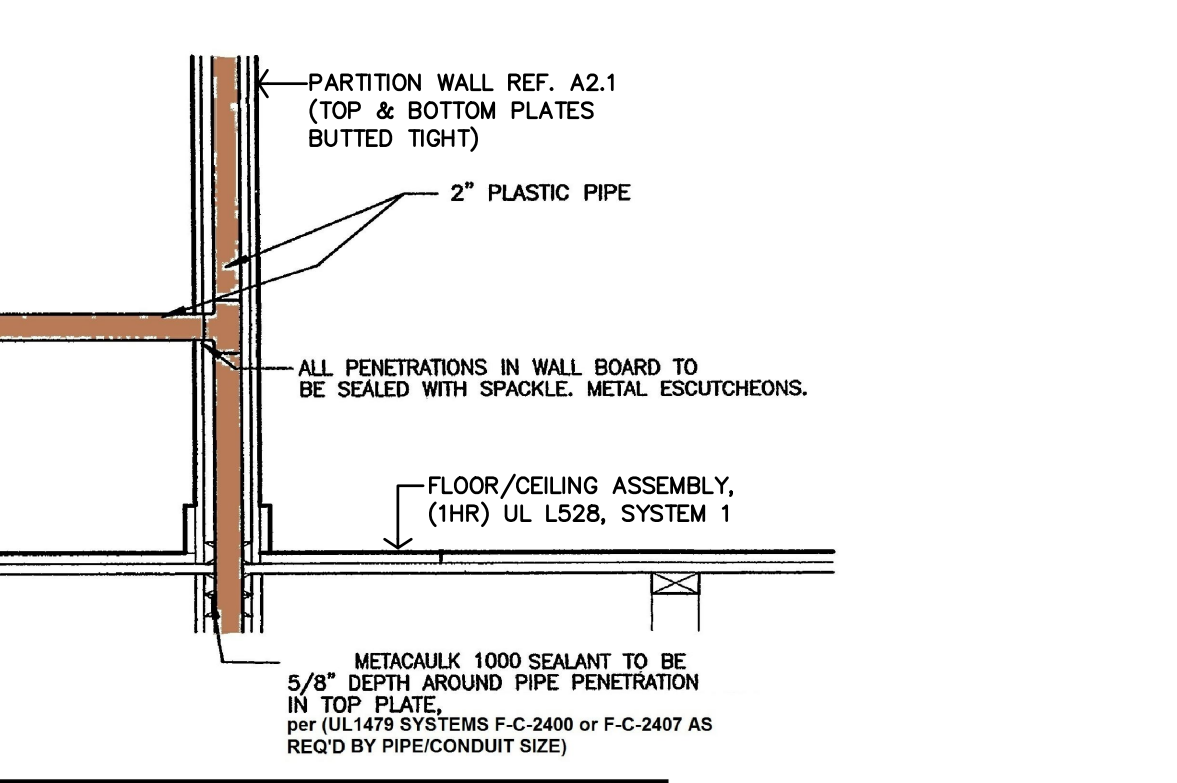
PENETRATION ASSEMBLY #5



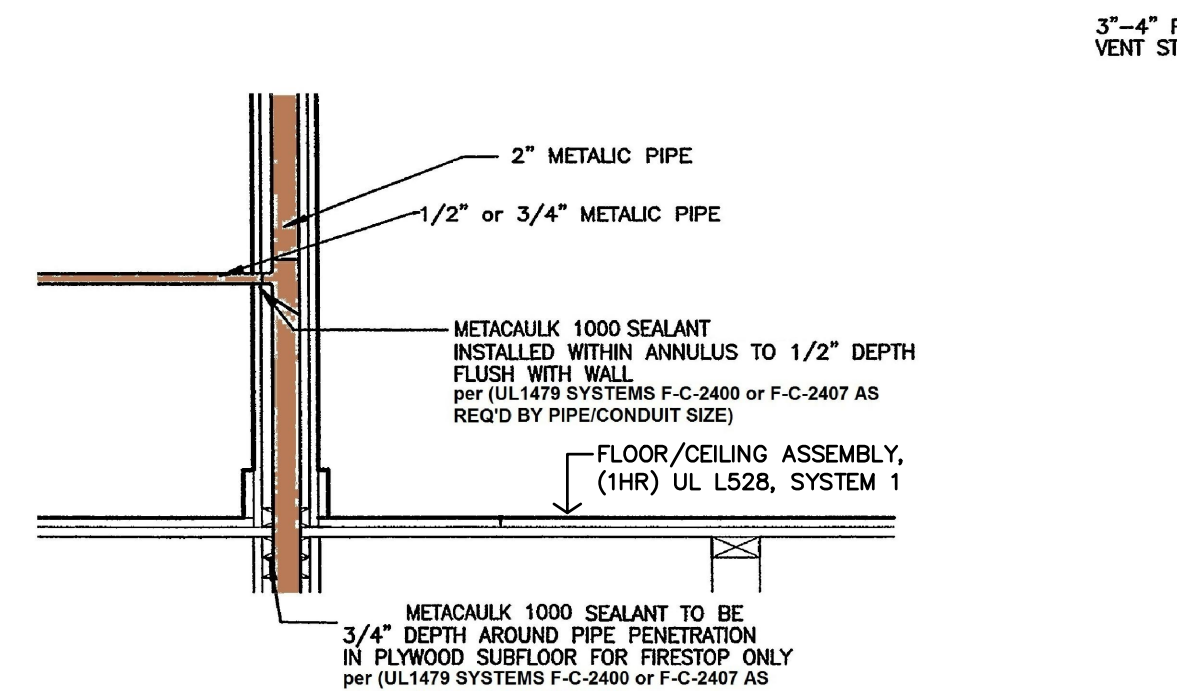
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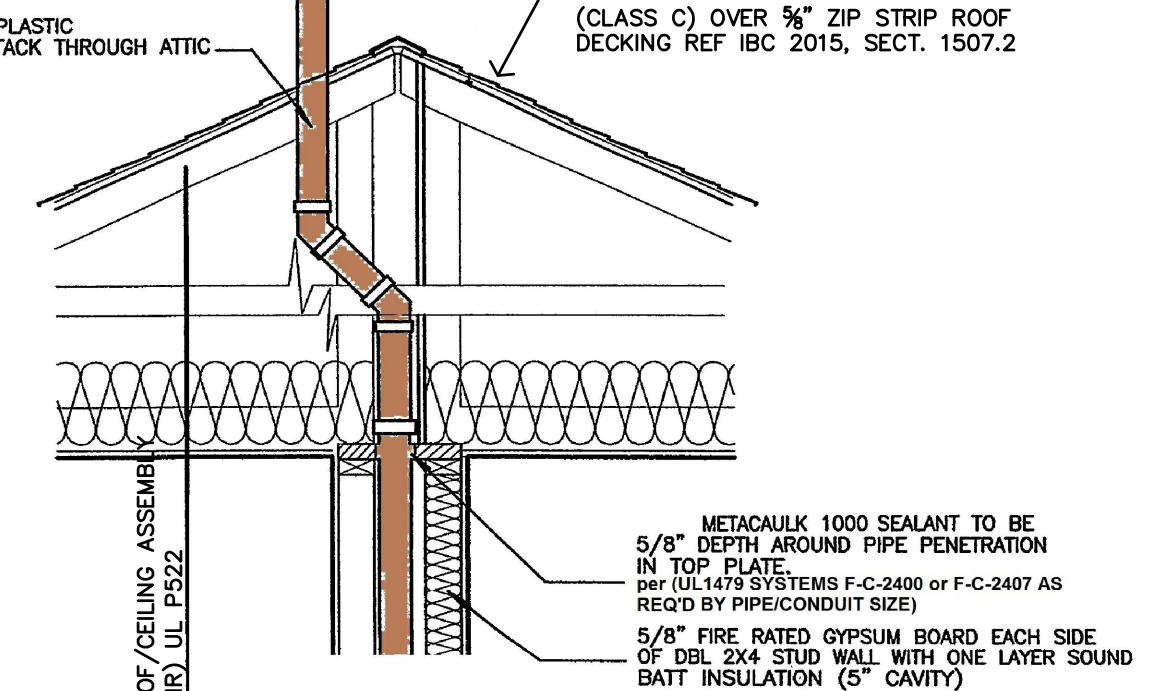
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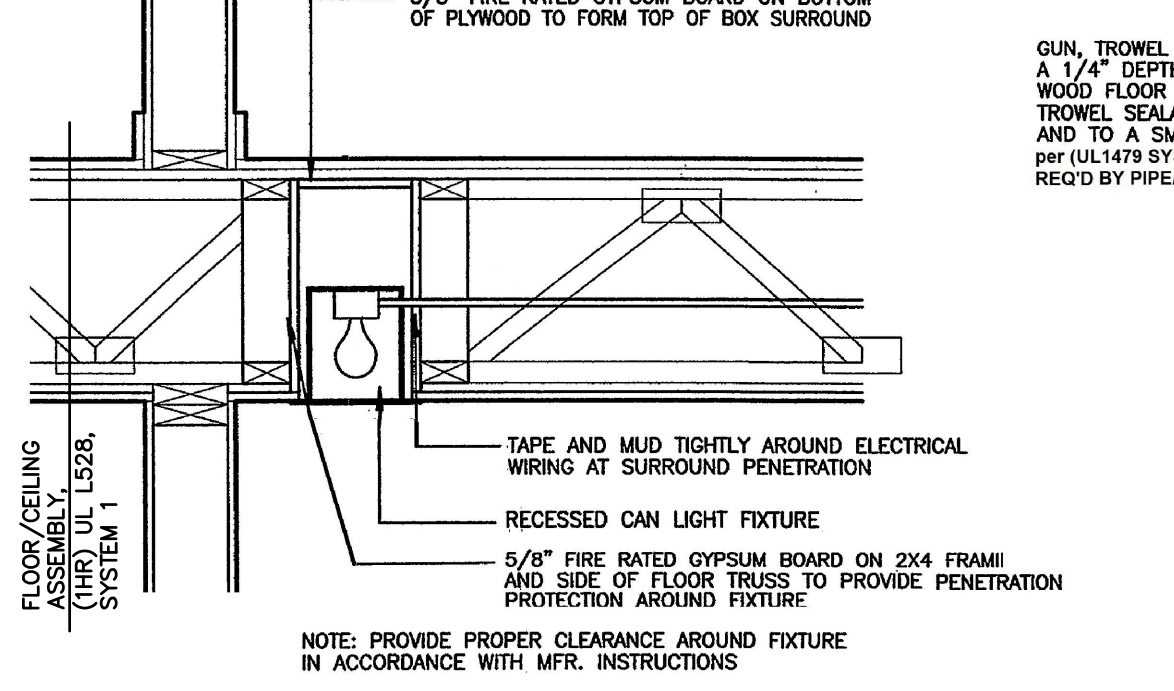
PENETRATION ASSEMBLY #8



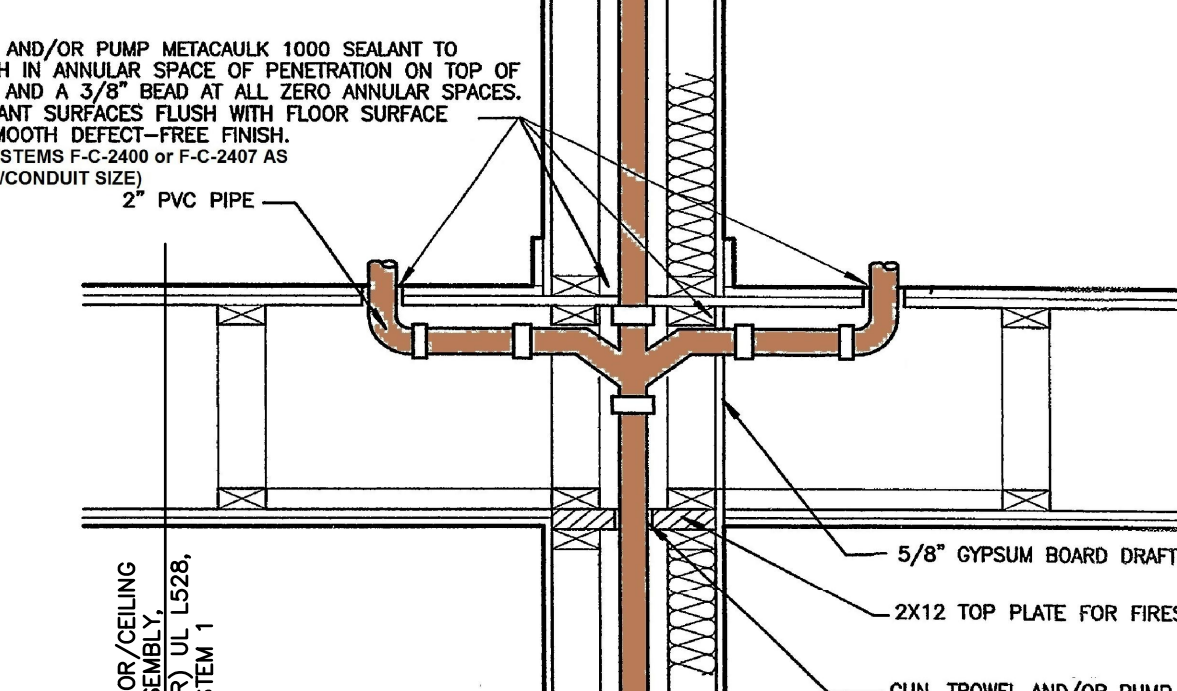
PENETRATION ASSEMBLY #9



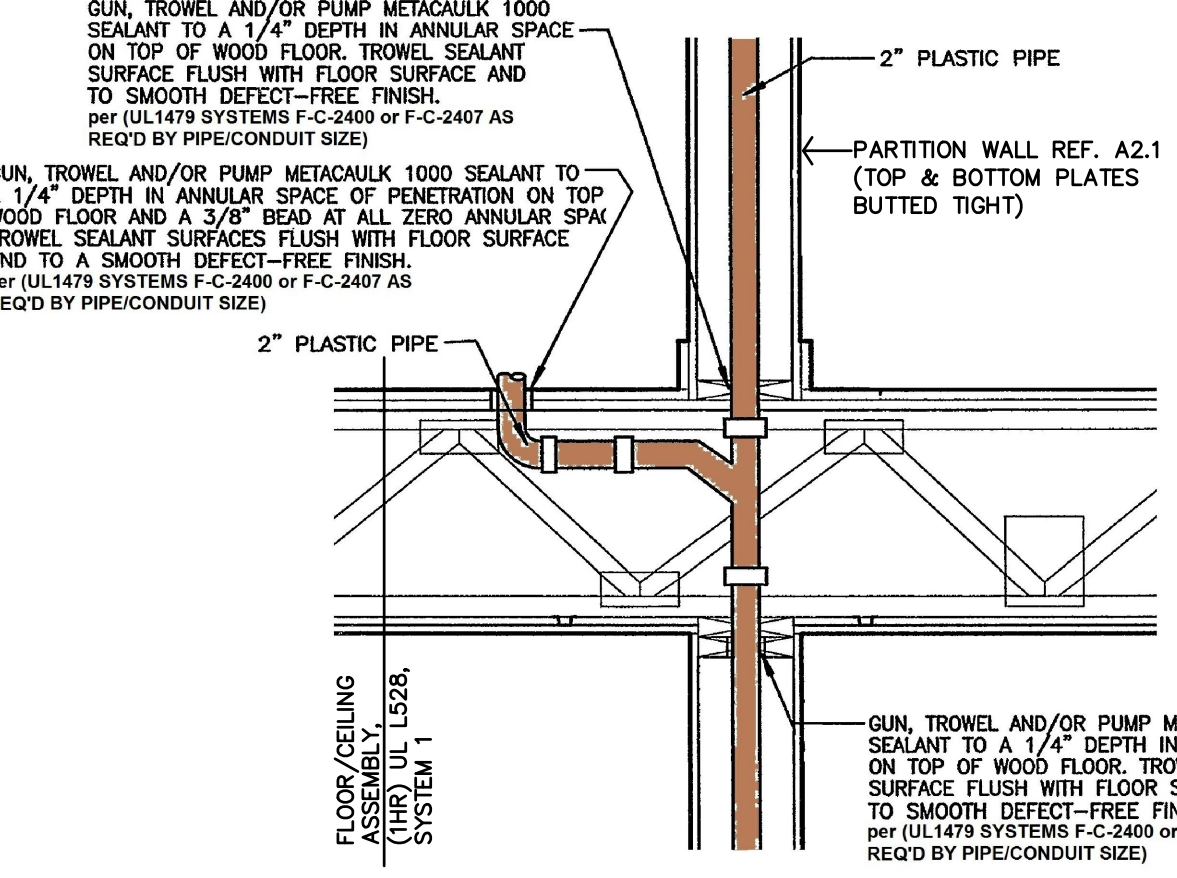
PENETRATION ASSEMBLY #10



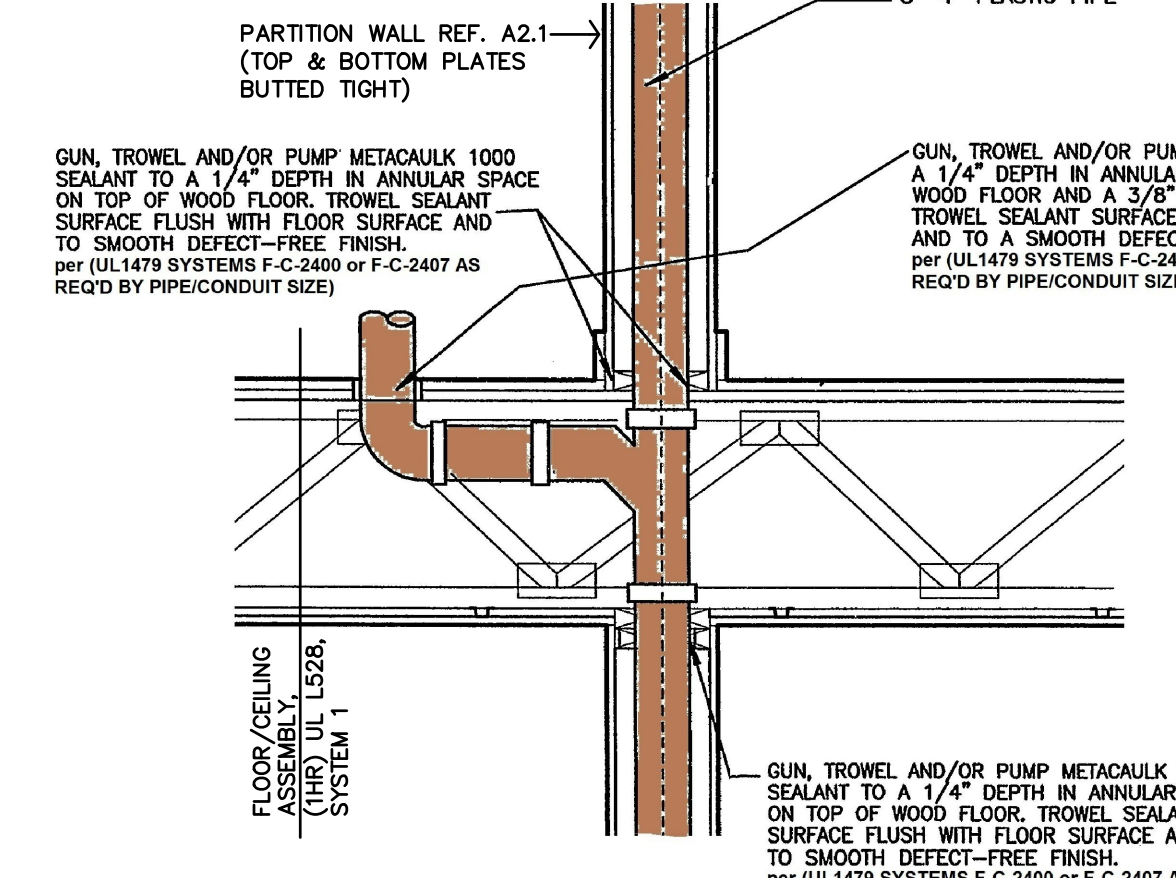
PENETRATION ASSEMBLY #11



PENETRATION ASSEMBLY #12



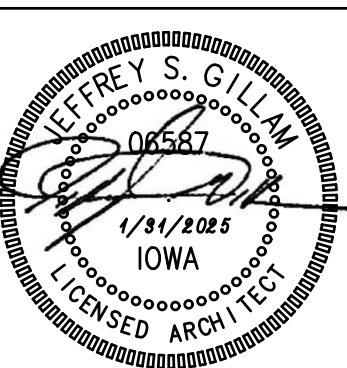
PENETRATION ASSEMBLY #13



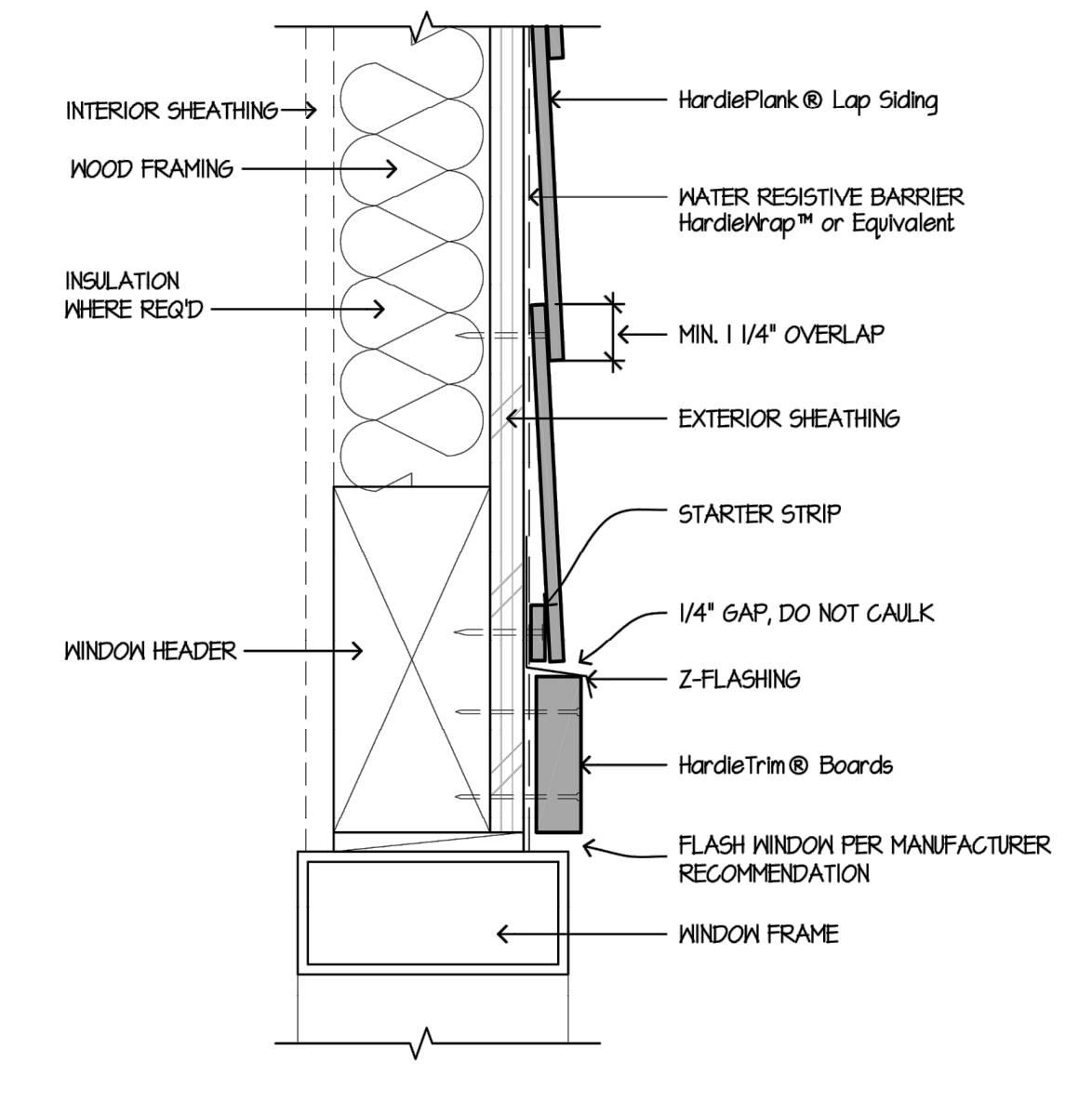
PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

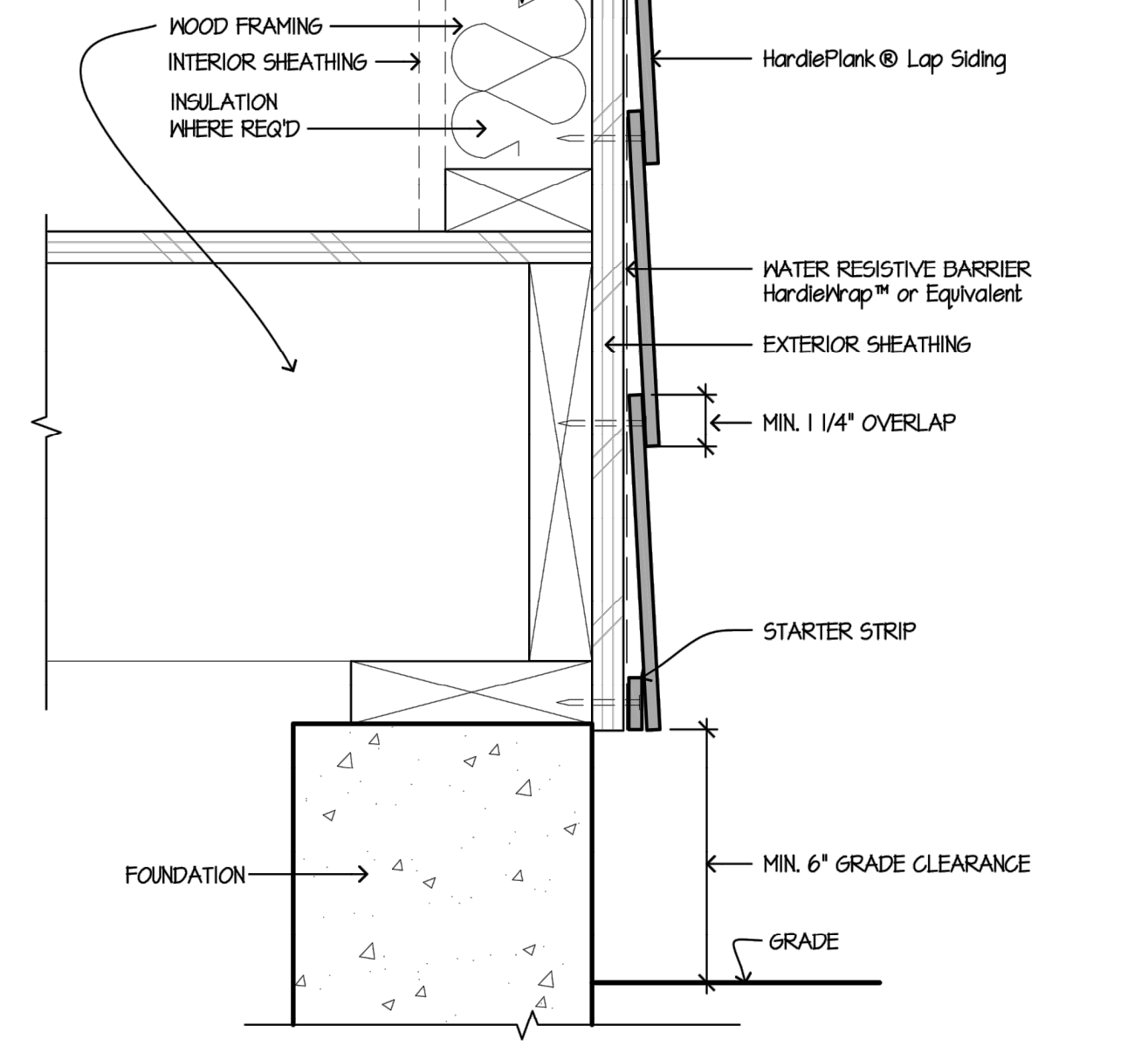
NOT TO SCALE
 ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



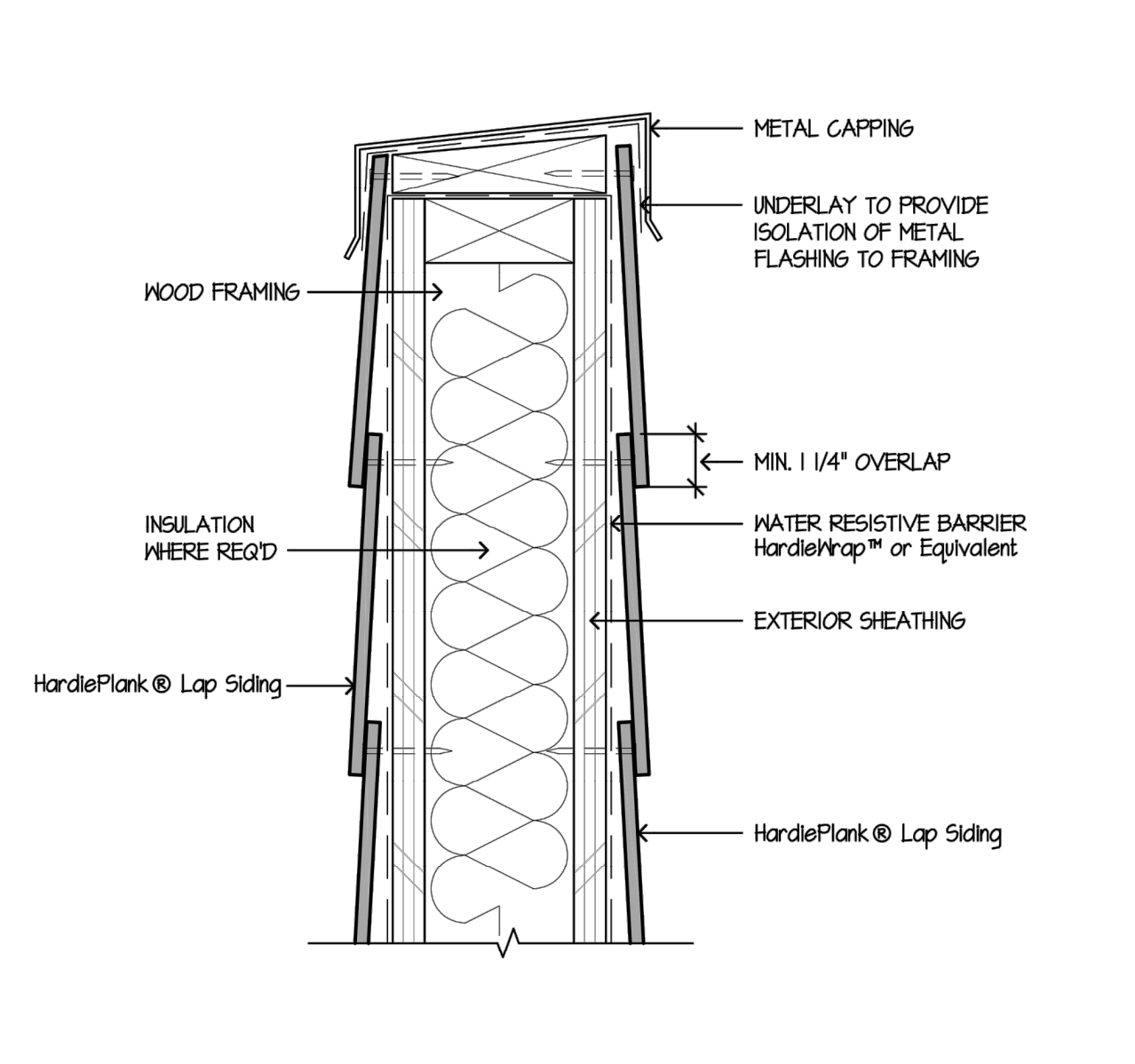
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DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	



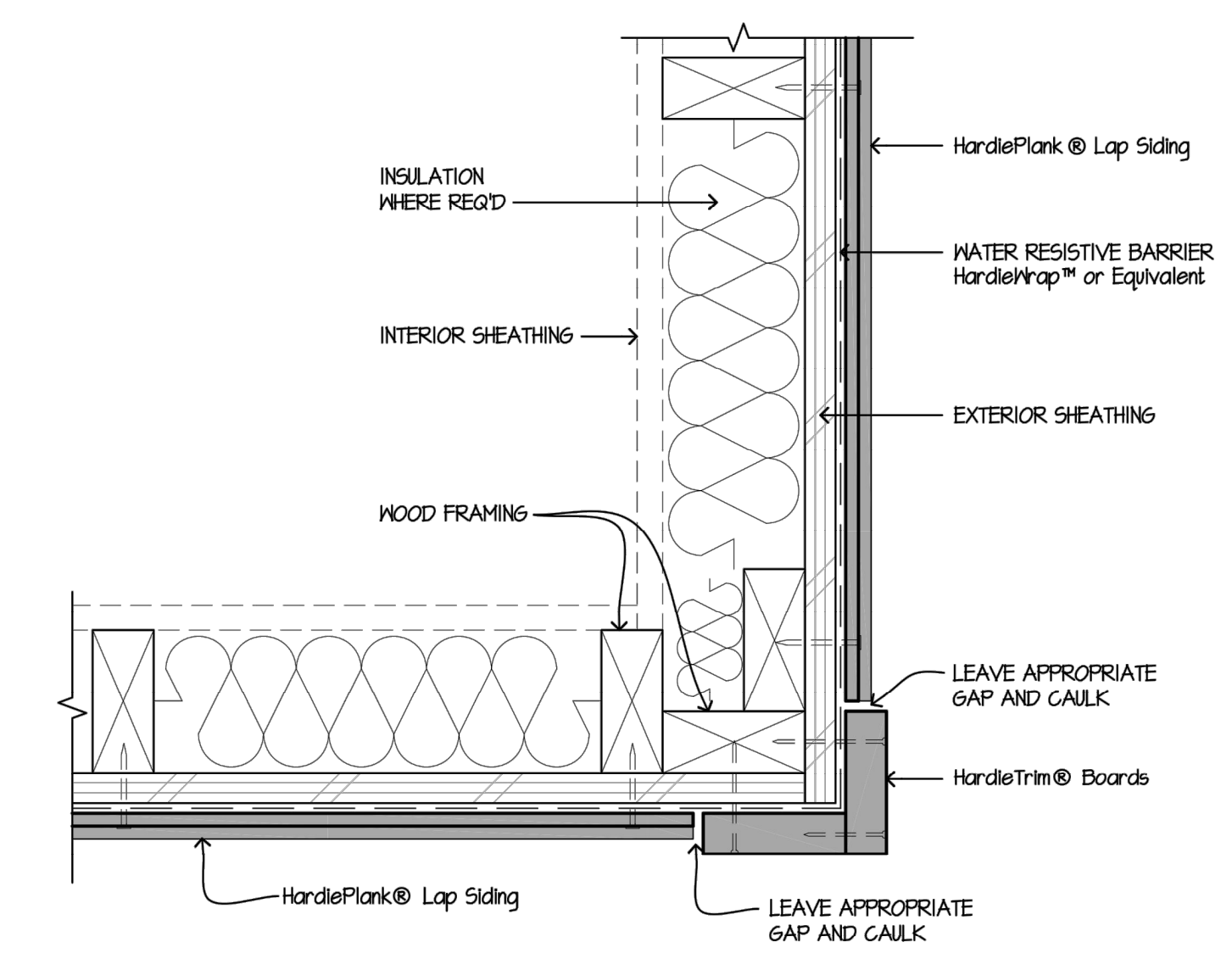
3 WINDOW/DOOR HEAD
 SCALE: 3/4"=1'-0"



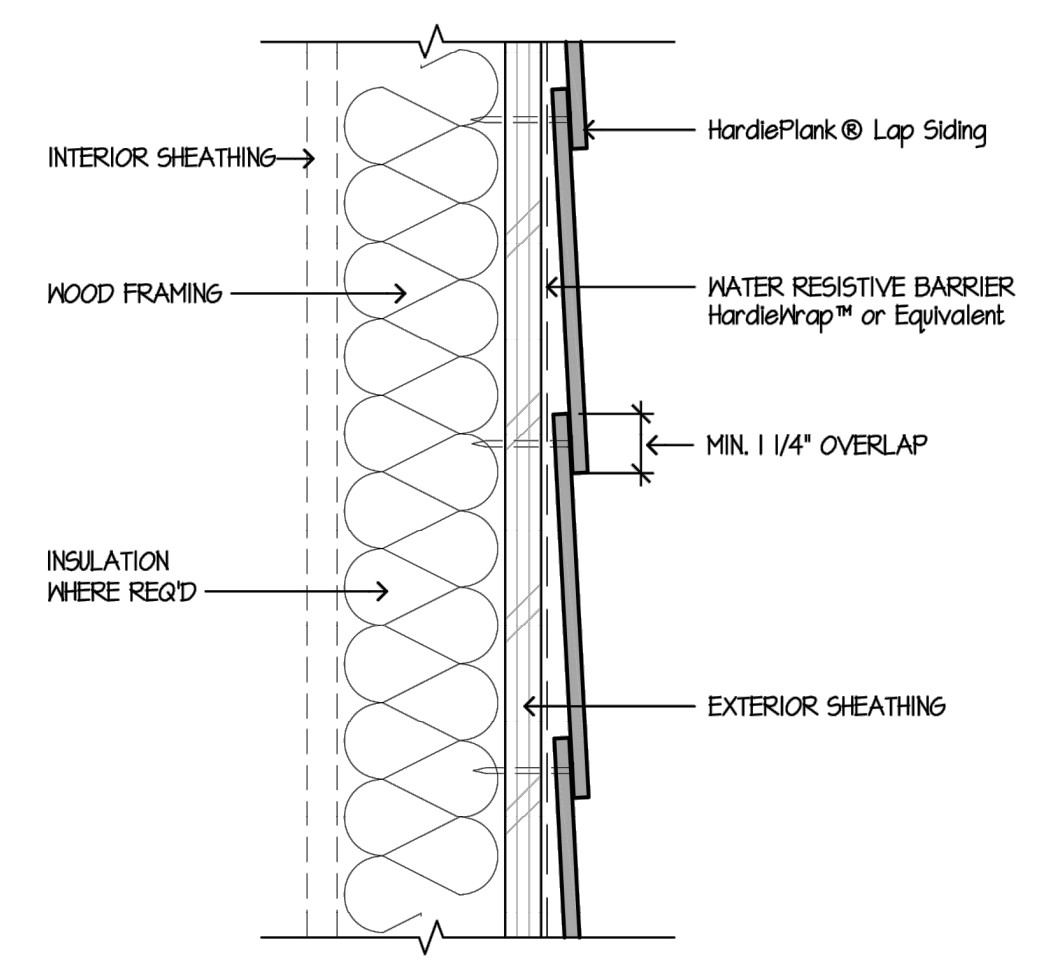
6 GRADE CLEARANCE
 SCALE: 3/4"=1'-0"



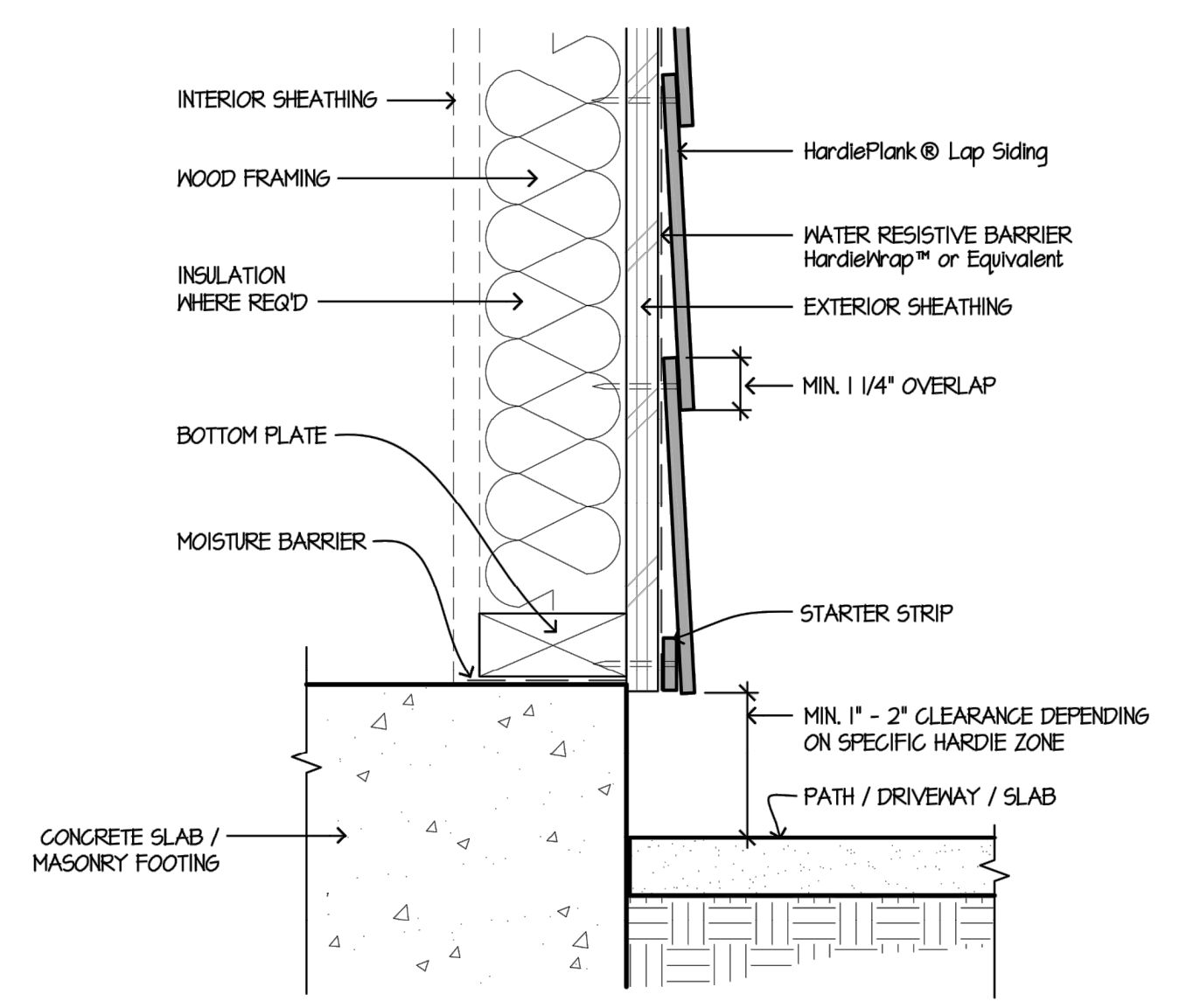
9 PARAPET
 SCALE: 3/4"=1'-0"



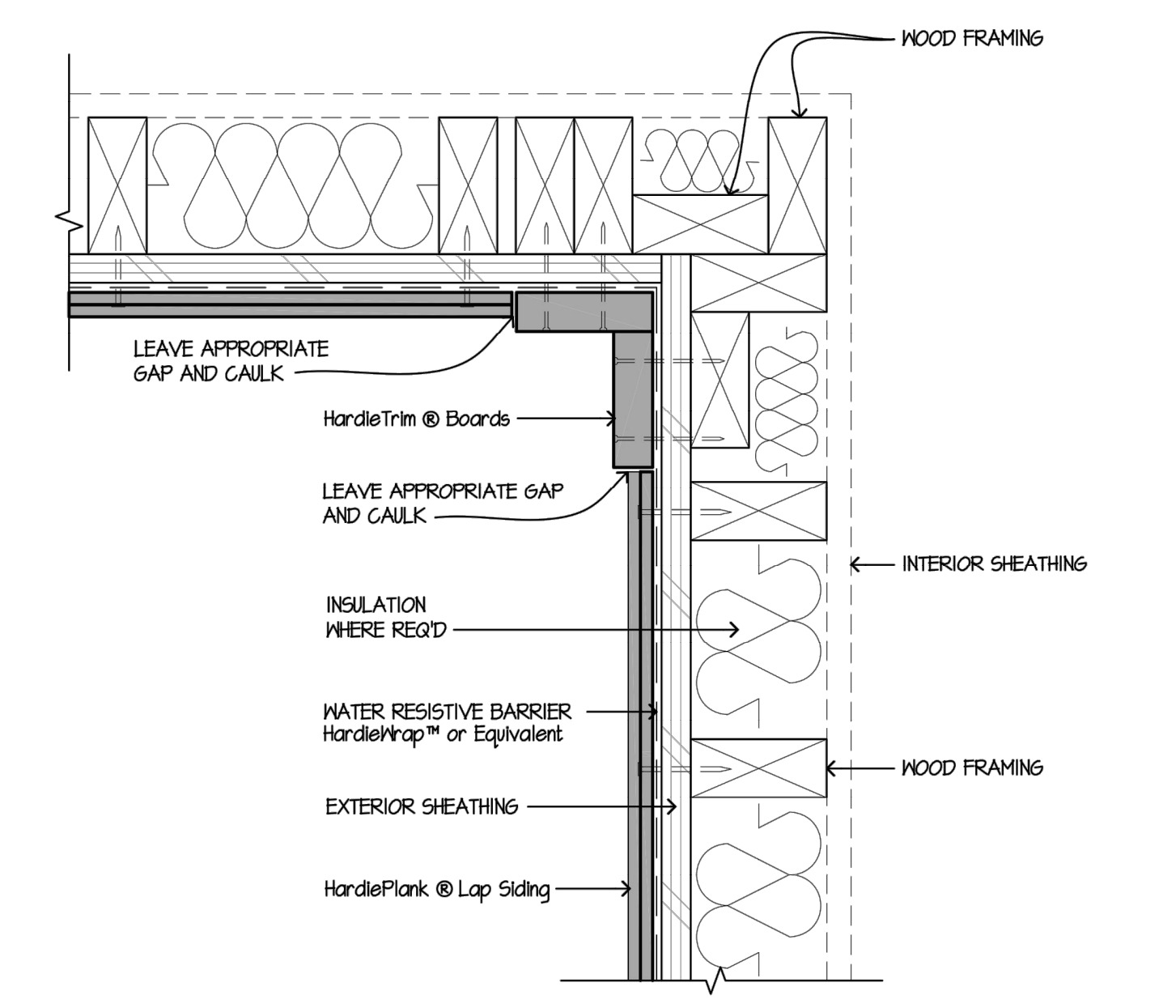
2 OUTSIDE CORNER
 SCALE: 3/4"=1'-0"



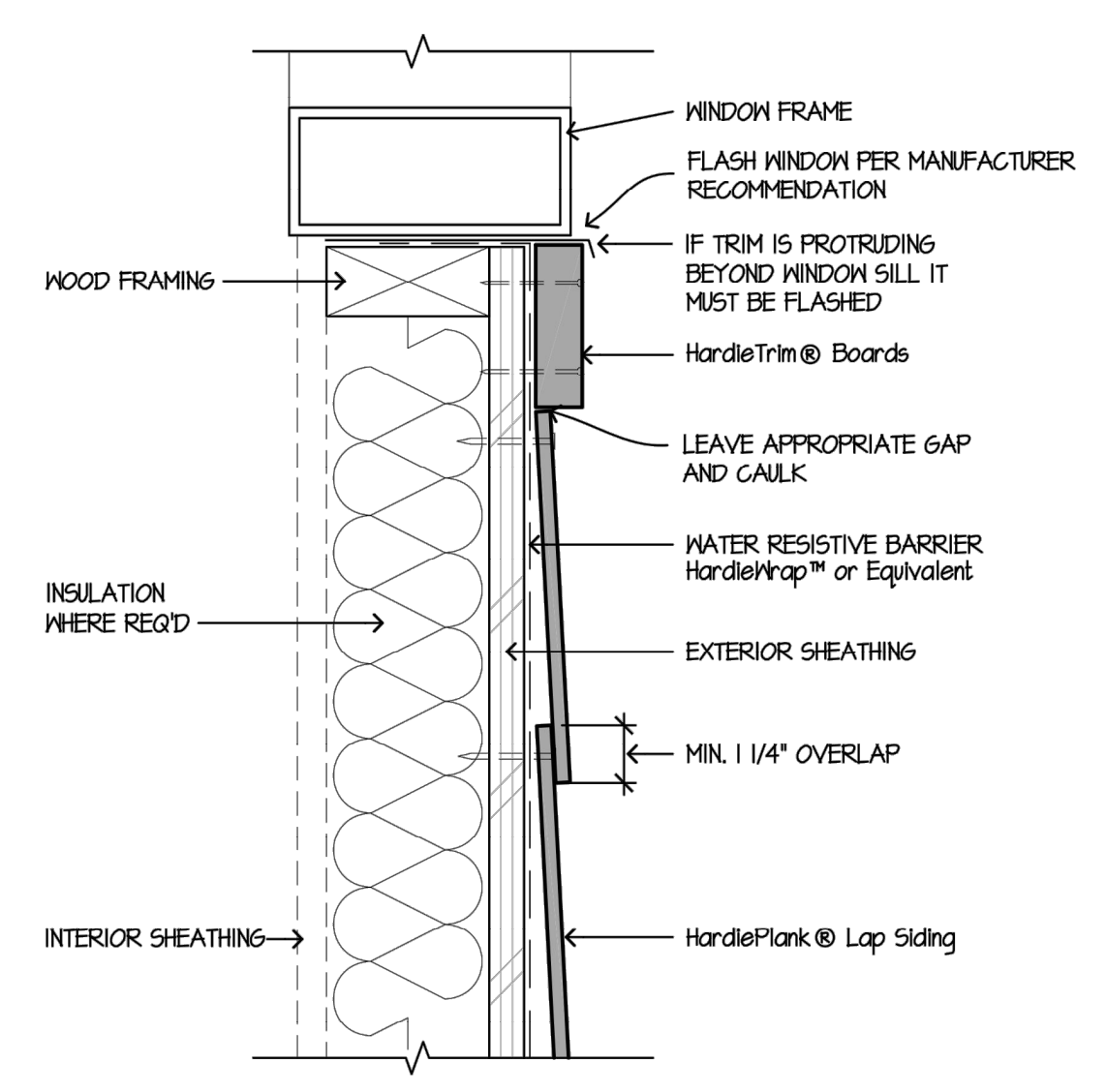
5 HORIZONTAL LAP VIEW
 SCALE: 3/4"=1'-0"



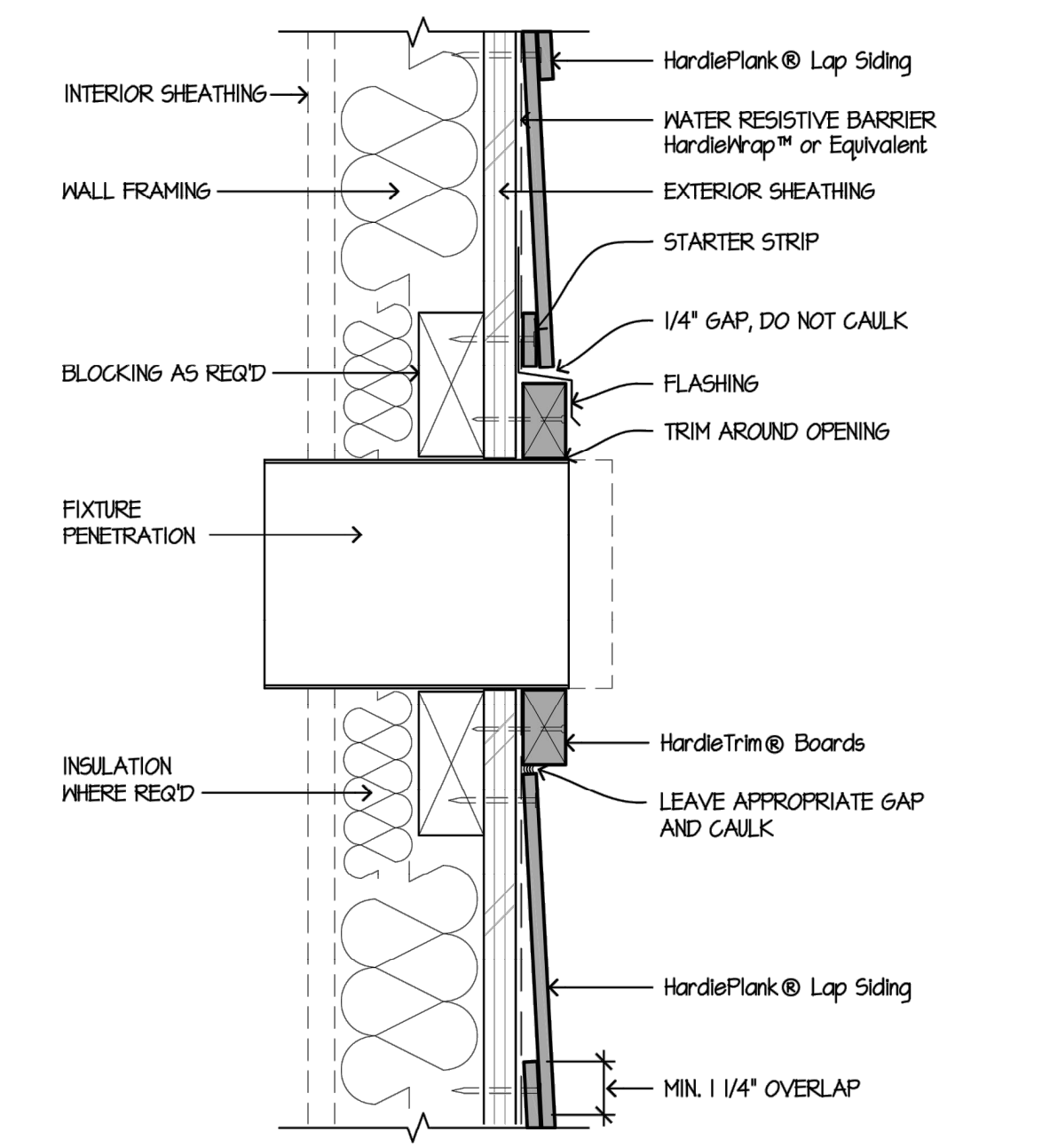
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
 SCALE: 1/2"=1'-0"



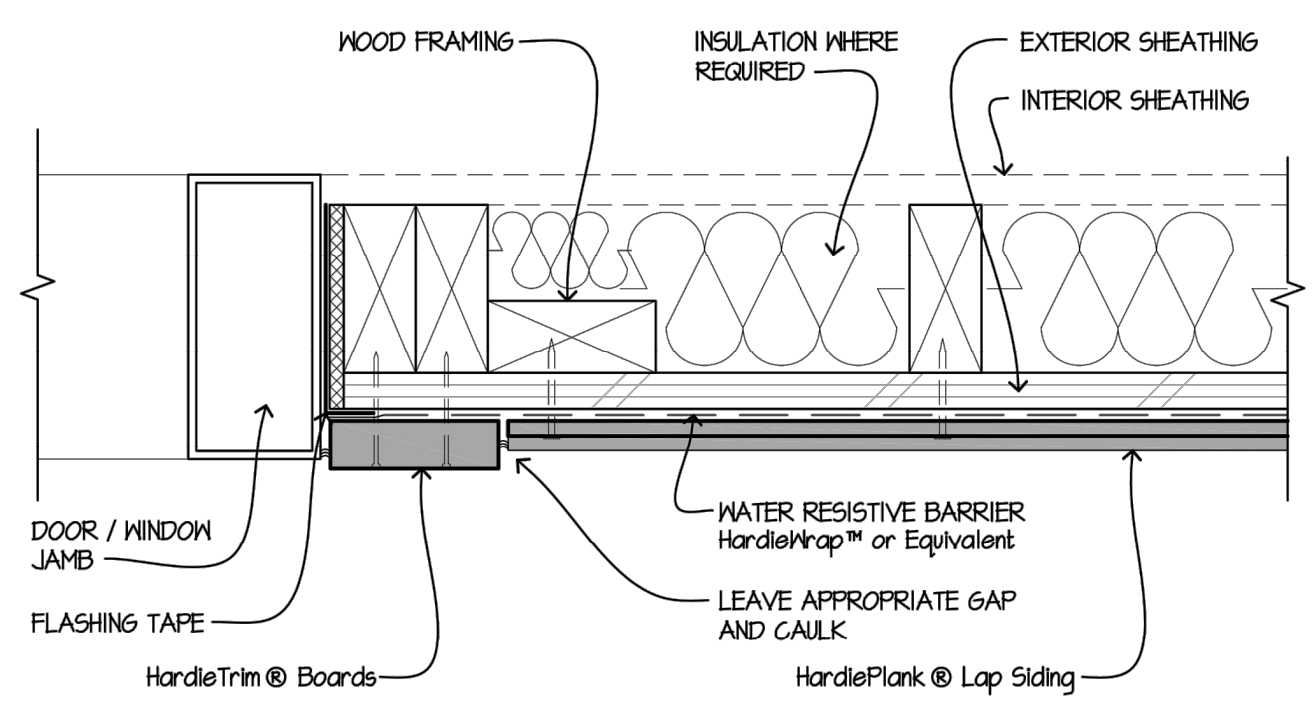
1 INSIDE CORNER
 SCALE: 3/4"=1'-0"



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

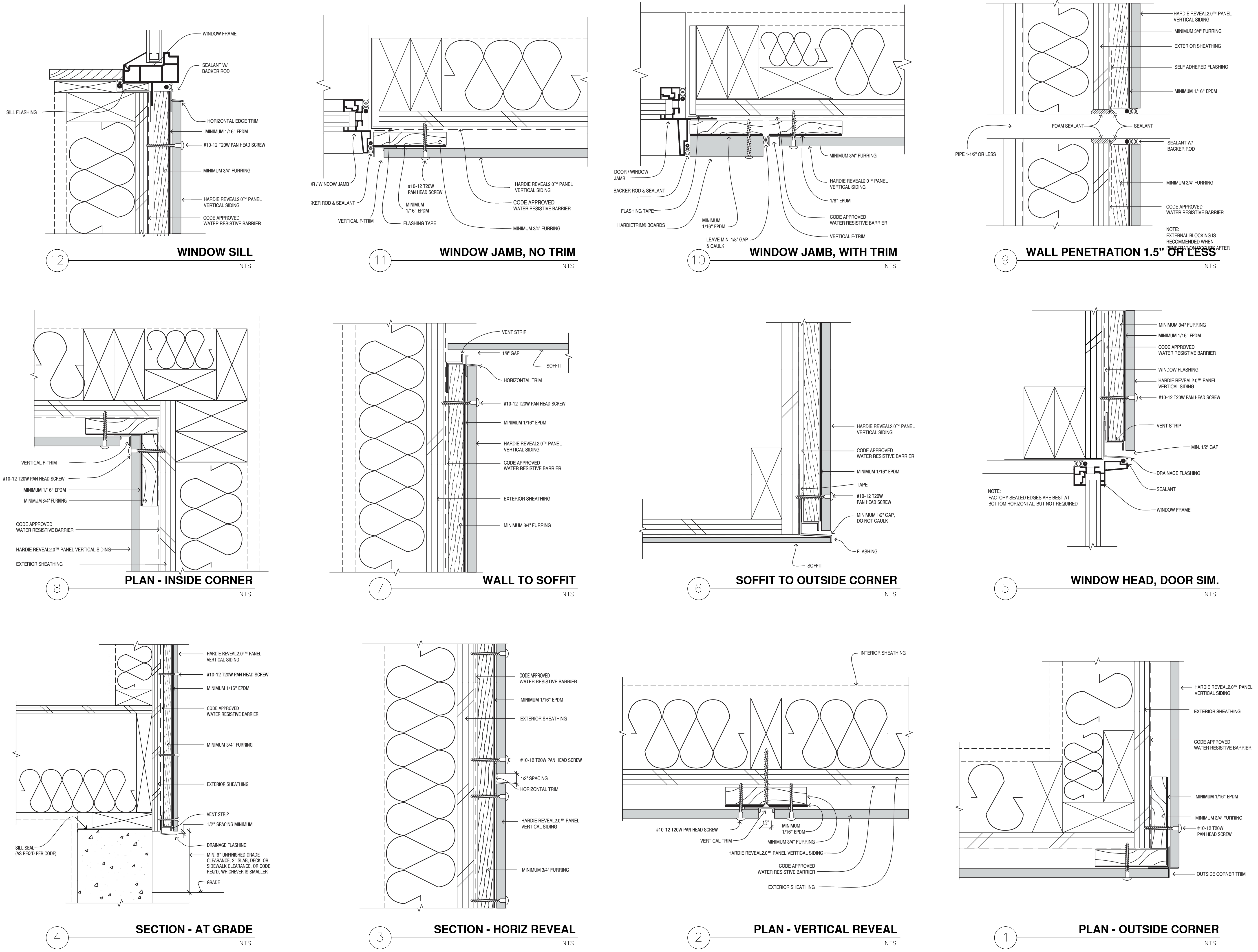


7 FIXTURE PENETRATION
 SCALE: 3/4"=1'-0"

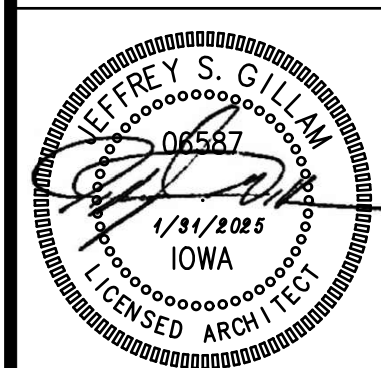


10 DOOR / WINDOW JAMB
 SCALE: 3/4"=1'-0"

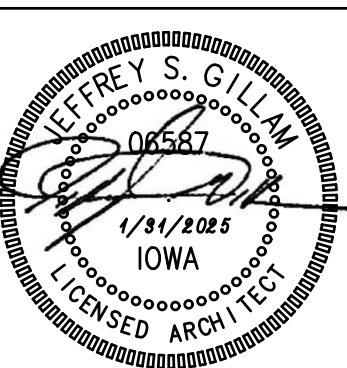
HARDIE LAP SIDING
 Ref. Elevations for colors and sizes.
 Manufacturers Installation Details,
 Contractor to install as indicated
 Actual Conditions May Vary
 DETAILS ARE NOT TO SCALE



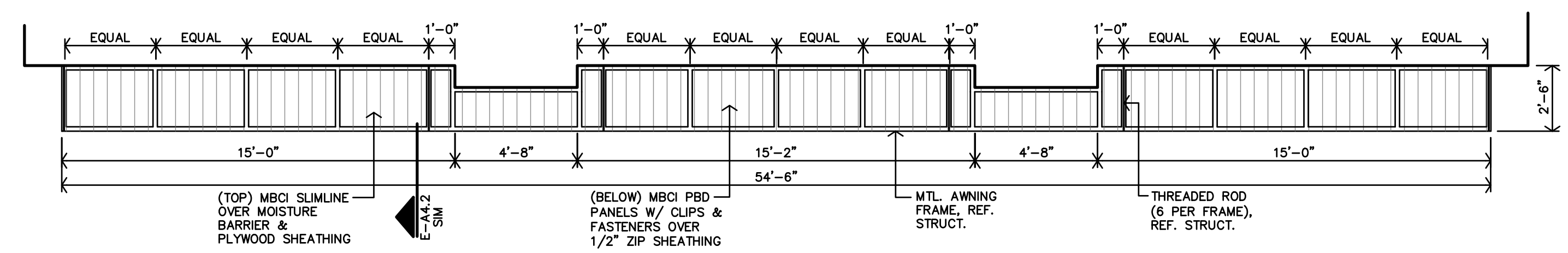
HARDIE REVEAL PANEL SYSTEM
 Manufacturers Installation Details, Install as indicated, Actual Conditions May Vary
 DETAILS ARE NOT TO SCALE



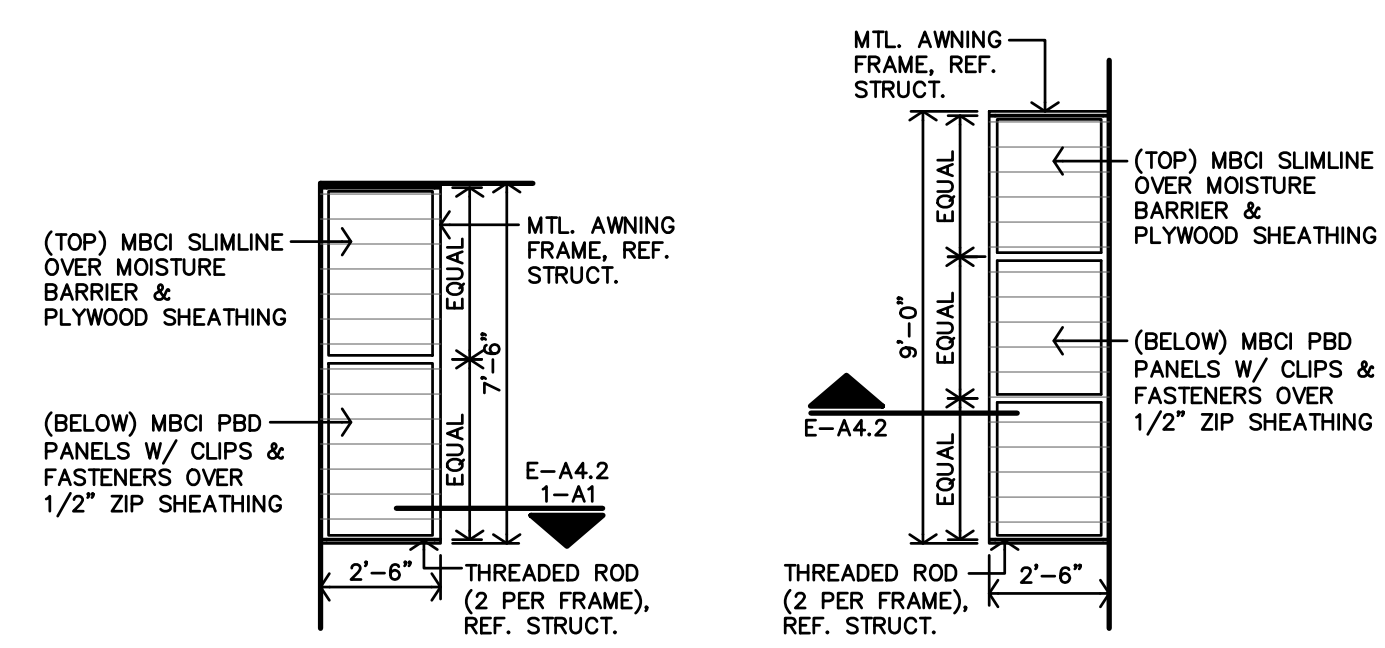
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 DATE: 1-31-2025
 JOB: 24-3400
 SHEET NO.:



D MTL. AWNING PLAN
 1/4"=1'-0"



C MTL. AWNING PLAN
 1/4"=1'-0"

B MTL. AWNING PLAN
 1/4"=1'-0"

LEGEND

- INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR FULL COVERAGE WARRANTY.
- 2-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
- ELEVATOR SHAFT: INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL (6" MIN. R-28, ROOF SHEATHING & RAFTERS (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.
- LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
- INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL D-A4.5
- INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL E-A4.5
- INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GR5-18-0D, (MUST HAVE 1.83 SF OF NFA OR GREATER).

	INDICATES ROOFING MATERIAL
	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWGS.
	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED MIN. 5' FROM SCUPPERS W/ DOWNSPOUTS.

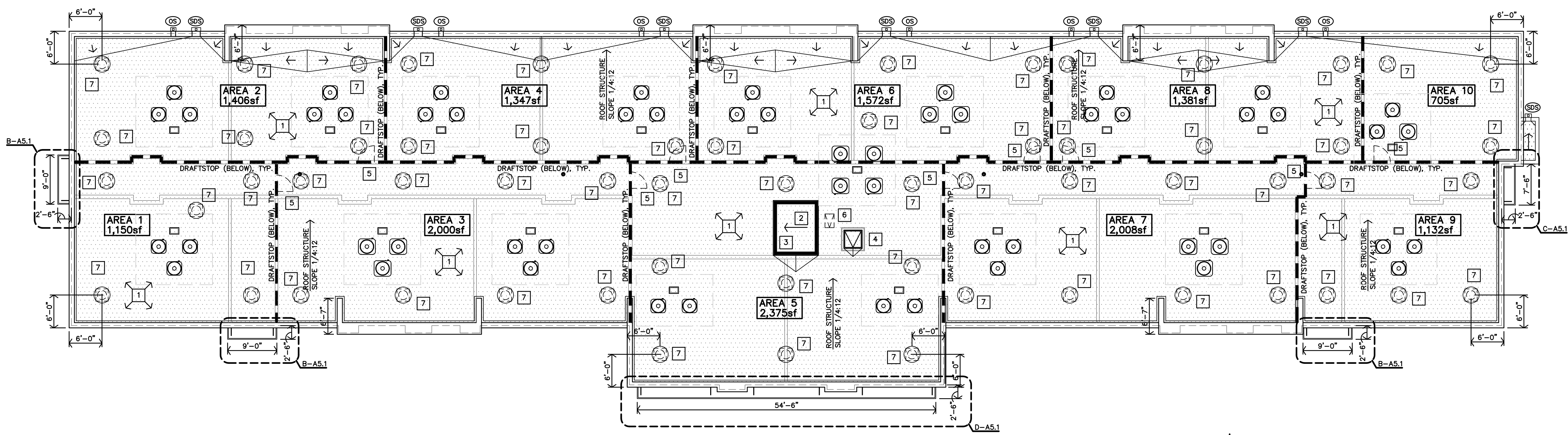
ROOF GENERAL NOTES

- 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 WATERTIGHT 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 903.3.1.1. 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 E-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.
- ROOF 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".

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.

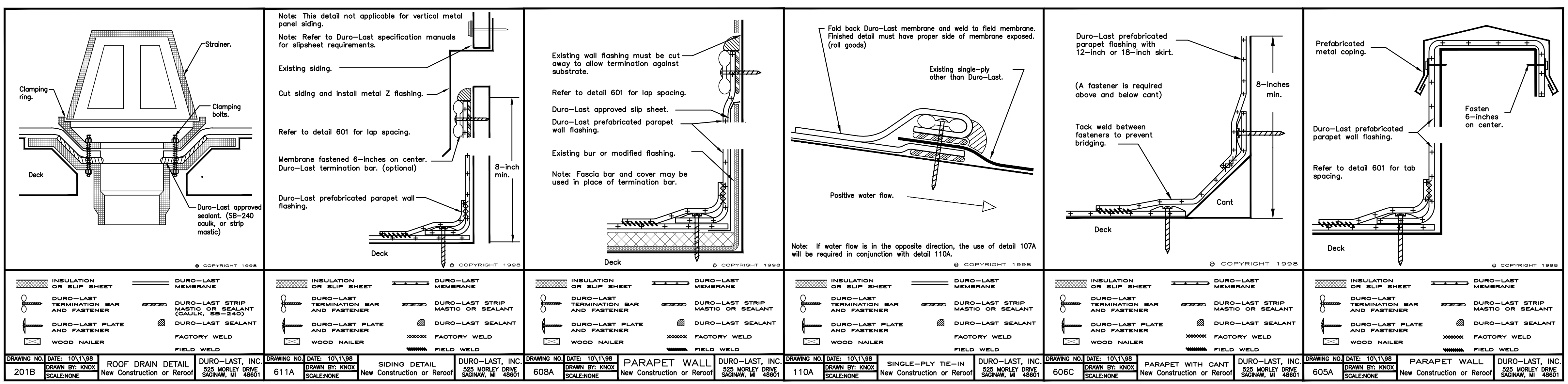
AREA	Area (SF)	Calculation	Requirement
AREA 1	1,150 SF	1,150/150 = 7.67	(of NFA VENTILATION REQ'D)
AREA 2	1,406 SF	1,406/150 = 9.37	(of NFA VENTILATION REQ'D)
AREA 3	2,000 SF	2,000/150 = 13.33	(of NFA VENTILATION REQ'D)
AREA 4	1,347 SF	1,347/150 = 8.98	(of NFA VENTILATION REQ'D)
AREA 5	2,375 SF	2,375/150 = 15.83	(of NFA VENTILATION REQ'D)
AREA 6	1,572 SF	1,572/150 = 10.41	(of NFA VENTILATION REQ'D)
AREA 7	2,008 SF	2,008/150 = 13.39	(of NFA VENTILATION REQ'D)
AREA 8	1,381 SF	1,381/150 = 9.21	(of NFA VENTILATION REQ'D)
AREA 9	1,132 SF	1,132/150 = 7.55	(of NFA VENTILATION REQ'D)
AREA 10	705 SF	705/150 = 4.70	(of NFA VENTILATION REQ'D)



A ROOF PLAN
 3/32"=1'-0"

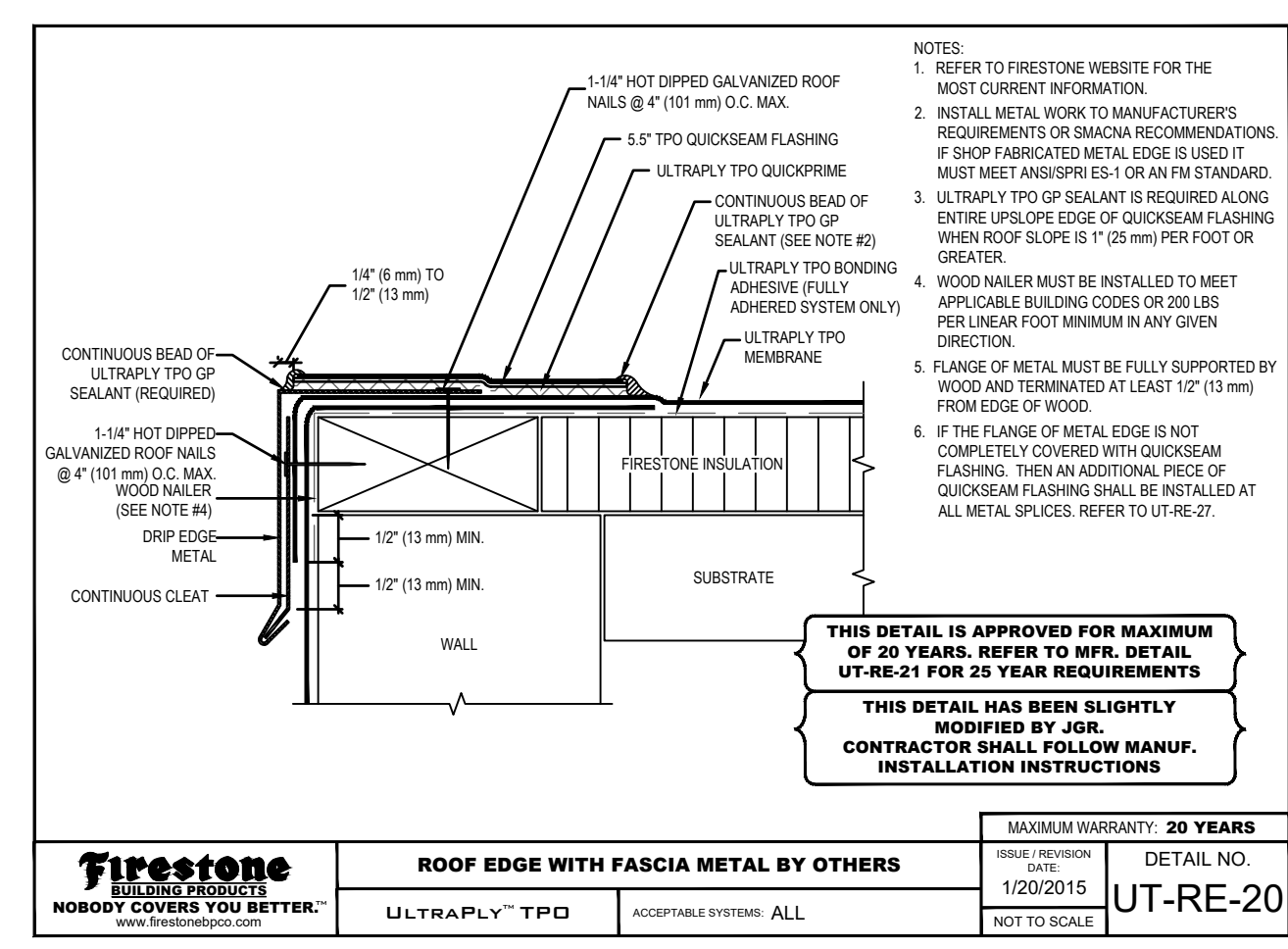
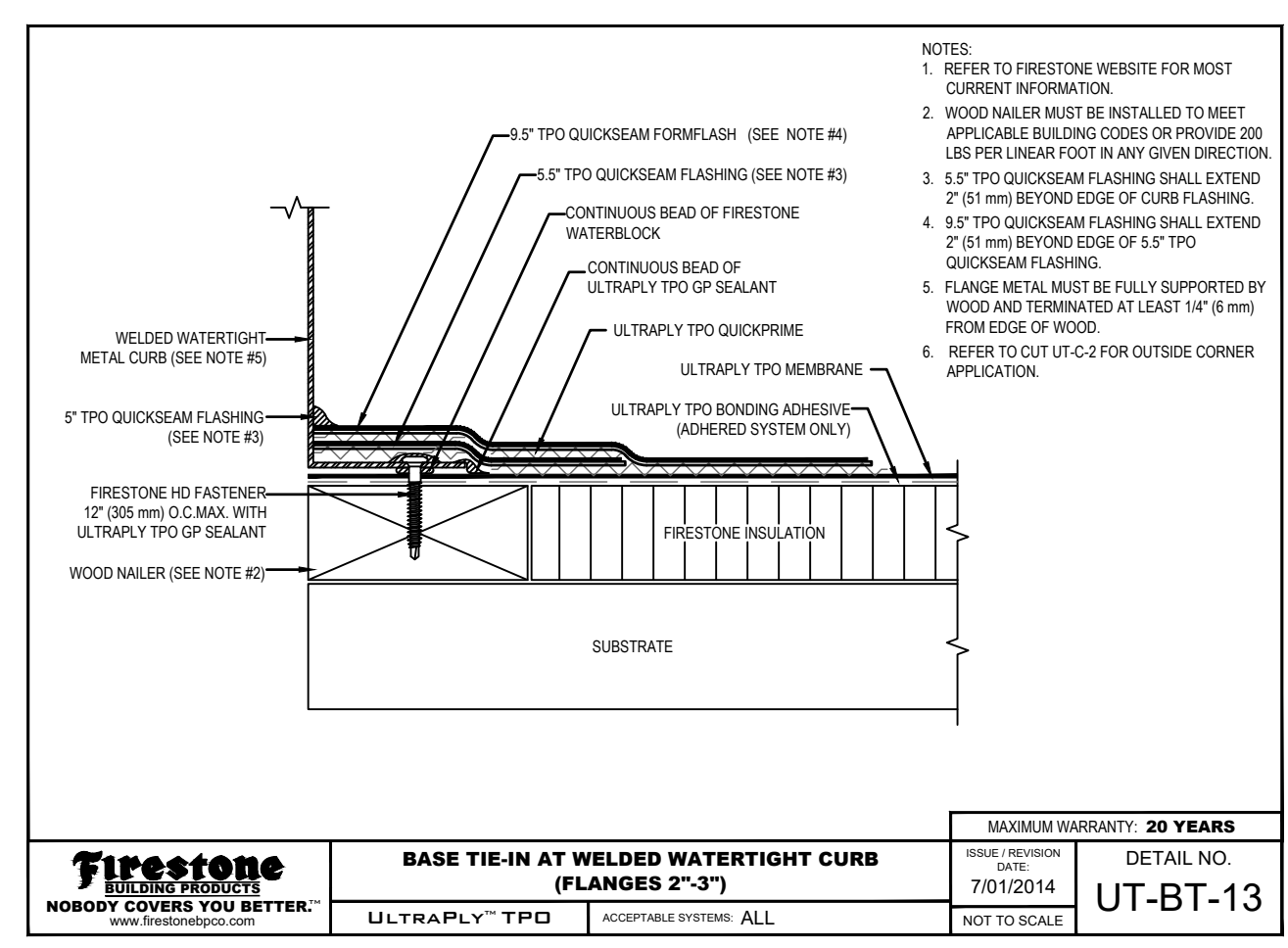
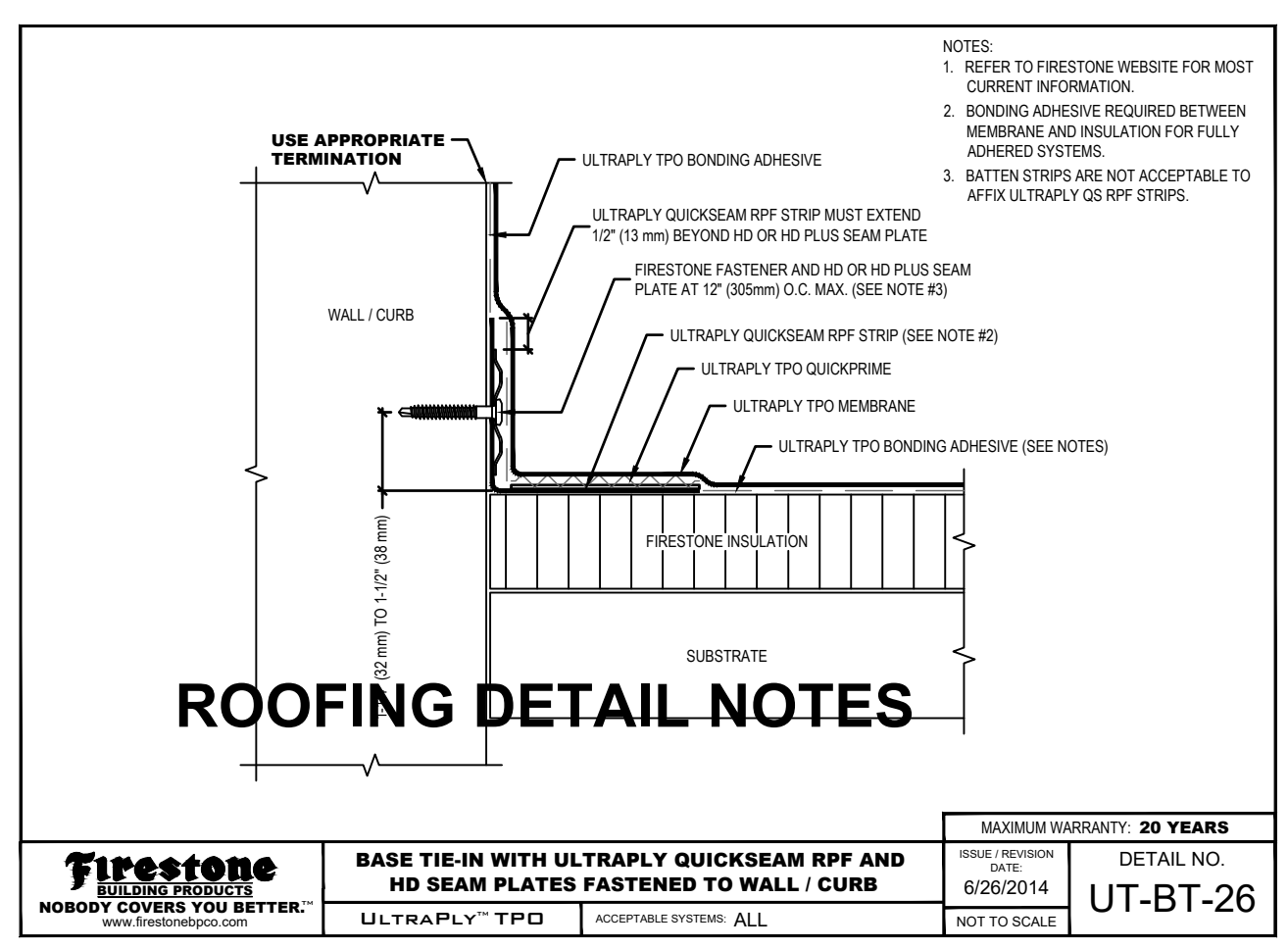
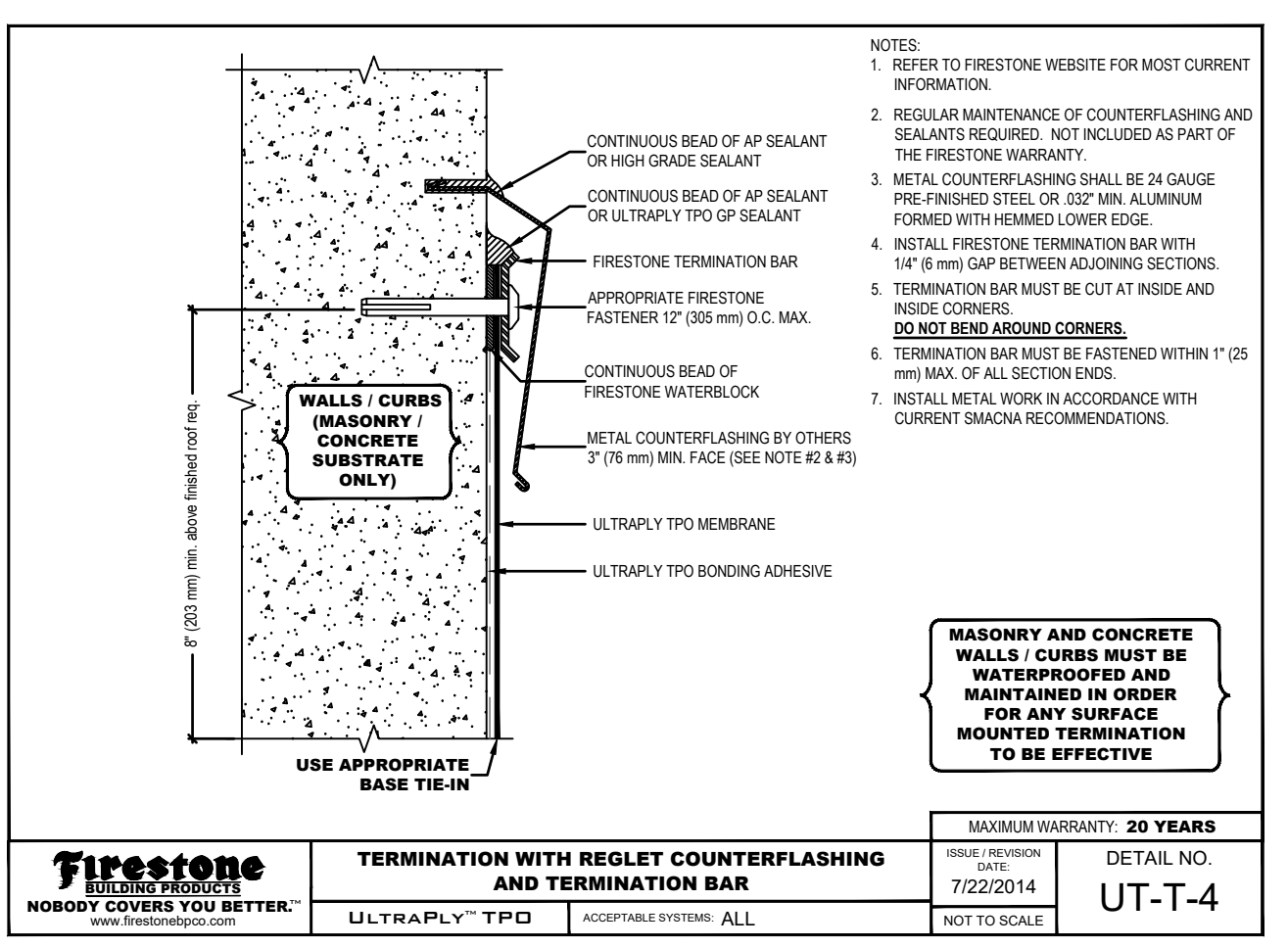
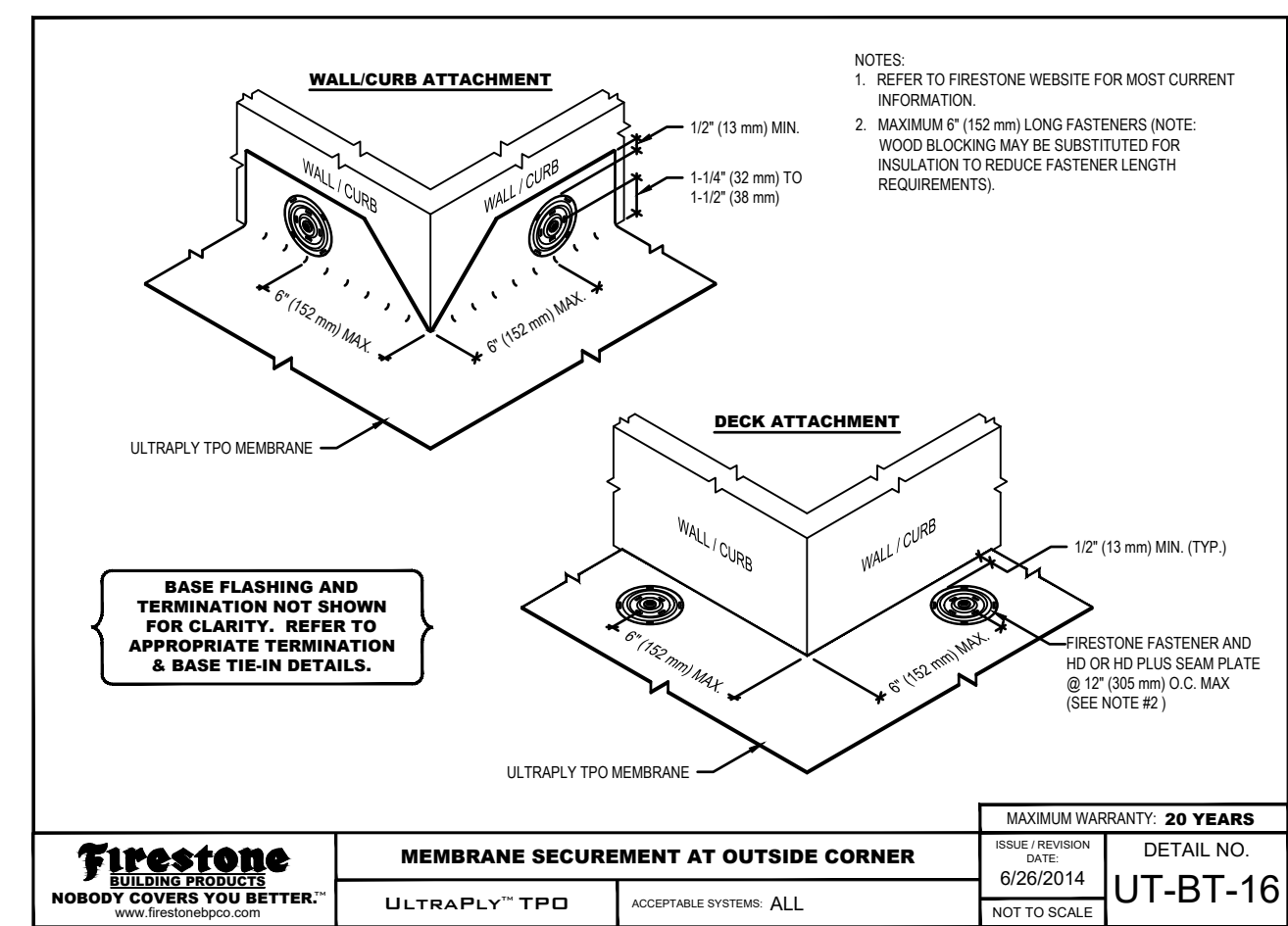
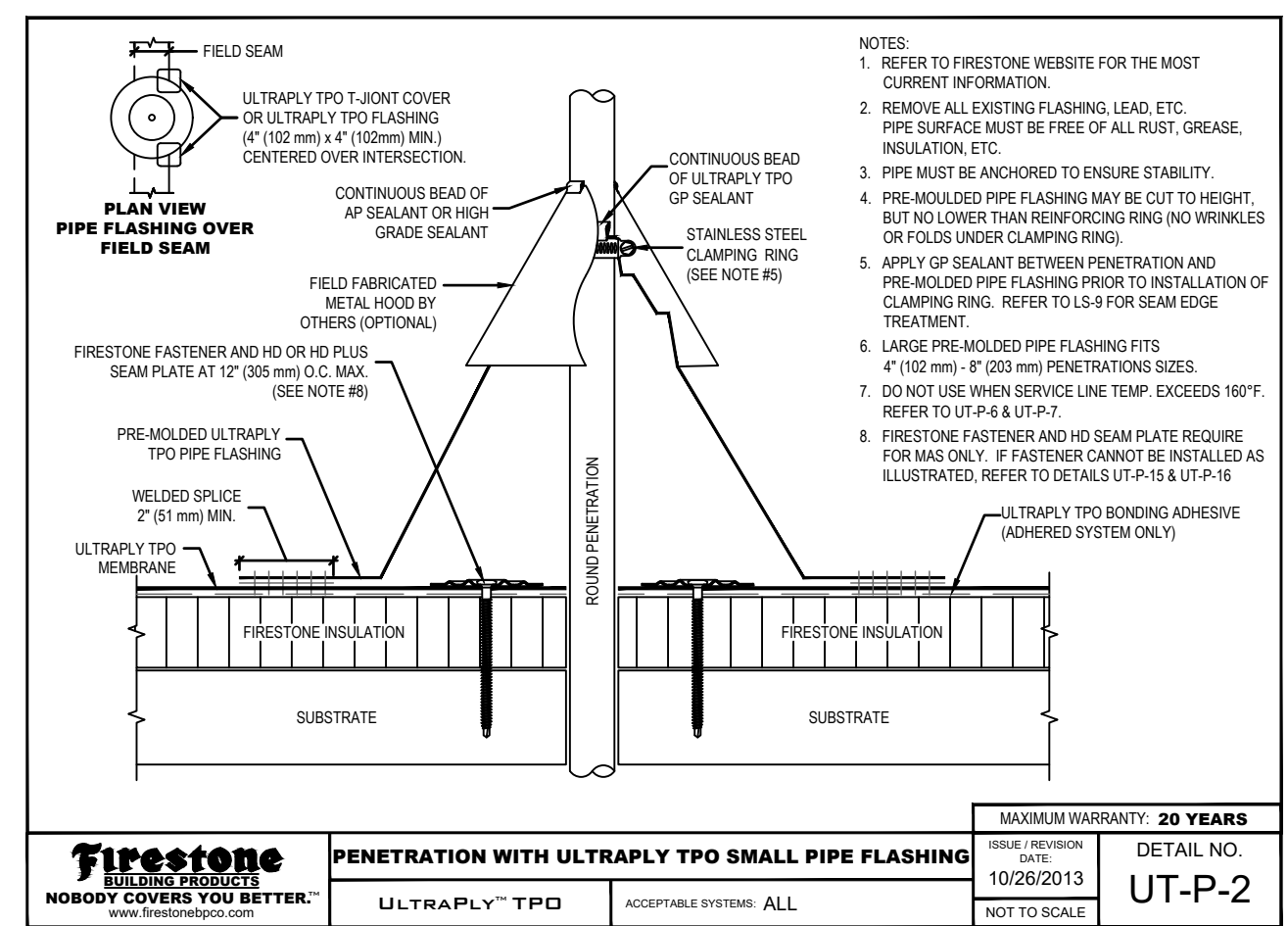
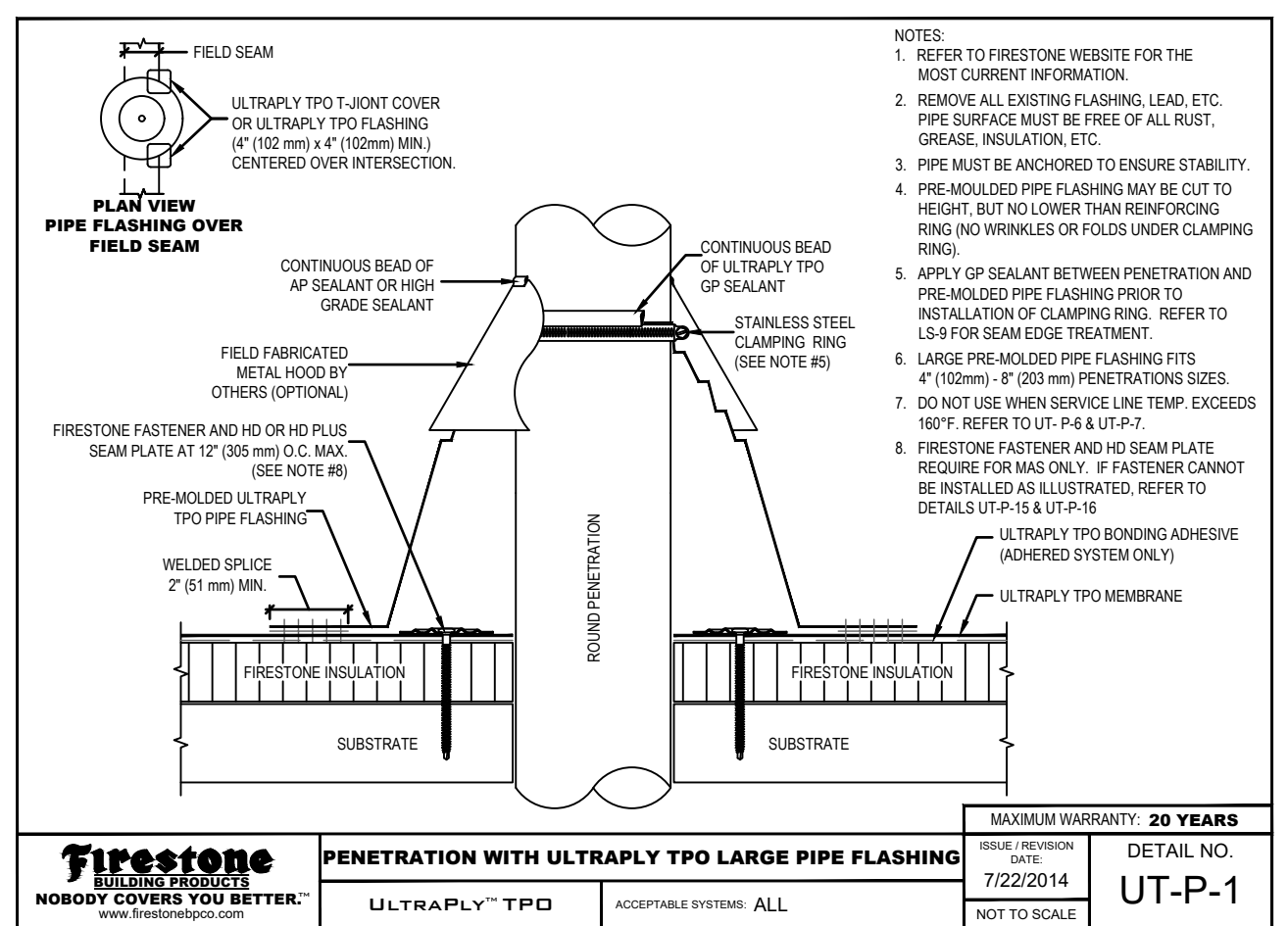


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DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS
 BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

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.



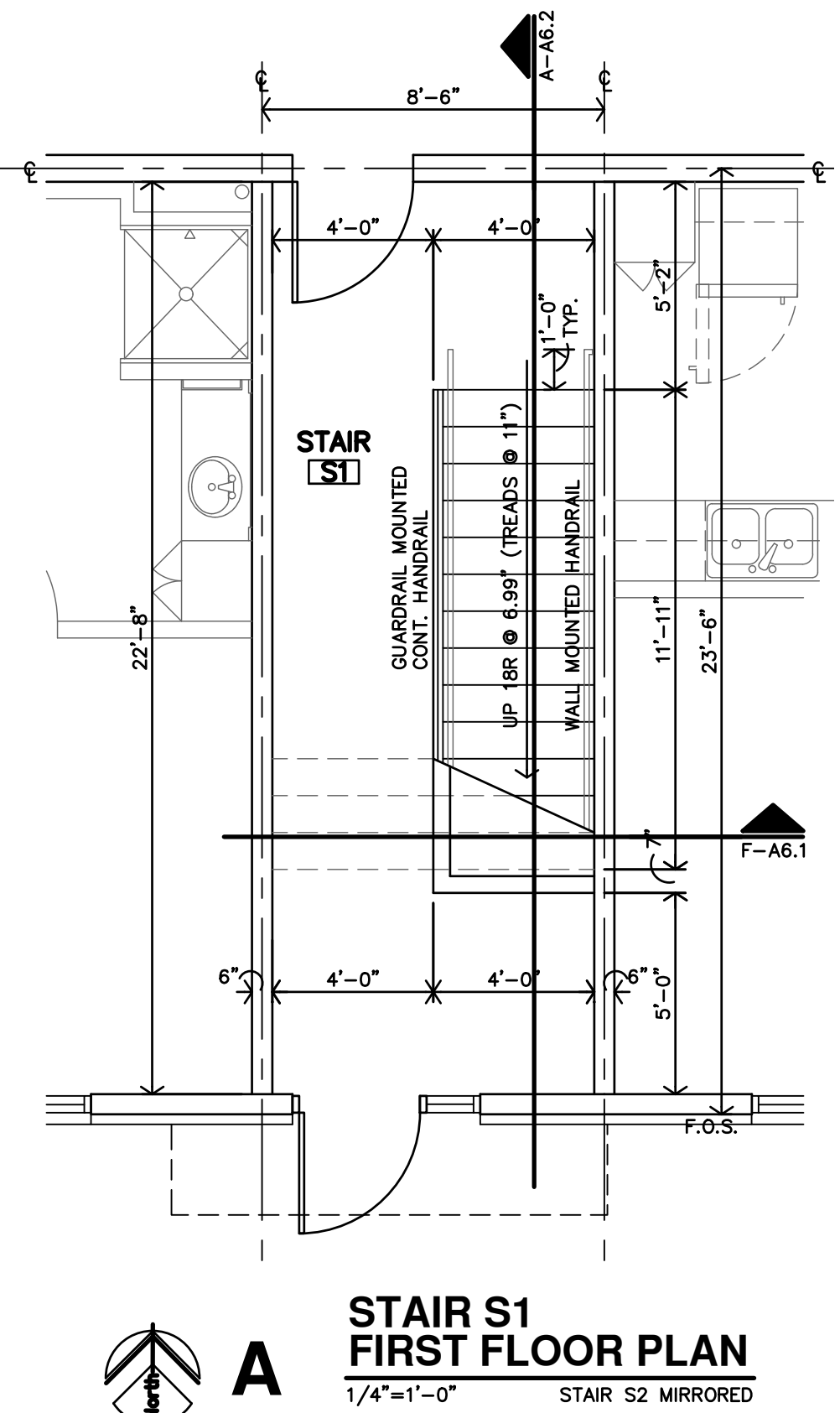
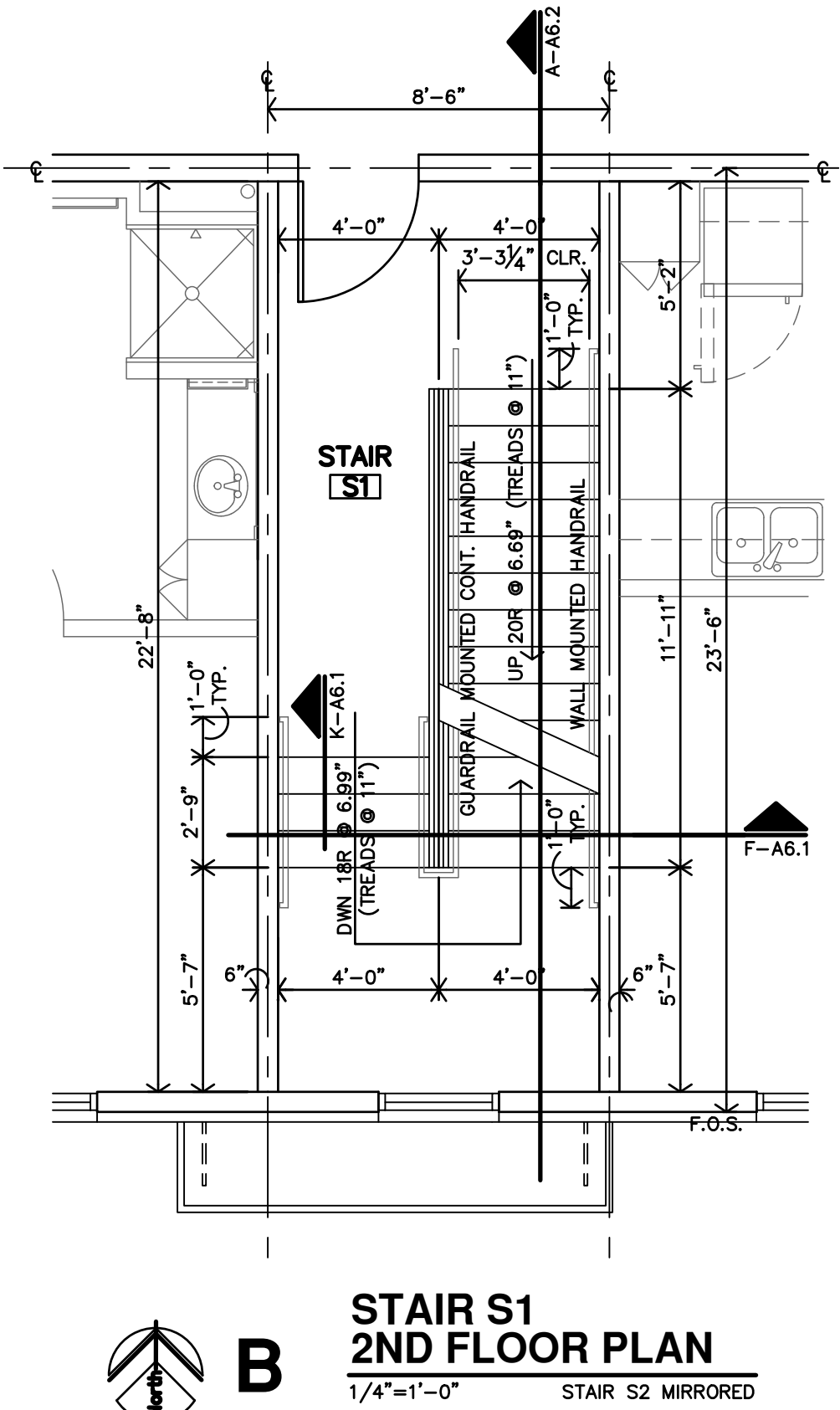
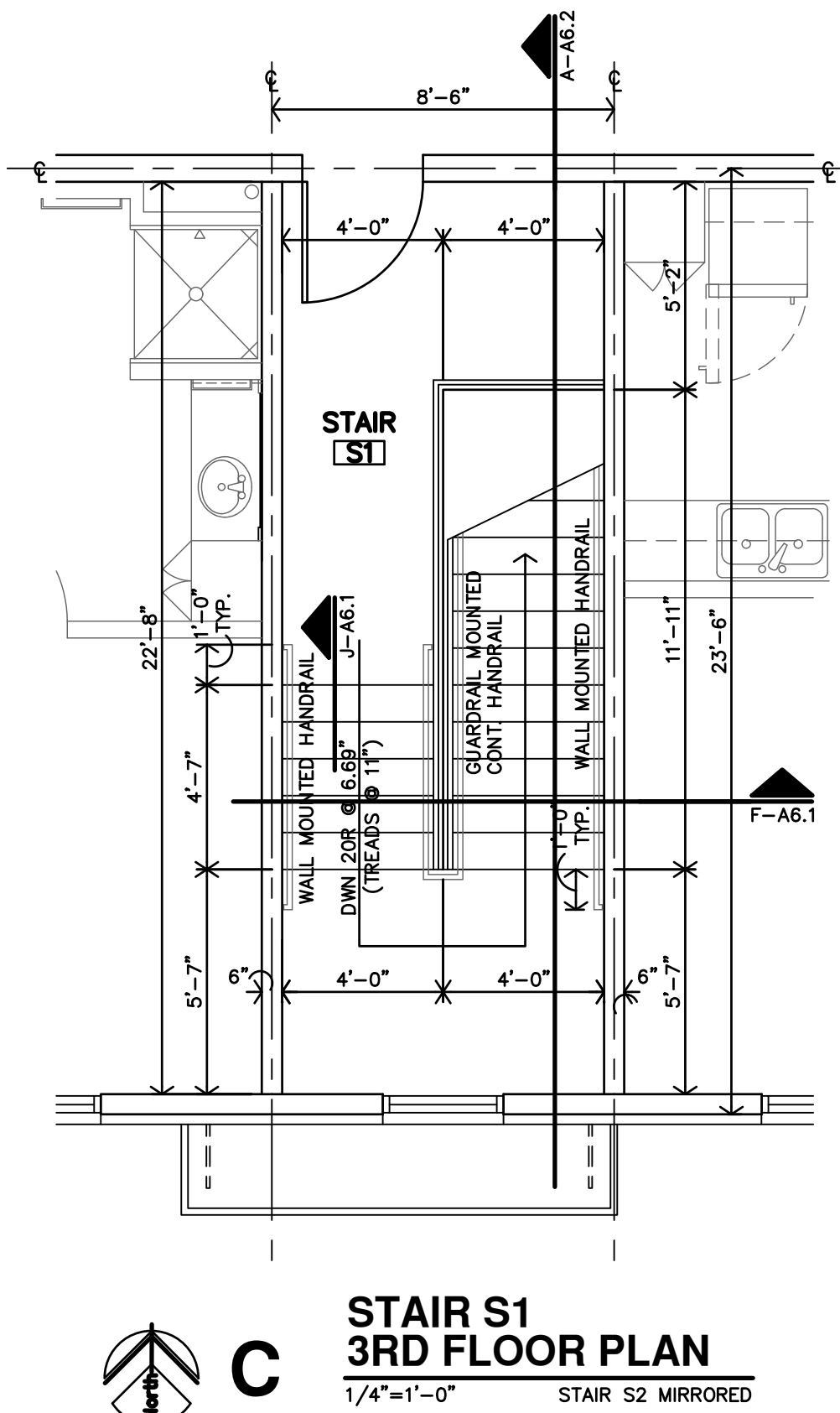
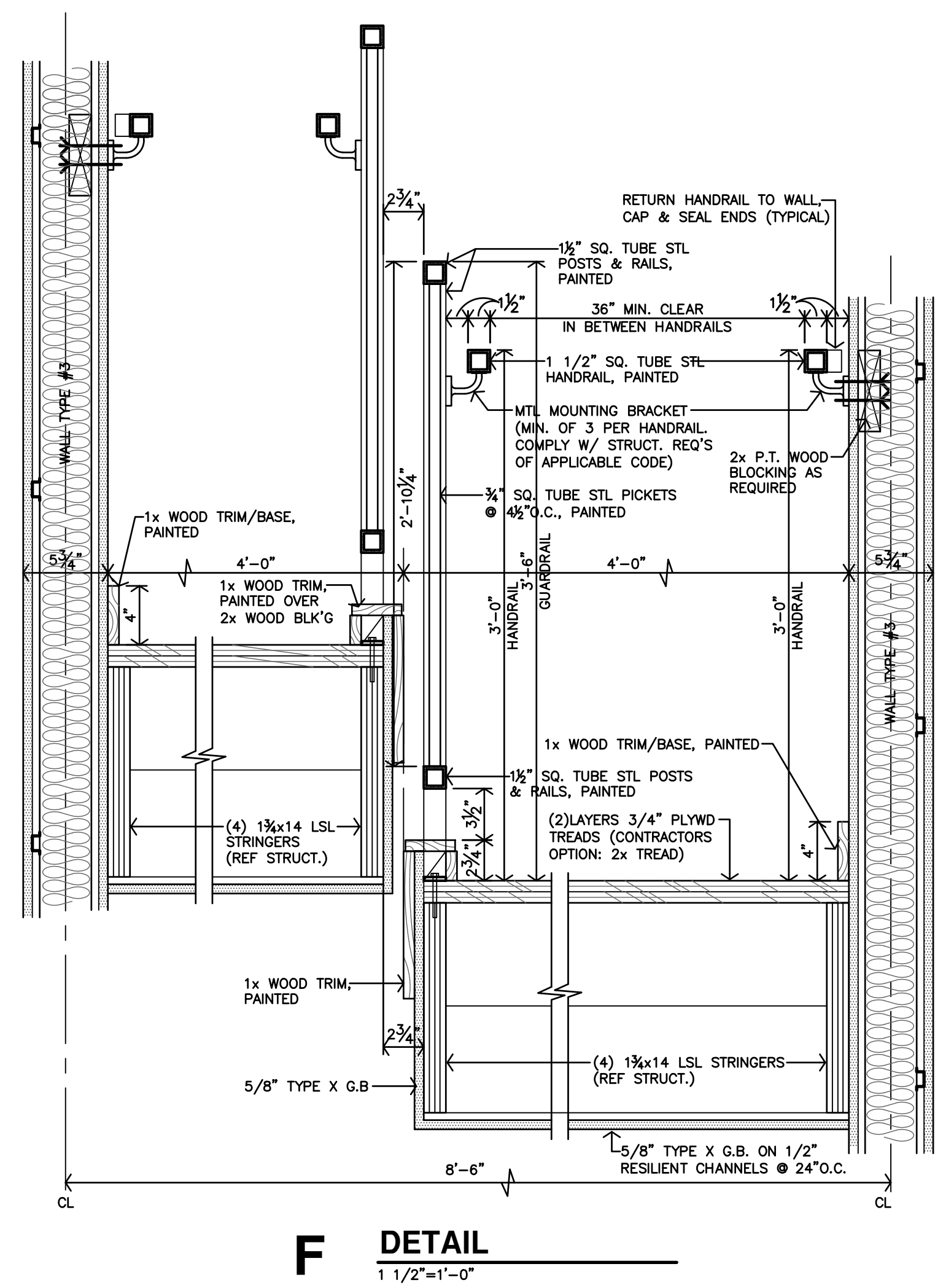
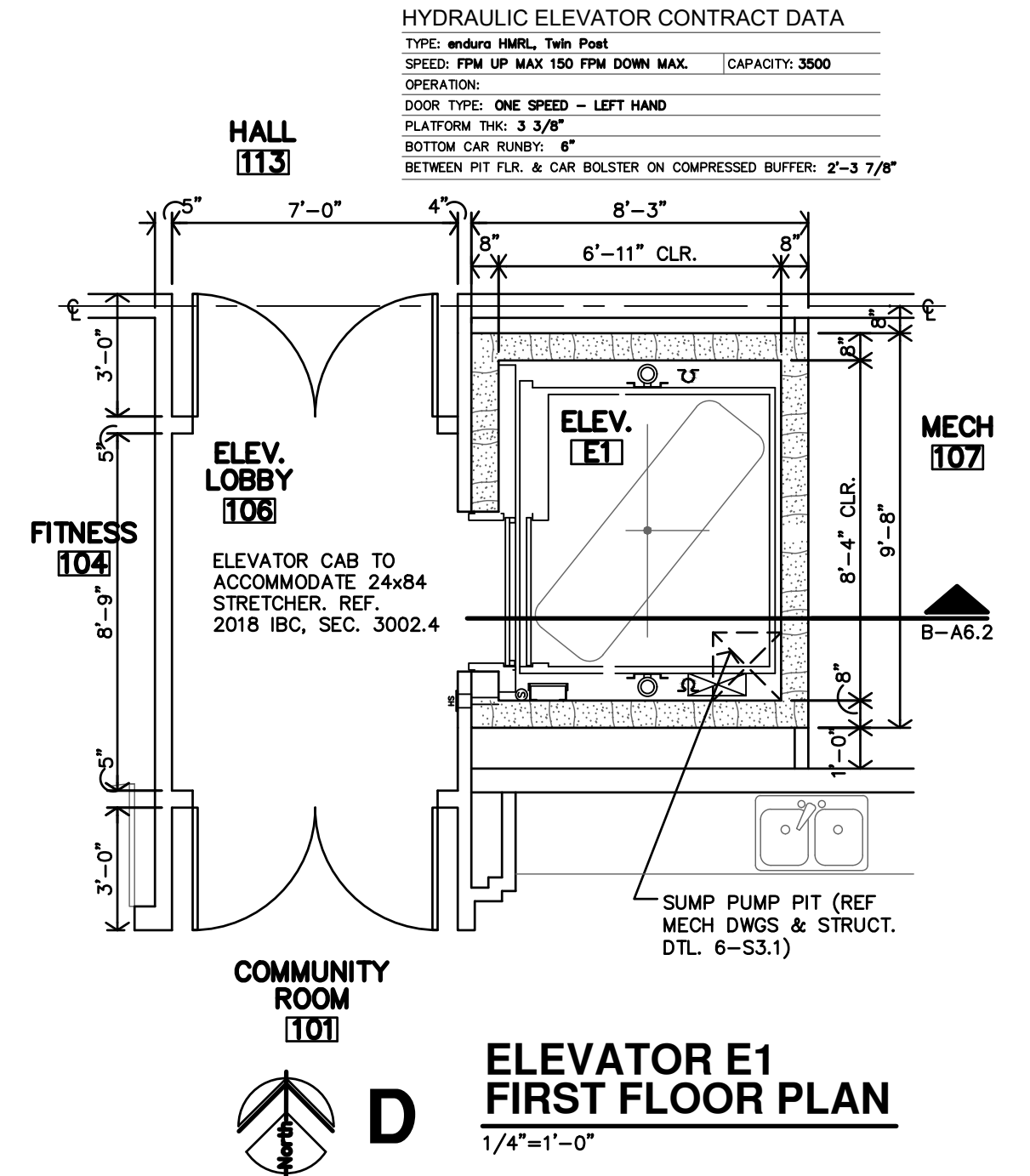
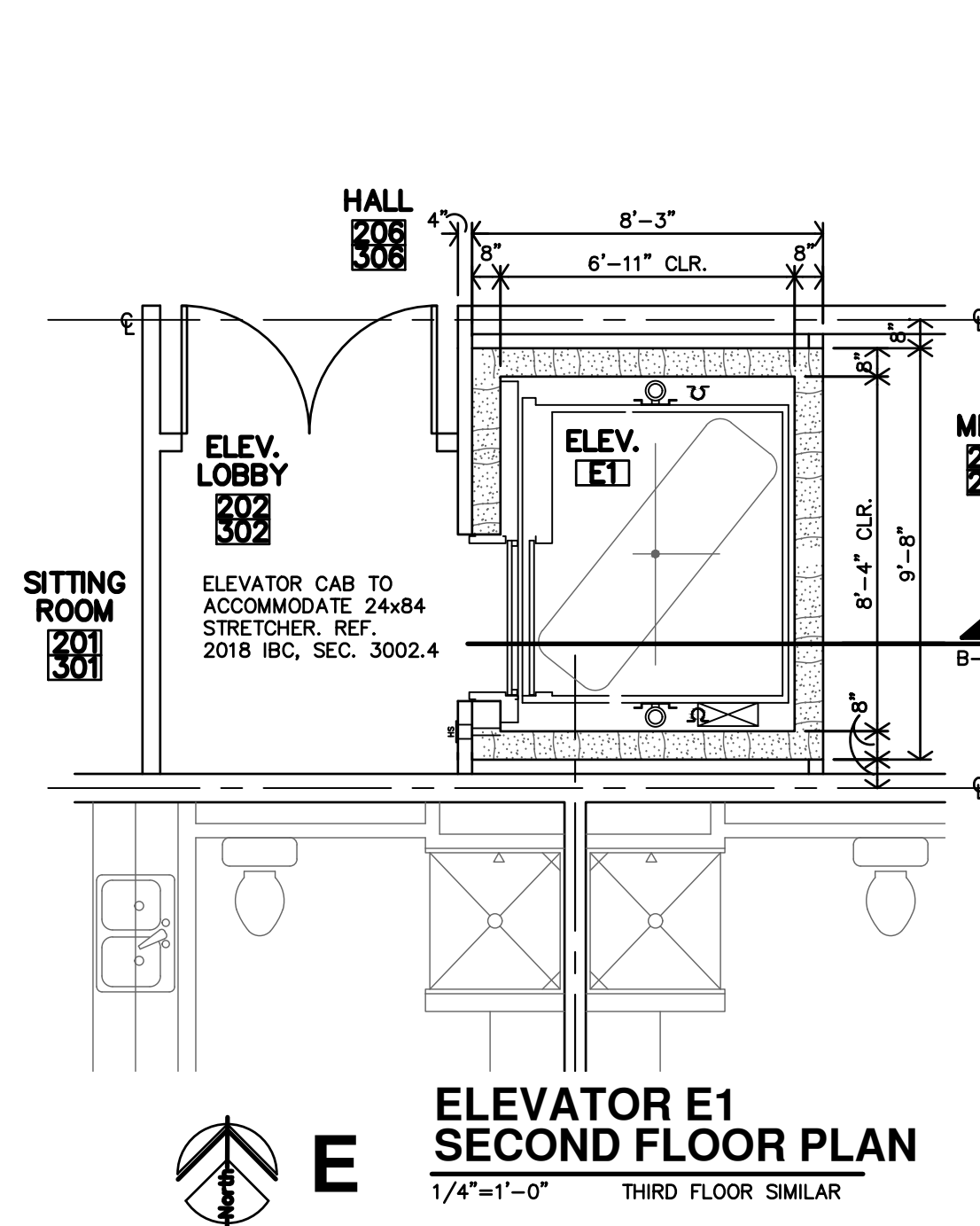
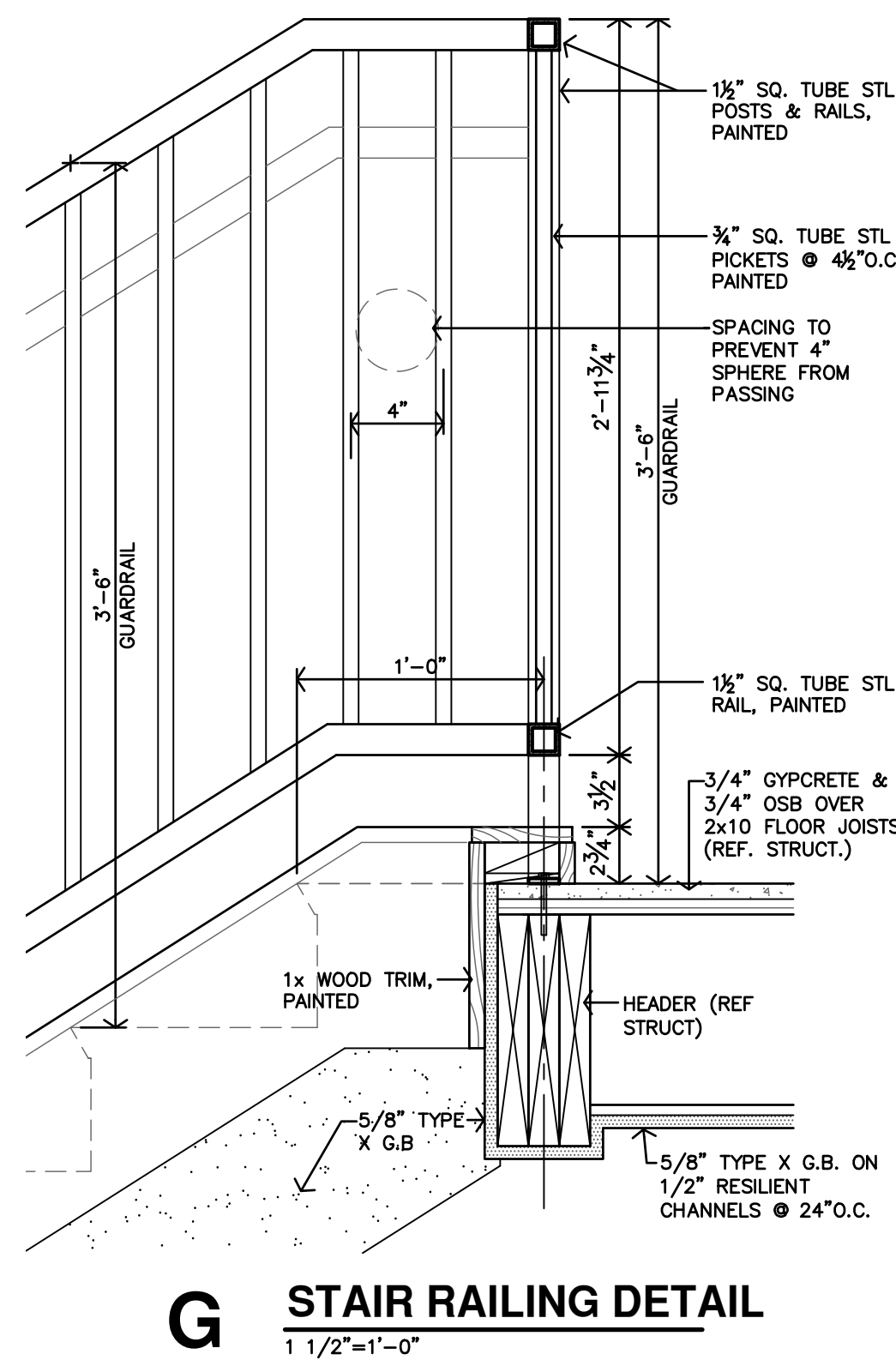
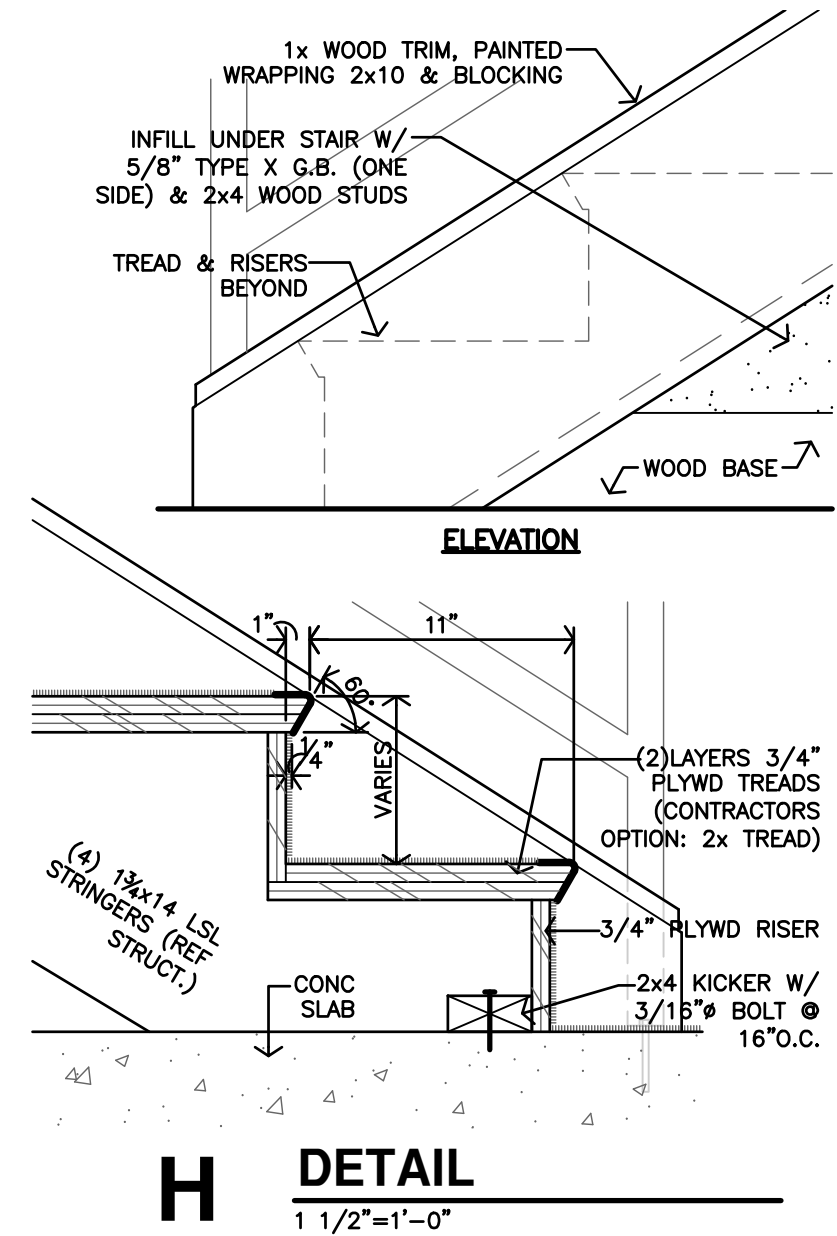
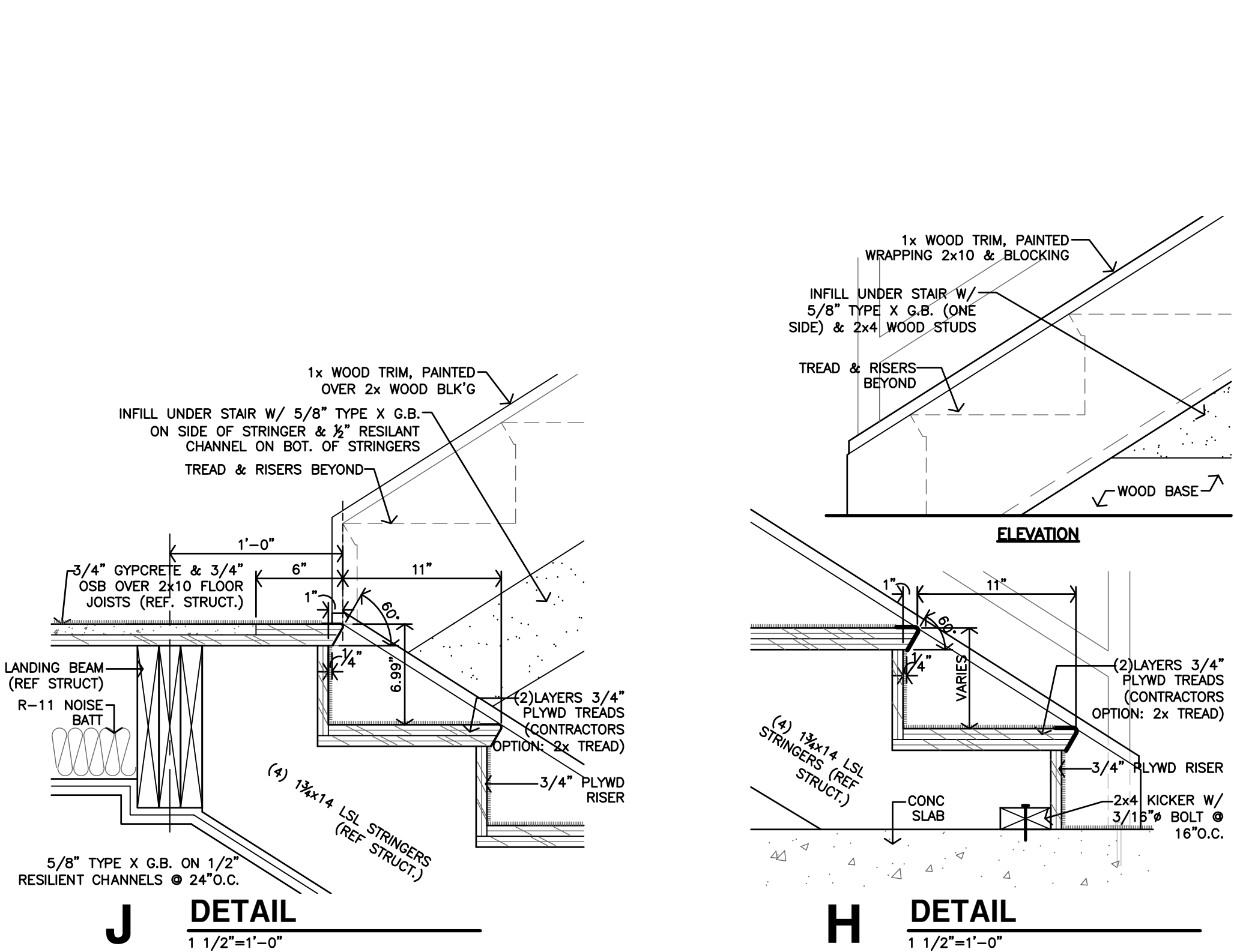
FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS
 BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

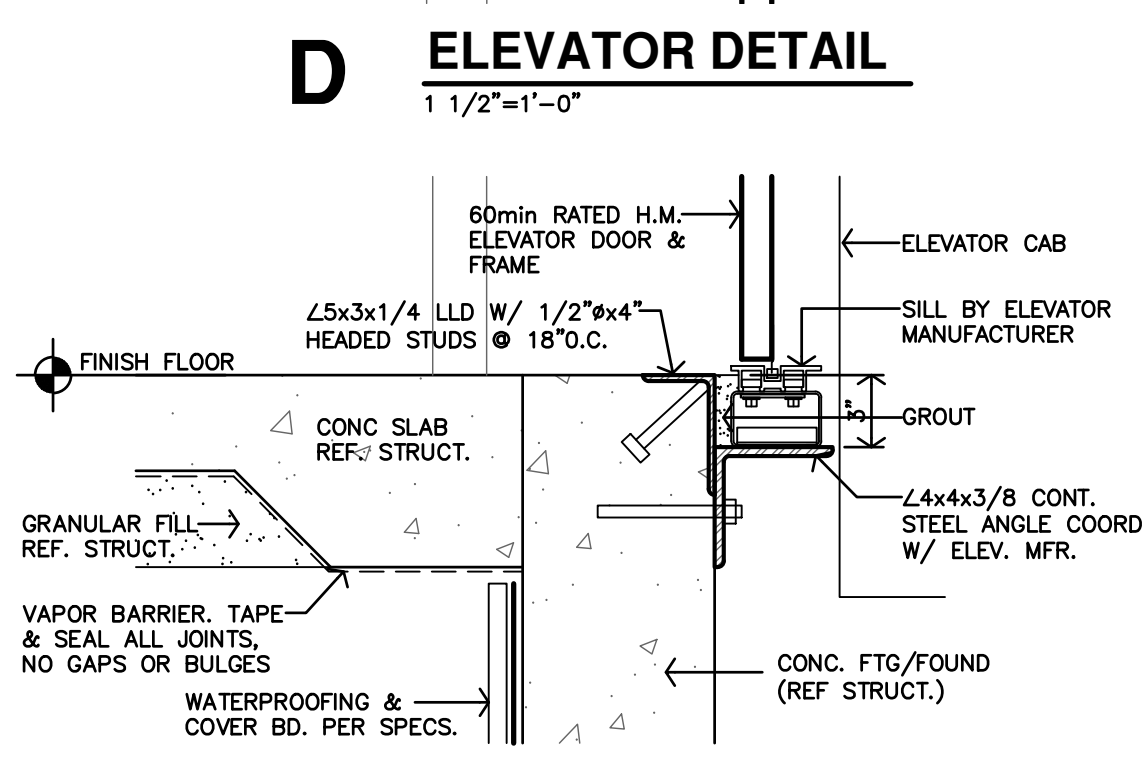
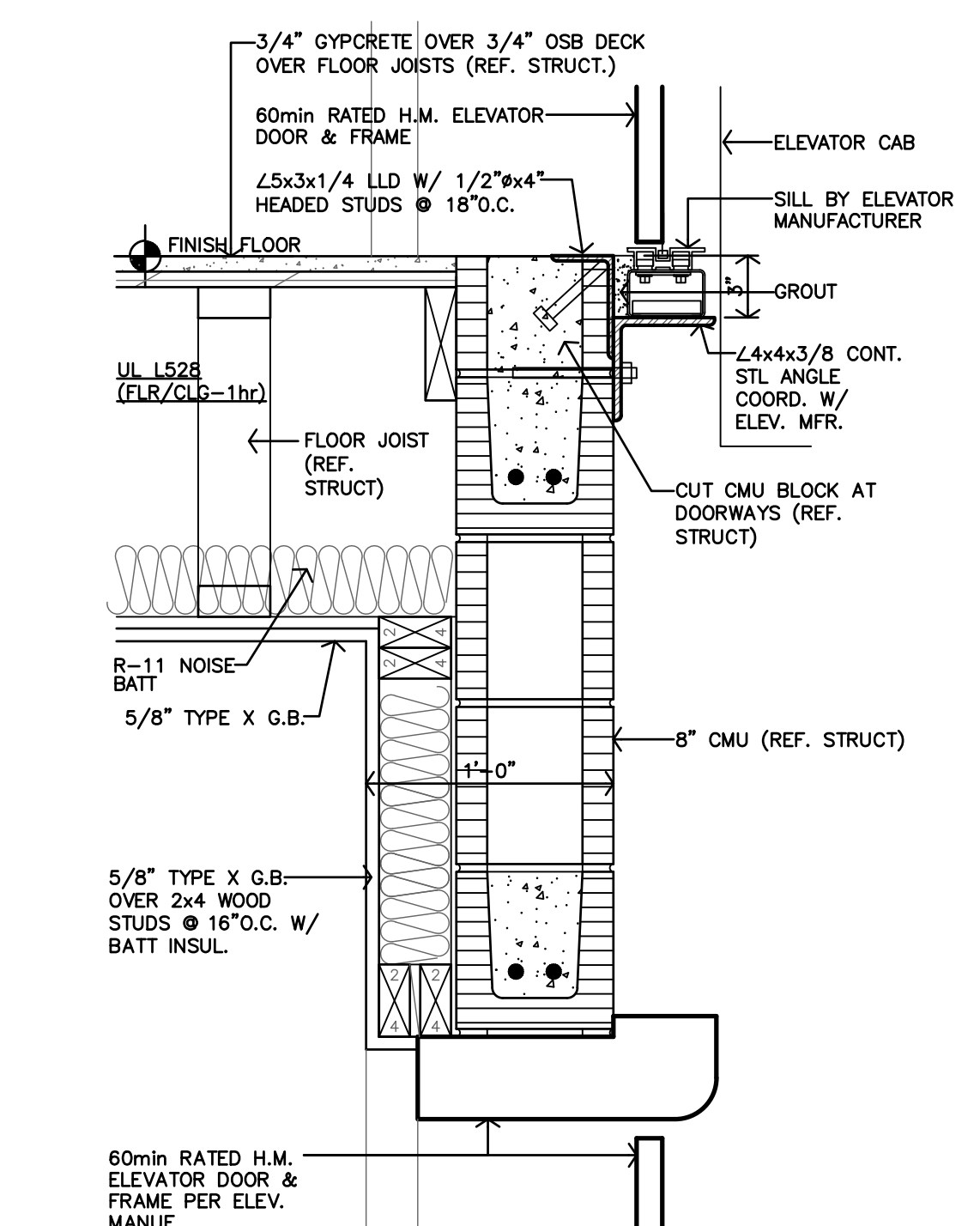
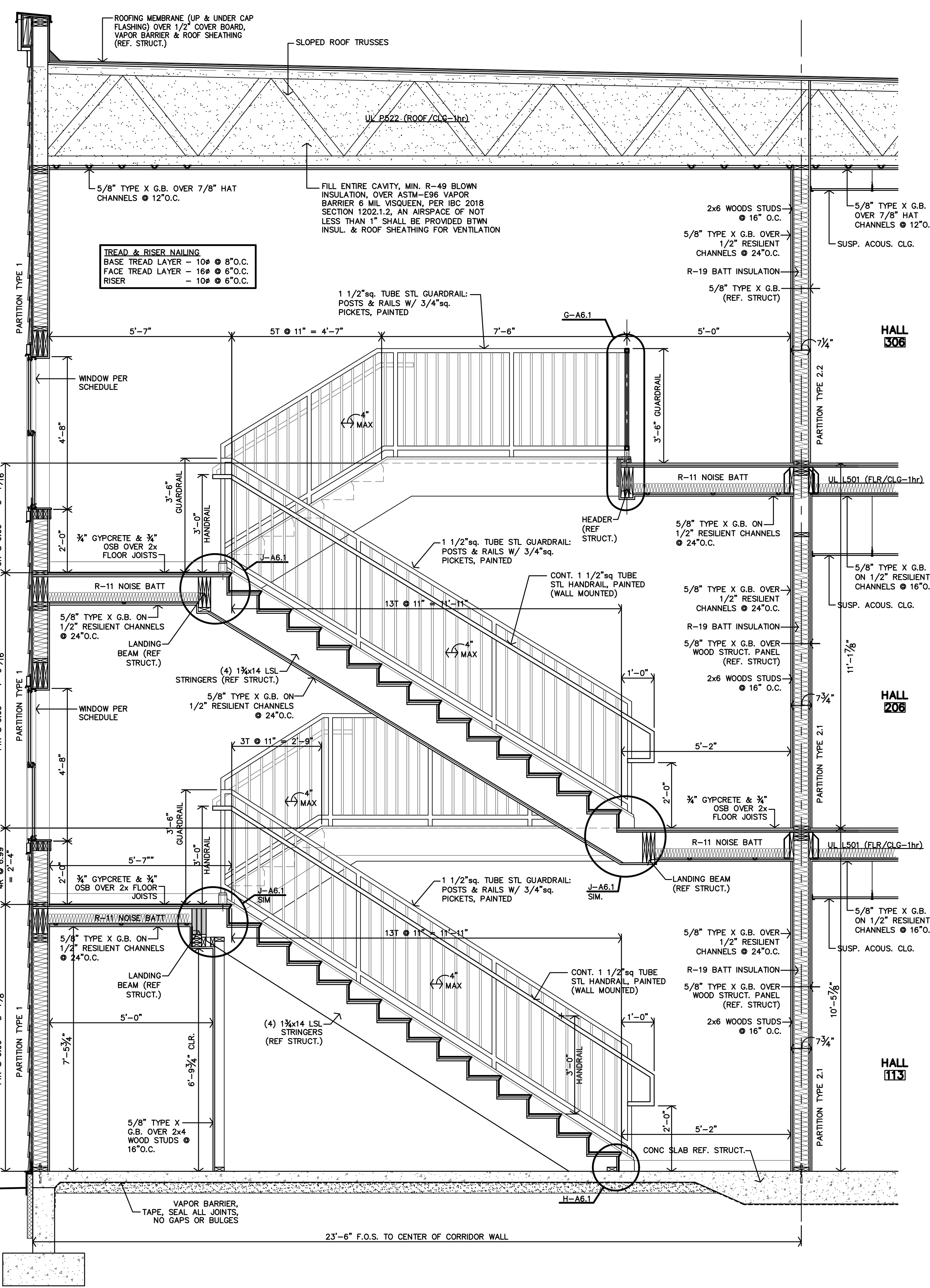
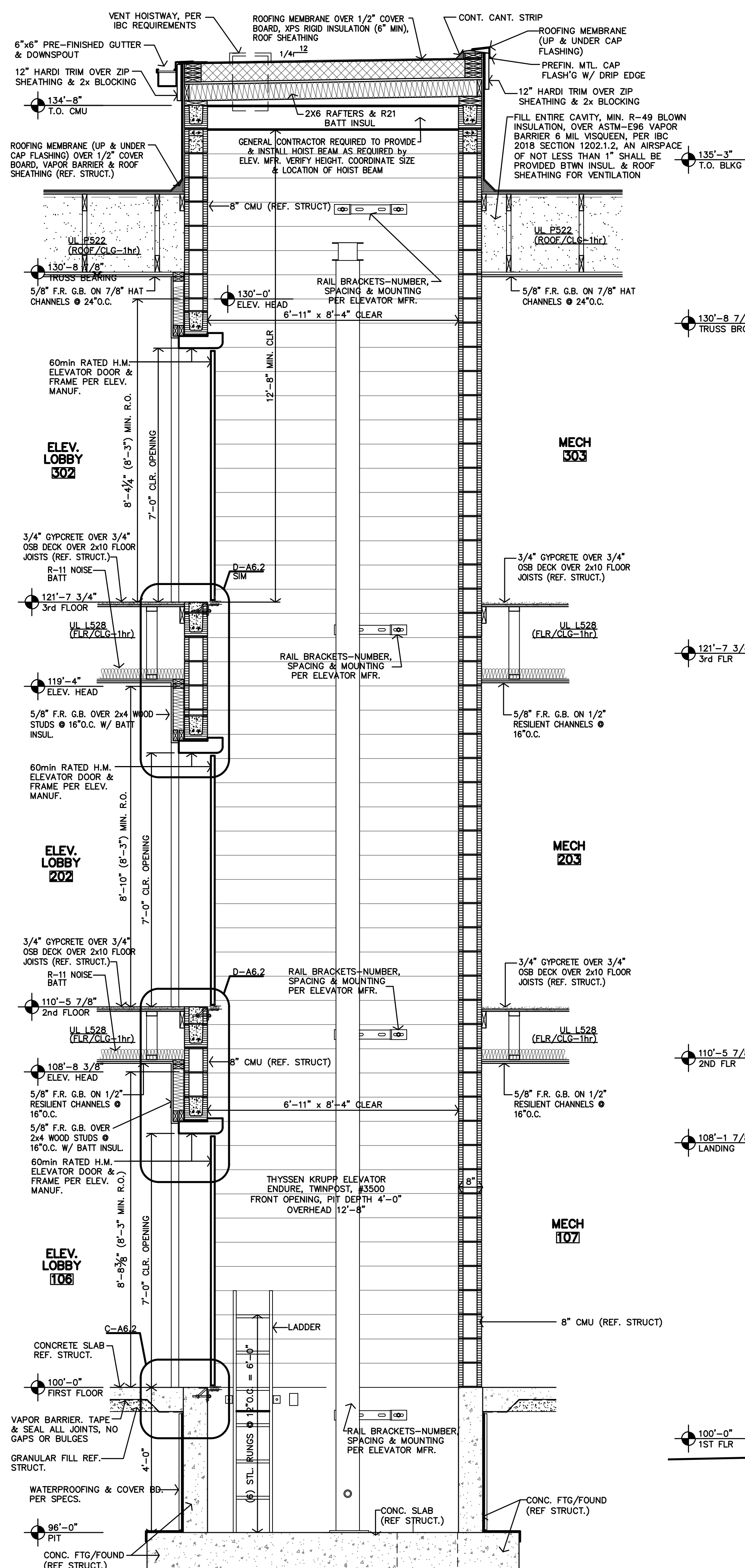


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A6.1

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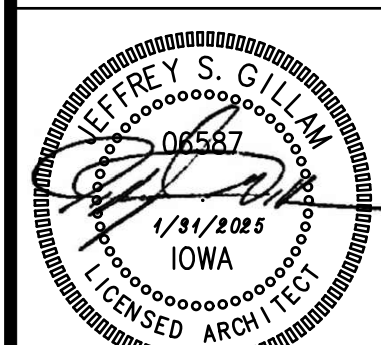


D ELEVATOR DETAIL
1/2"=1'-0"

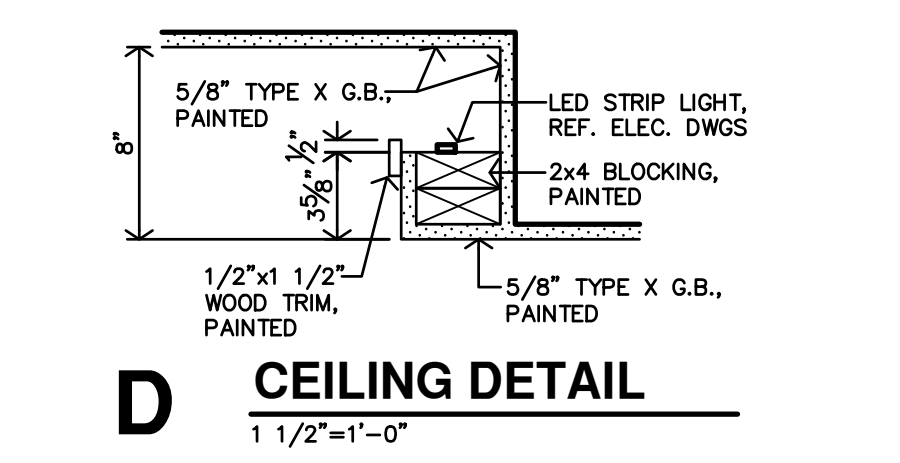
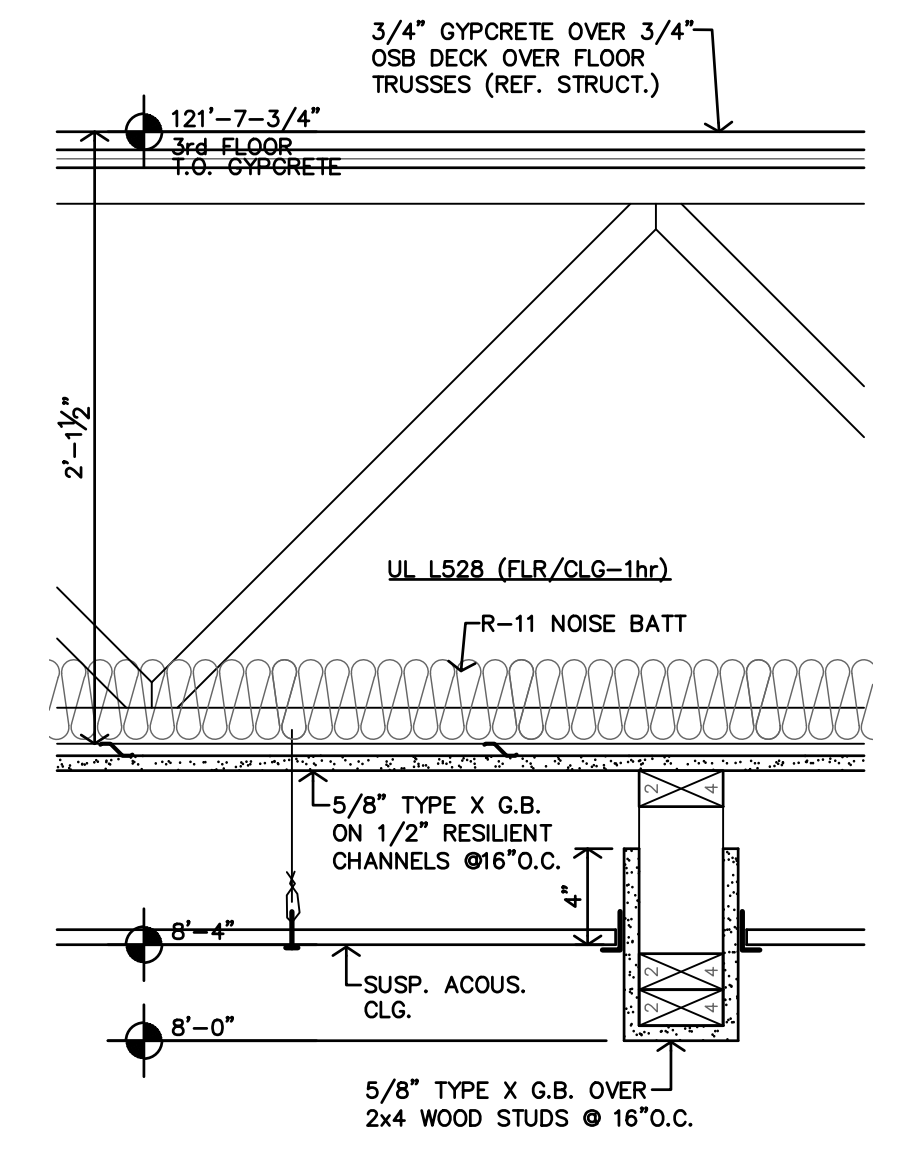
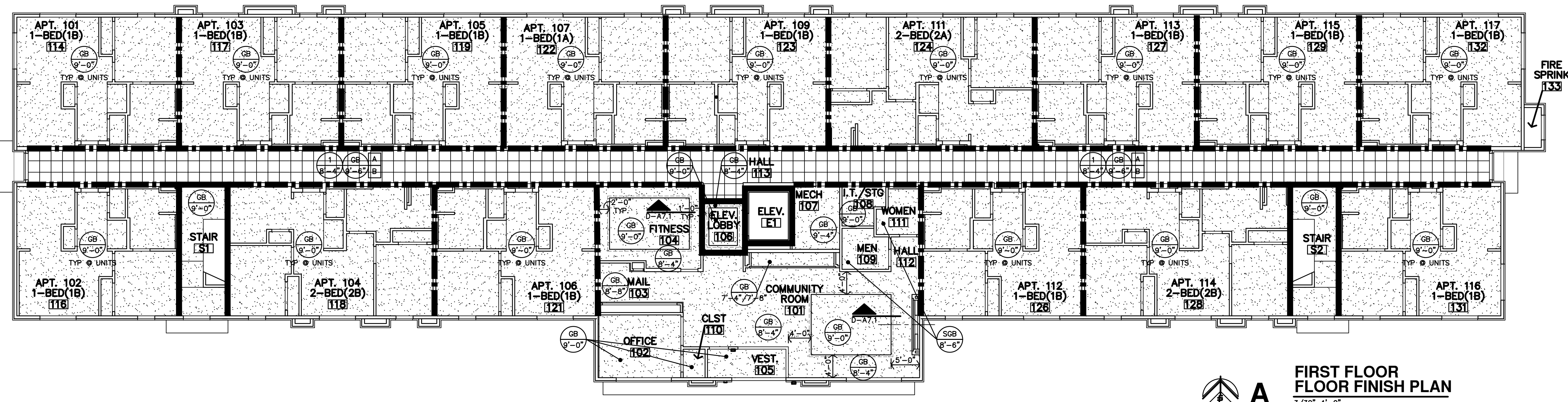
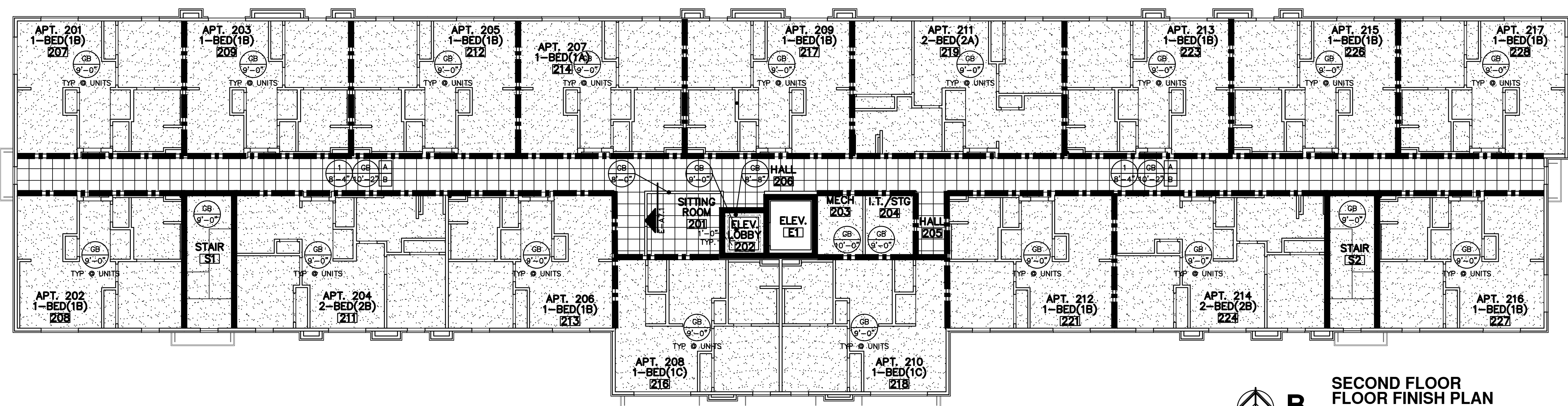
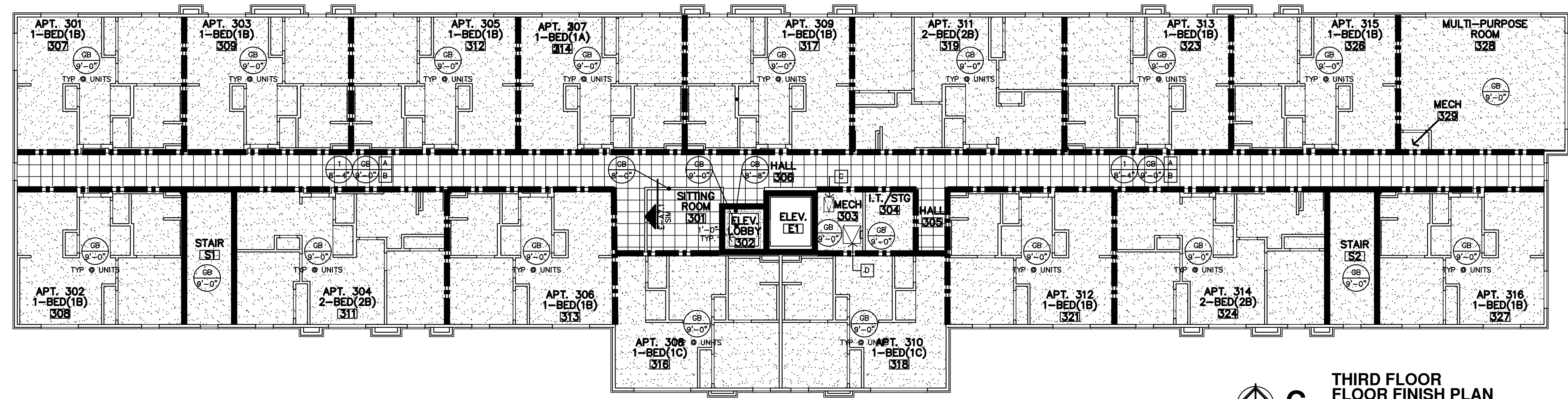
C ELEVATOR DETAIL
1/2"=1'-0"

B ELEV. E1 SECTION
1/2"=1'-0"

A STAIR S1 SECTION
1/2"=1'-0" STAIR S2 SIMILAR



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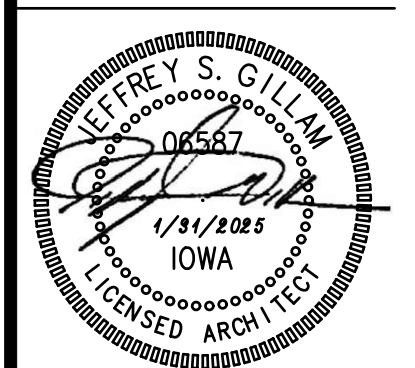


REFLECTED CEILING PLAN NOTES

- 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.

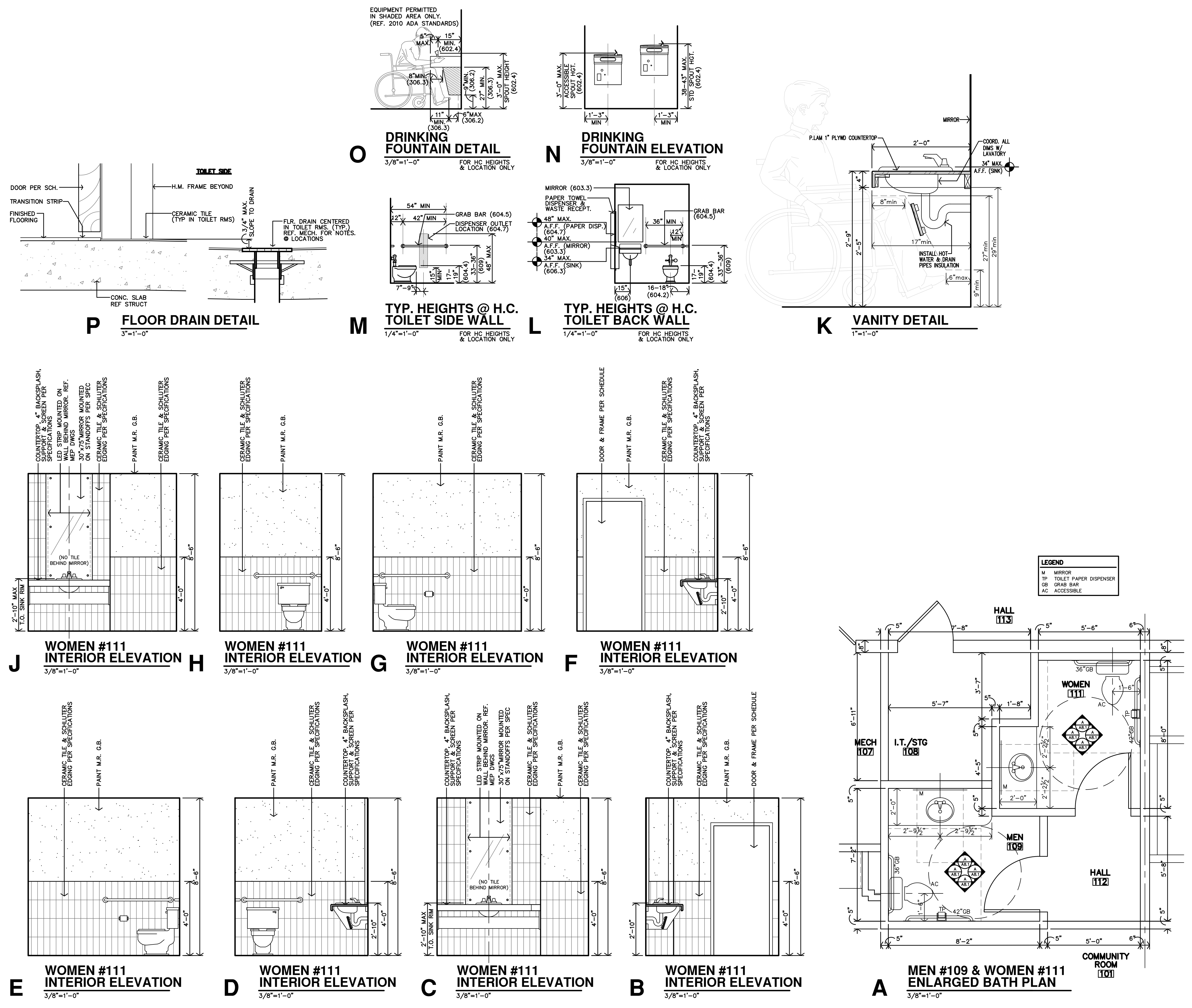
- NON-RATED WALLS - EXTEND TO BOTTOM OF FLOOR TRUSSES
 - 1 HOUR LOAD BEARING WALLS - EXTEND TO DECK
 - 2 HOUR CONSTRUCTION; SHAFT WALLS
 - 1 HOUR FIRE PARTITION
- SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSUL., PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES		KEY NOTES	
REFER SPECIFICATIONS			
1	2x2 ACOUSTIC LAY-IN TILES & GRID	A	FIRE RATED G.B. CEILING AT BOT. OF FRAMING TO BE CONTINUOUS
GB	GYP BD (PAINTED)	B	VALVES TO BE INSTALLED ABOVE SUSPENDED CEILING
SGB	SUSPENDED GYP BD (PAINTED)	C	ATTIC ACCESS, MIN. 20"x30". COORDINATE LOCATION WITH ROOF TRUSSES. REF. DTL. D-44.4
M	PREFIN. MTL SOFFIT PANEL	D	ROOF HATCH AND LADDER, PER SPEC. COORDINATE LOCATION WITH ROOF TRUSSES.
1	CLG. TYPE		
1	CLG. HEIGHT		

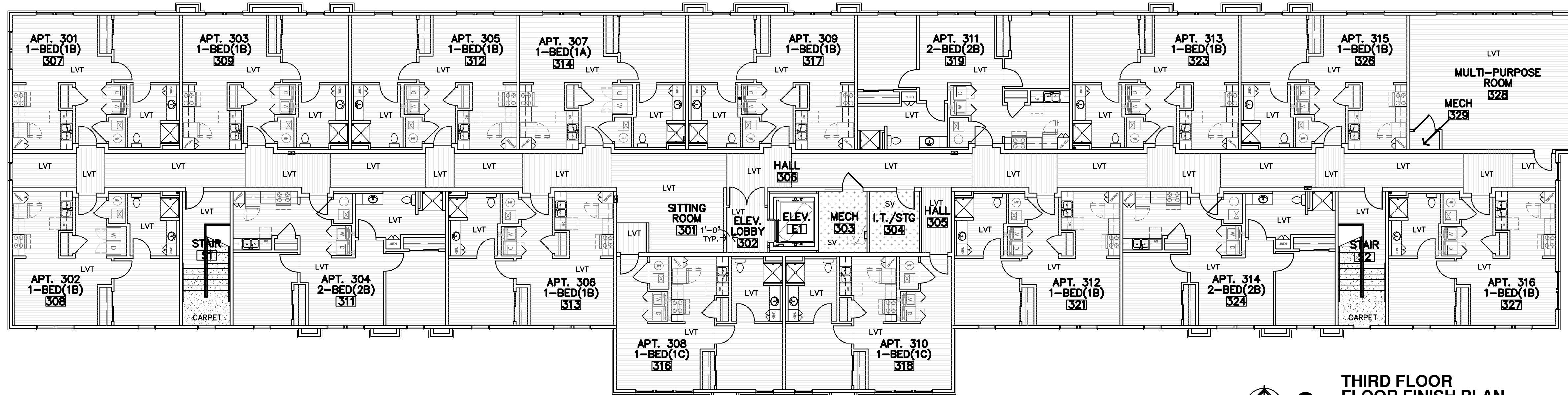


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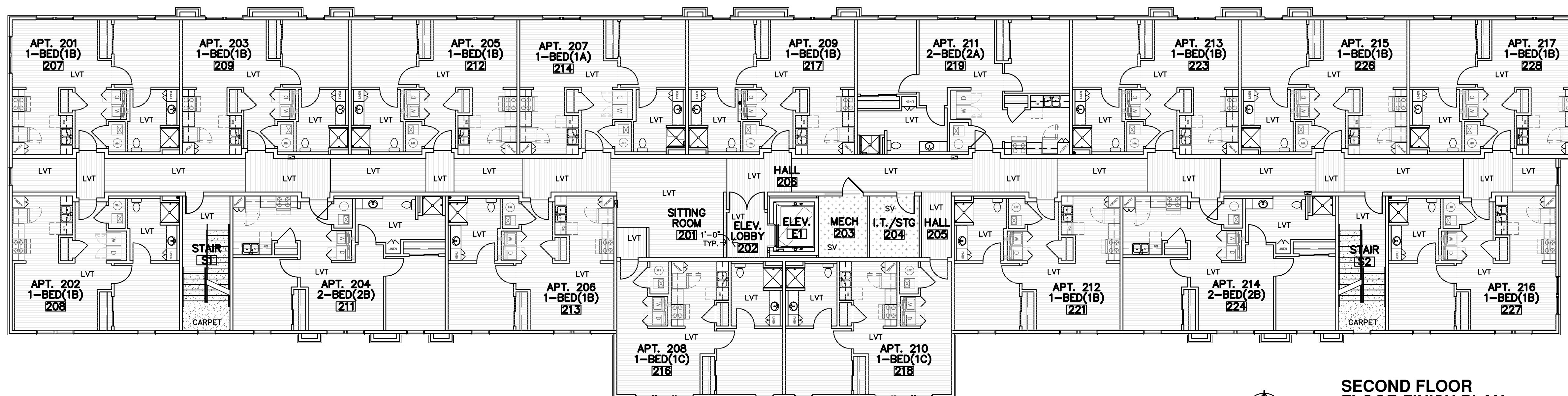
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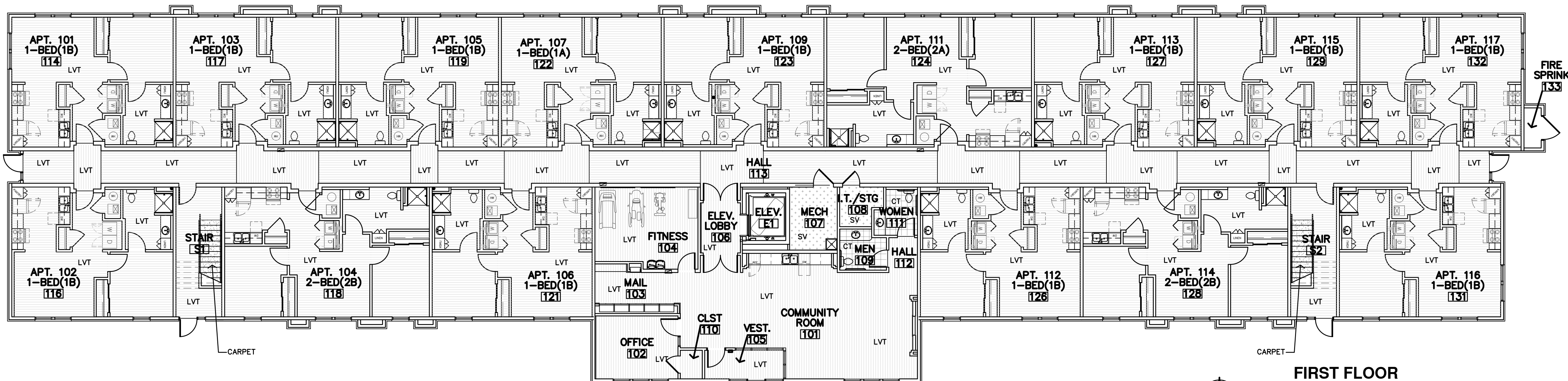
COPYRIGH TED



C THIRD FLOOR FLOOR FINISH PLAN
3/32"=1'-0"



B SECOND FLOOR FLOOR FINISH PLAN
3/32"=1'-0"



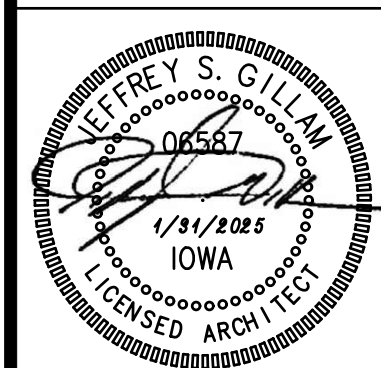
A FIRST FLOOR FLOOR FINISH PLAN
3/32"=1'-0"

FLOORING GENERAL NOTES

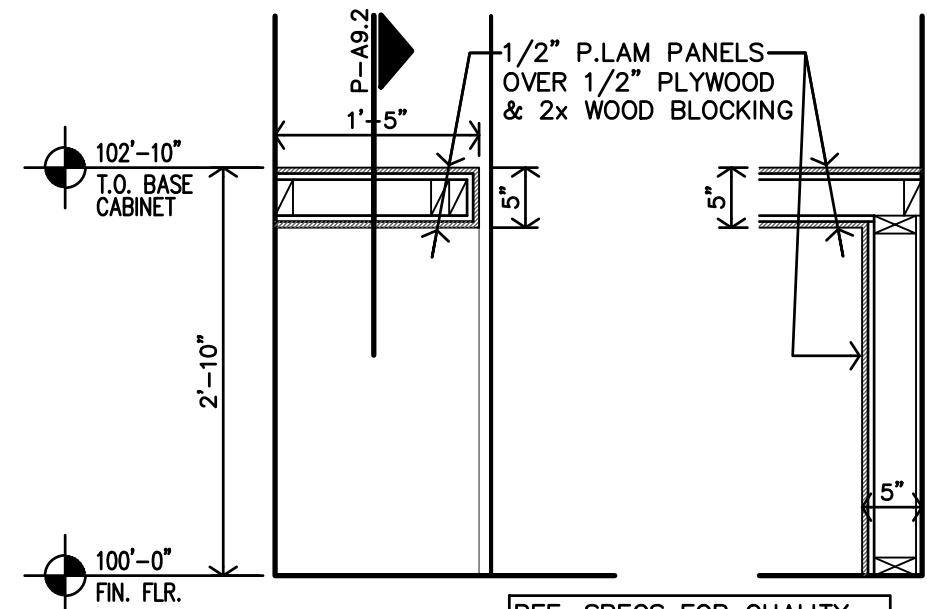
- FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
- CONTRACTOR SHALL VERIFY THAT FLOORS ARE "PREPPED/FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
- CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
- CUT TILE TIGHT AROUND DOOR FRAMES, AT VCT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
- INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
- ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS.
- UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS, WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
- VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
- CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

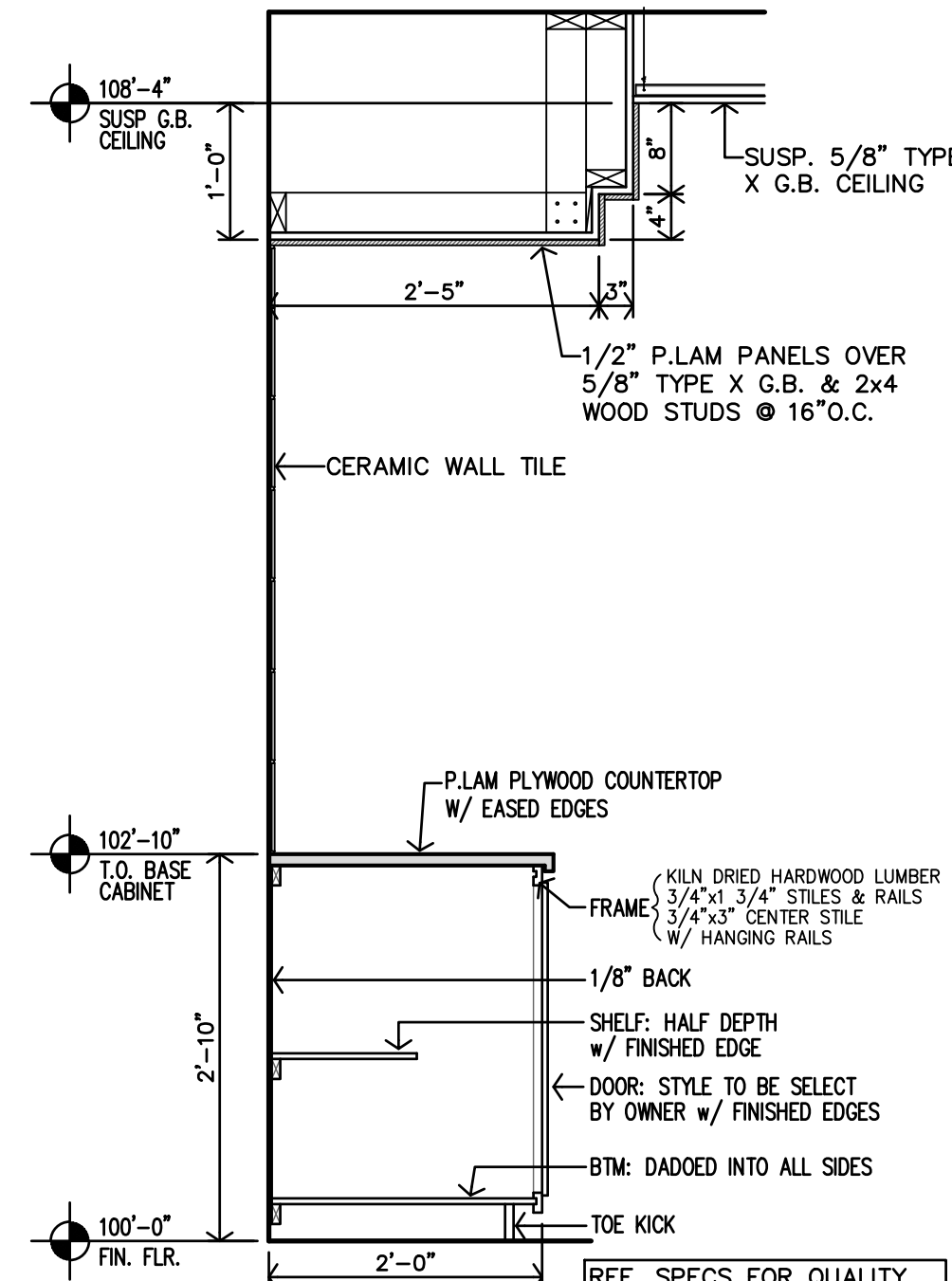
SV	SHEET VINYL	CT	CERAMIC TILE
LVT	LUXURY VINYL TILE		
CARPET	CARPET		



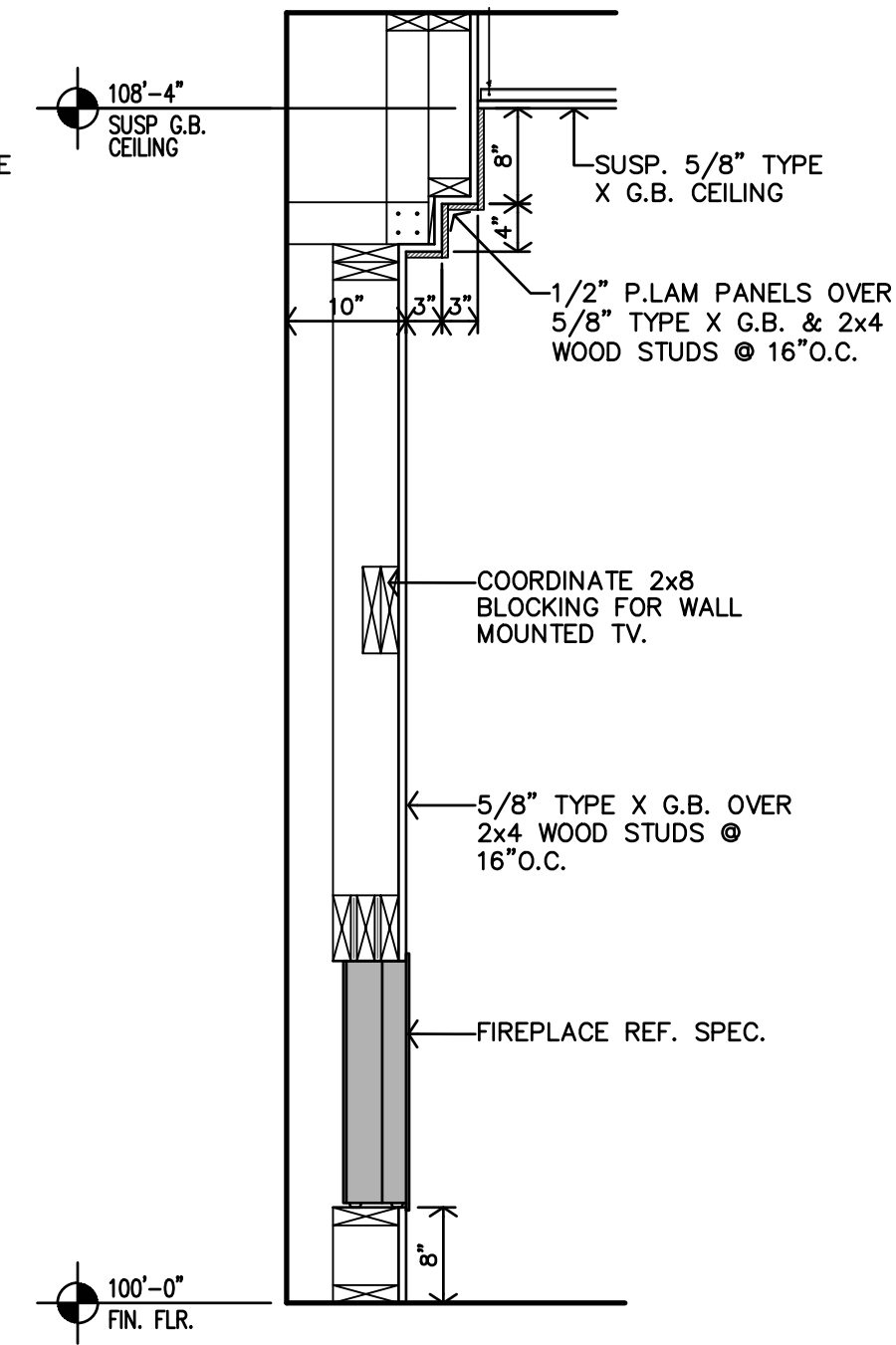
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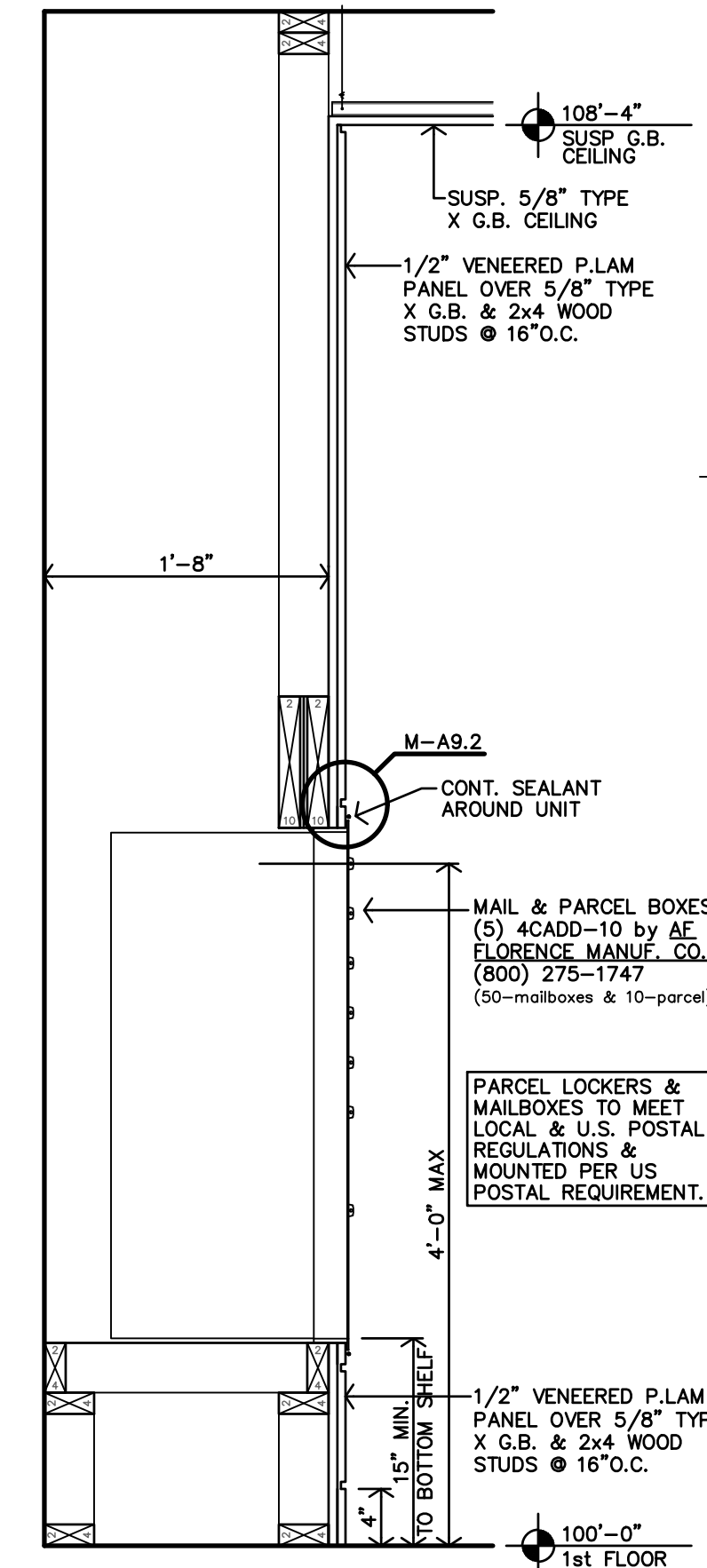
P MAIL #103 CASEWORK SECTION
3/4"=1'-0"



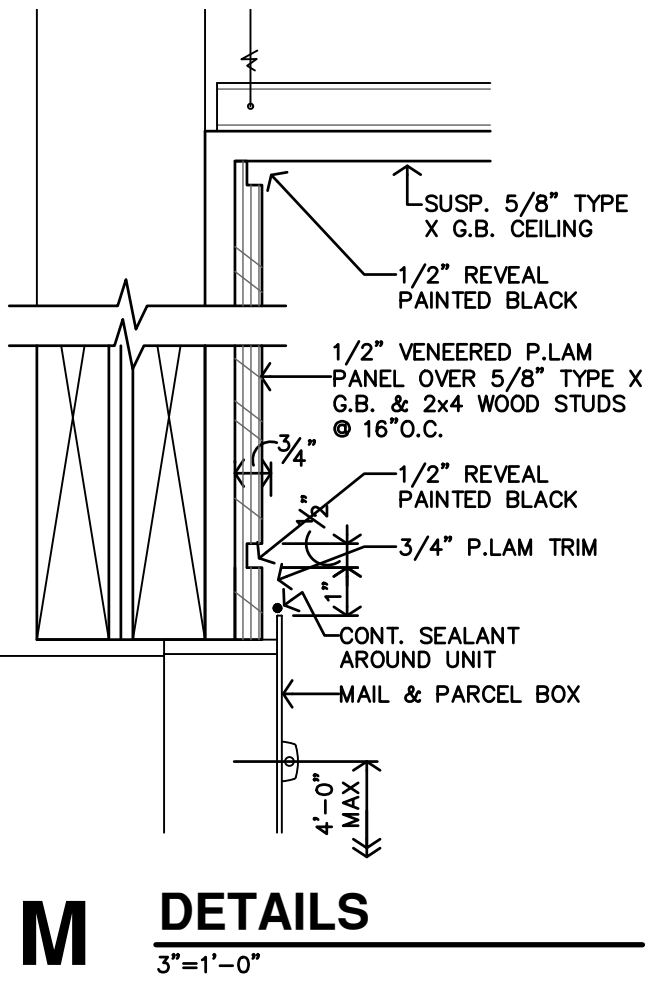
O COMMUNITY ROOM #101 CASEWORK SECTION
3/4"=1'-0"



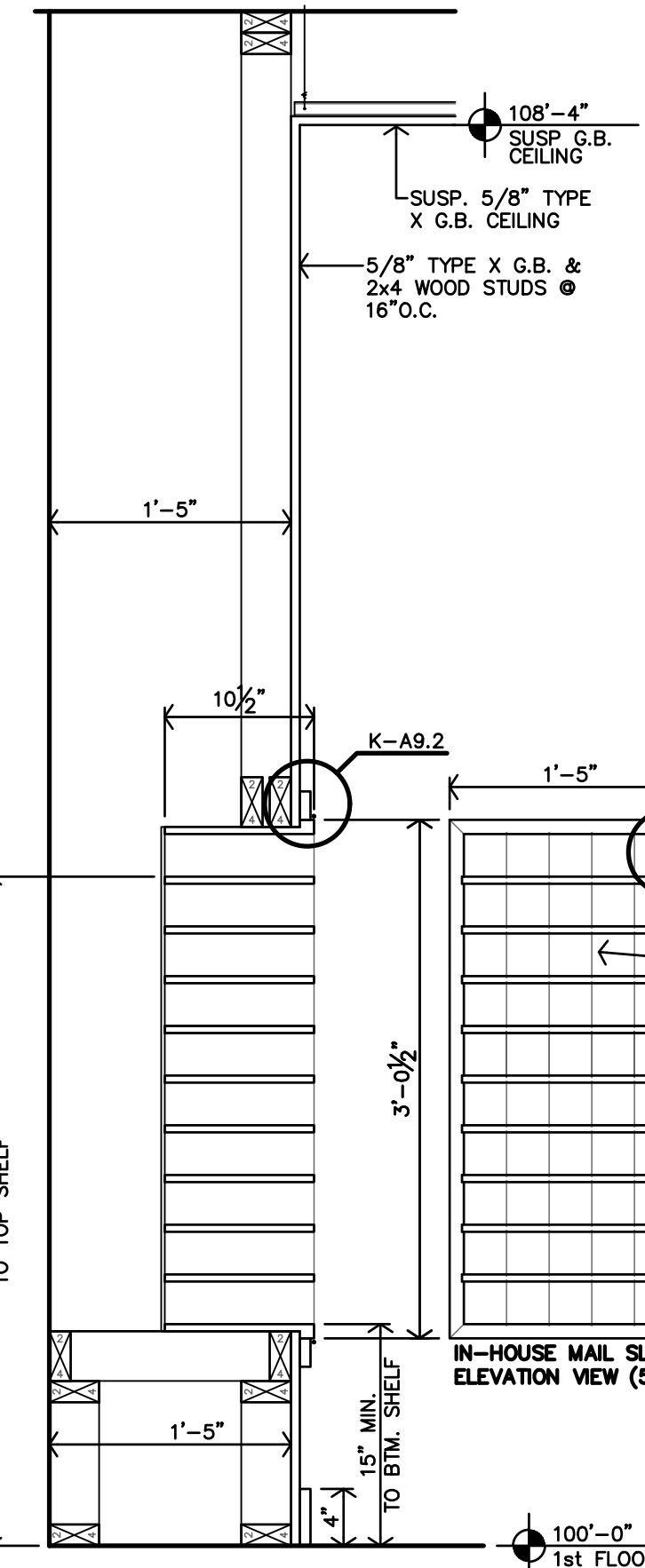
N COMMUNITY ROOM #101 FIREPLACE SECTION
3/4"=1'-0"



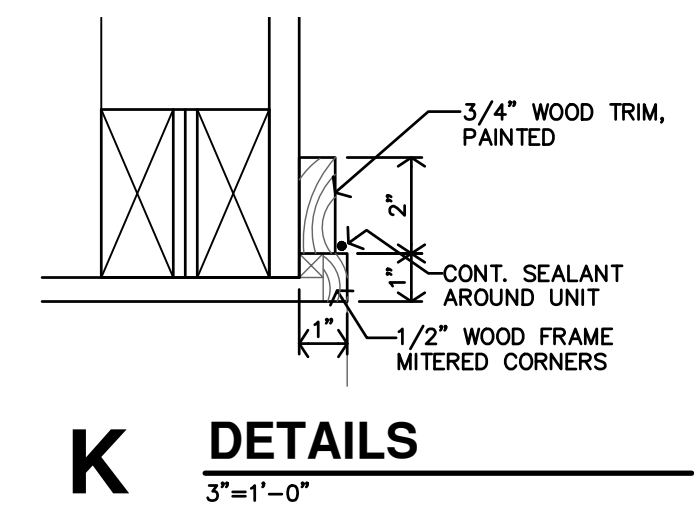
L WALL SECTION @ MAIL CENTER
1"=1'-0"



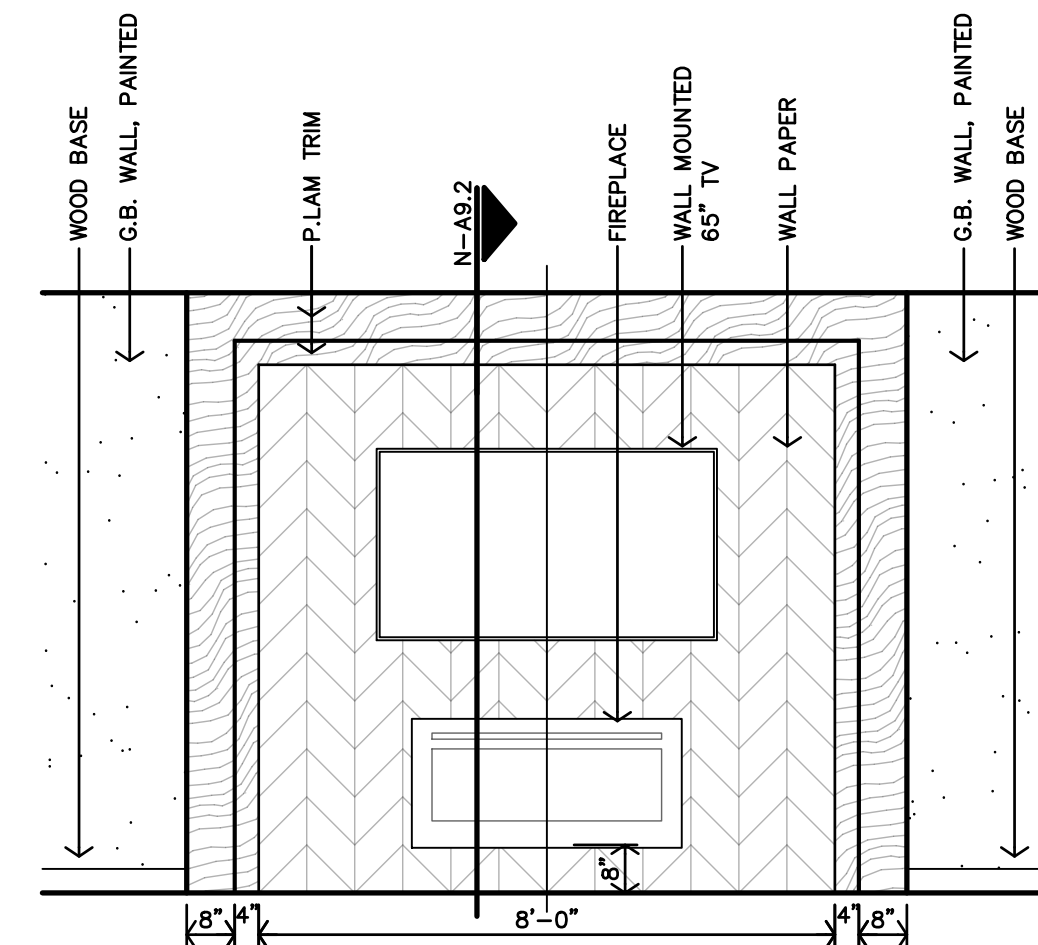
M DETAILS
3"=1'-0"



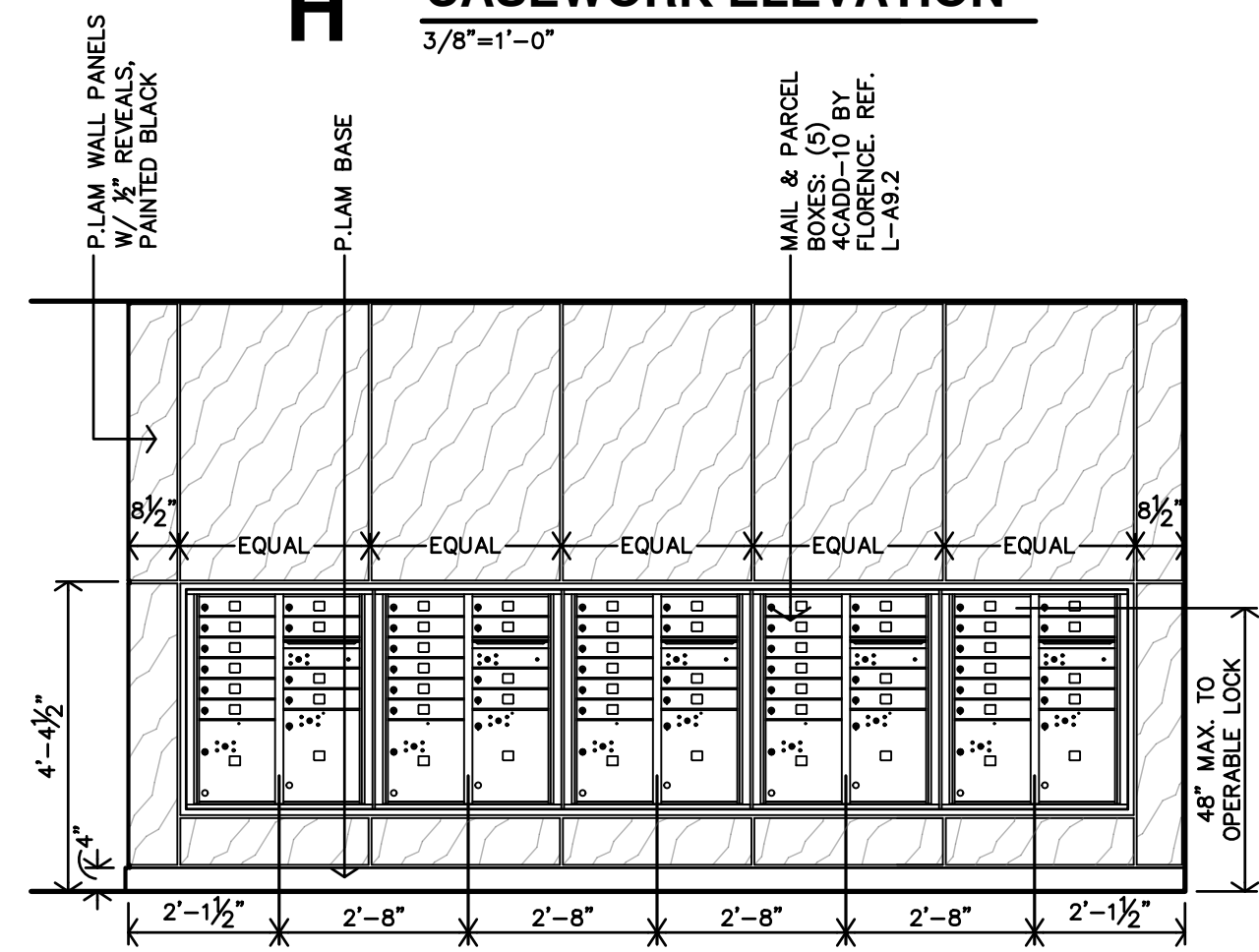
J IN-HOUSE MAIL SLOTS SECTION
1"=1'-0"



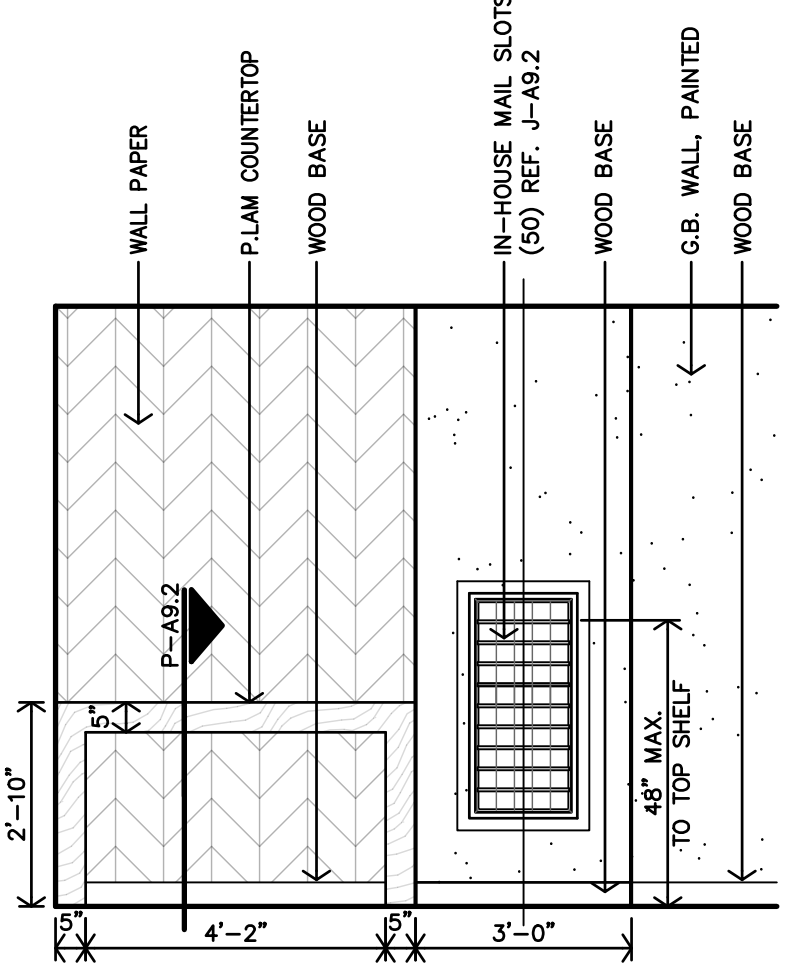
K DETAILS
3"=1'-0"



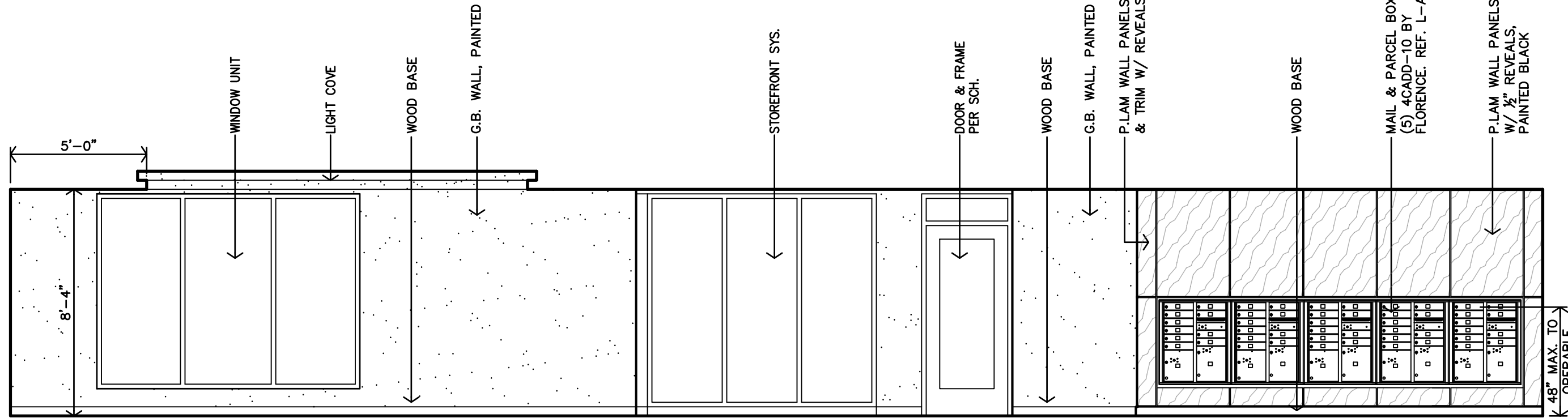
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3/8"=1'-0"



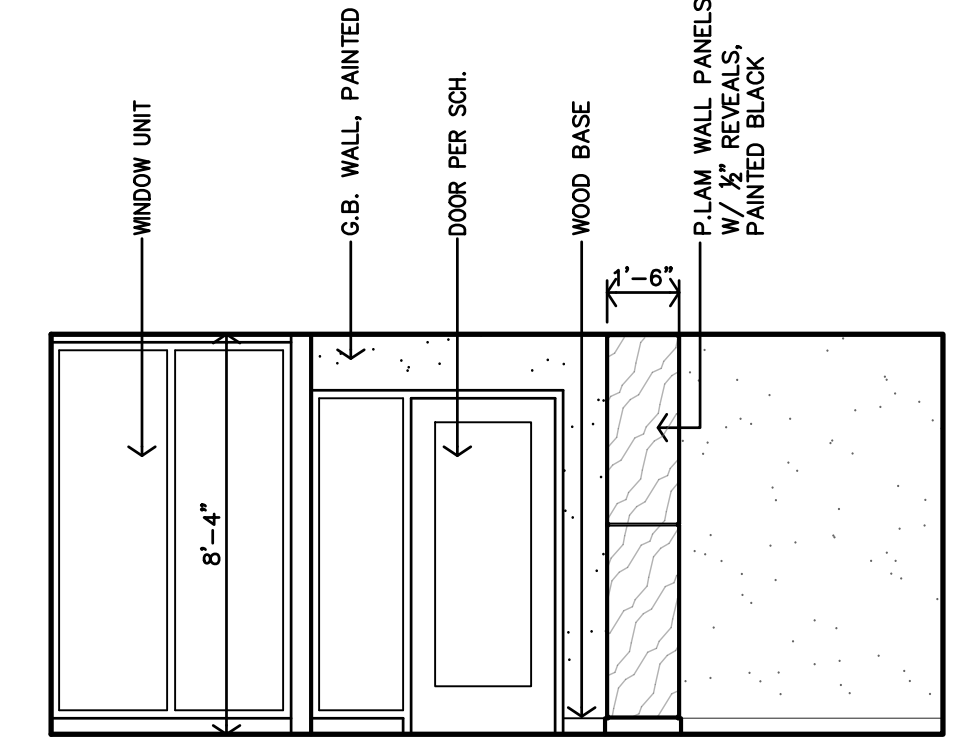
G MAIL #103 CASEWORK ELEVATION
3/8"=1'-0"



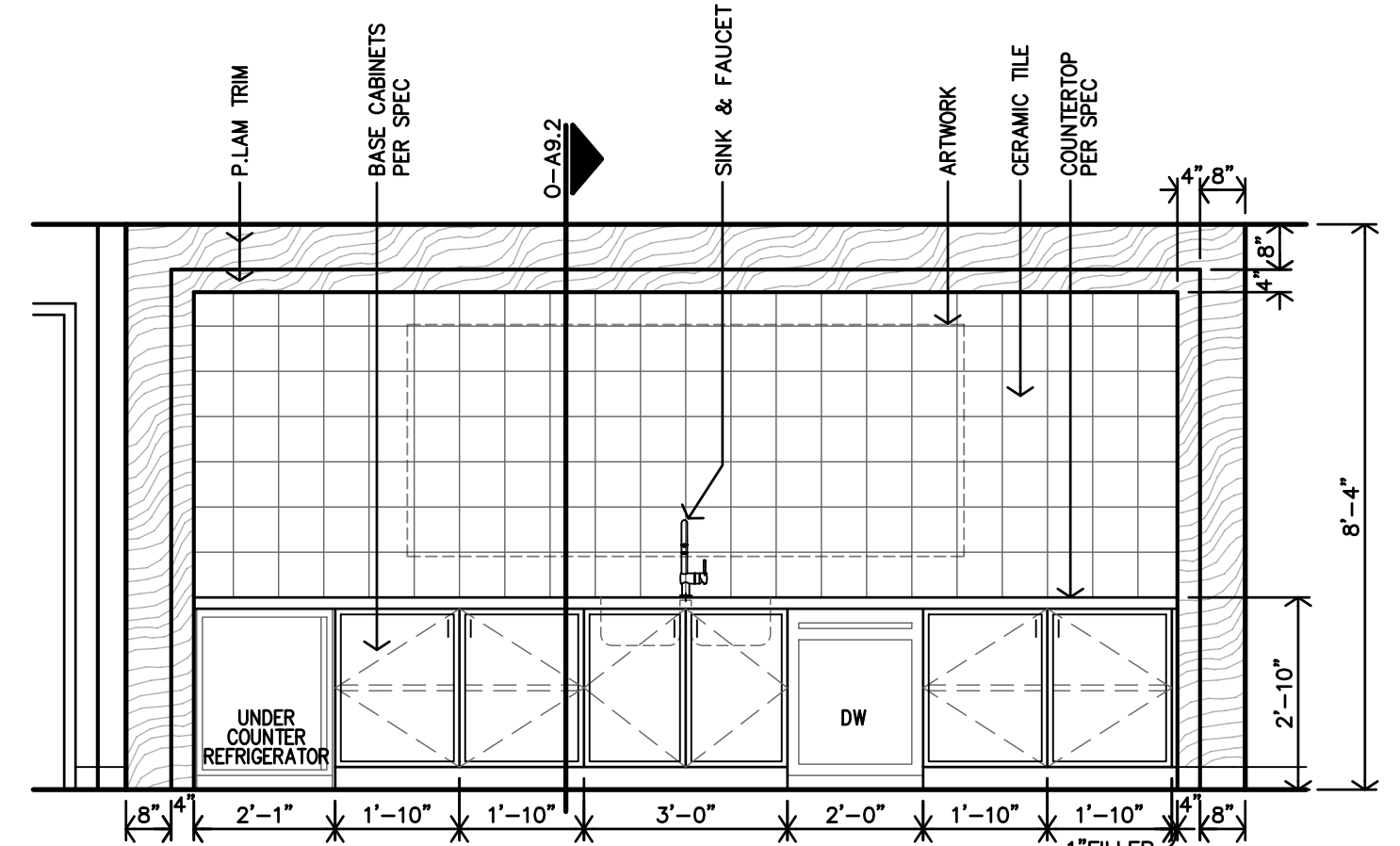
F MAIL #103 CASEWORK ELEVATION
3/8"=1'-0"



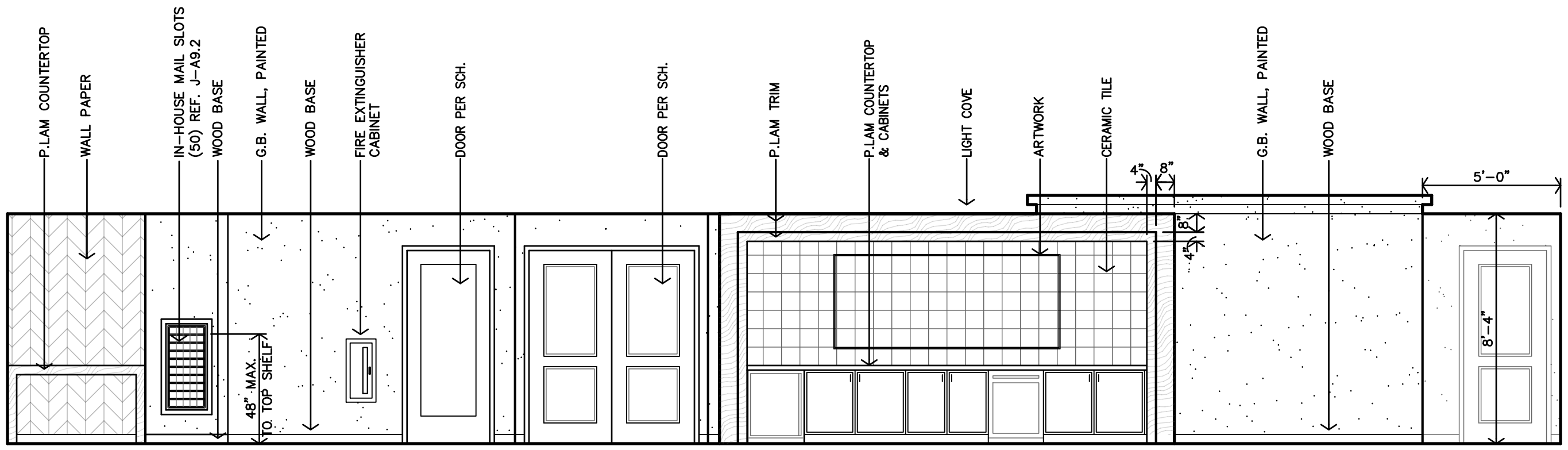
D COMMUNITY ROOM #101 INTERIOR ELEVATION
1/4"=1'-0"



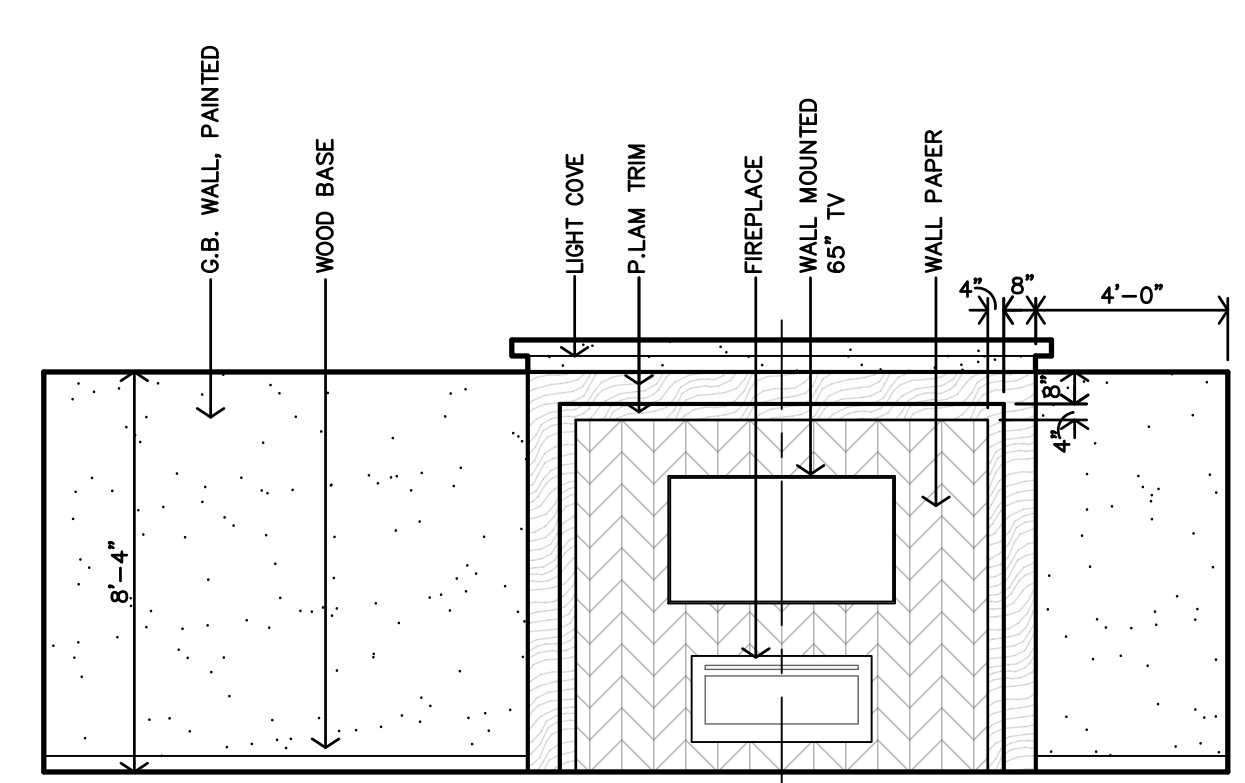
C COMMUNITY ROOM #101 INTERIOR ELEVATION
1/4"=1'-0"



E COMMUNITY ROOM #101 CASEWORK ELEVATION
3/8"=1'-0"



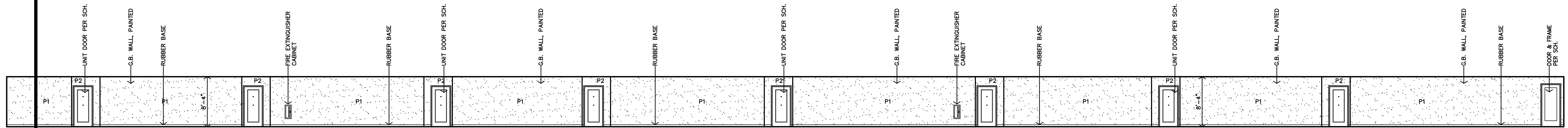
B COMMUNITY ROOM #101 INTERIOR ELEVATION
1/4"=1'-0"



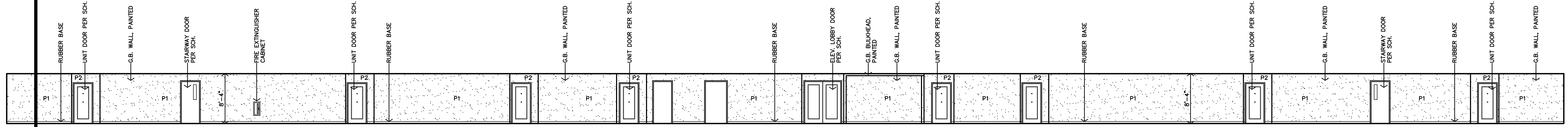
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1/4"=1'-0"



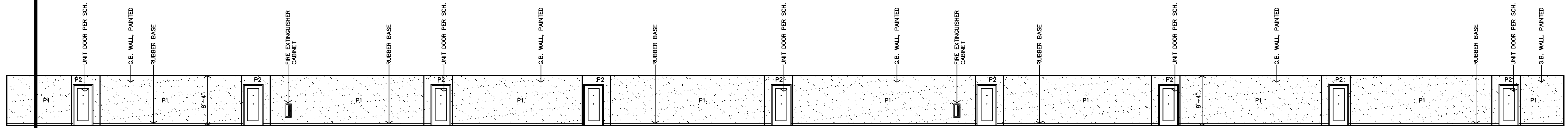
REVISION:	
DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	



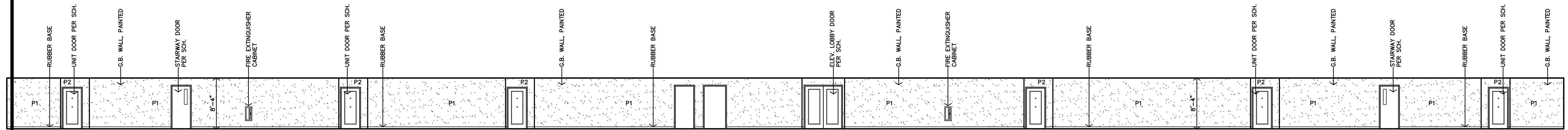
J HALL #206/306 INTERIOR ELEVATION
1/8"=1'-0"



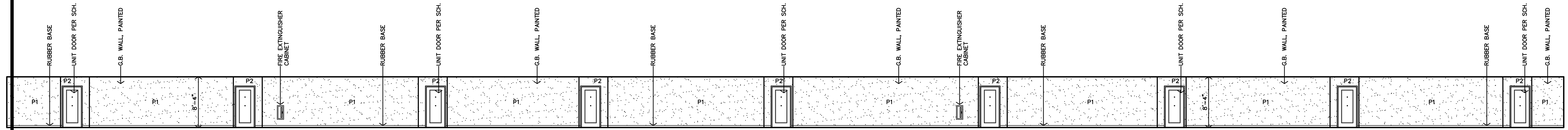
H HALL #206/306 INTERIOR ELEVATION
1/8"=1'-0"



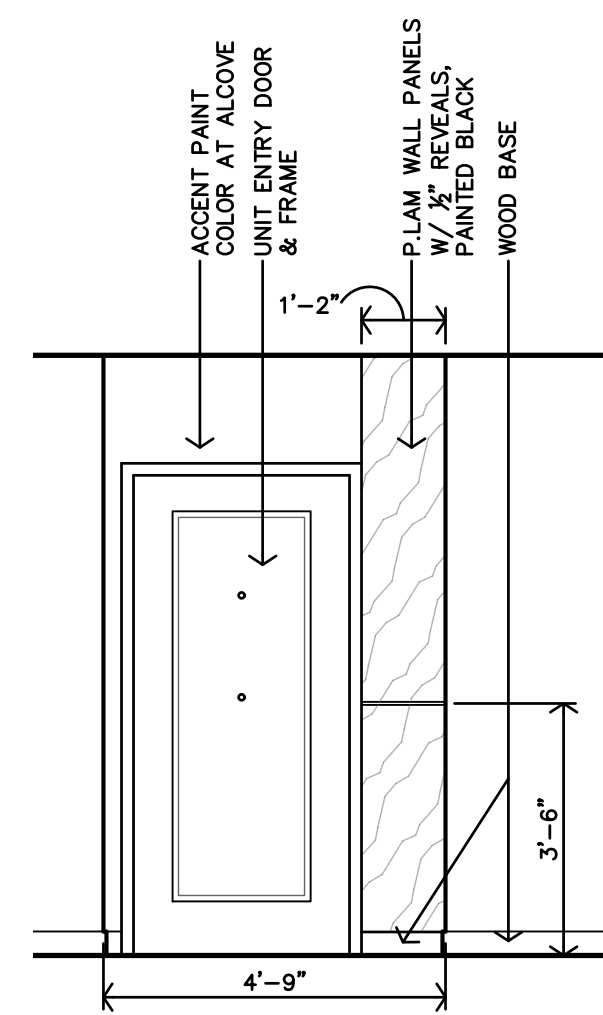
G HALL #206 INTERIOR ELEVATION
1/8"=1'-0"



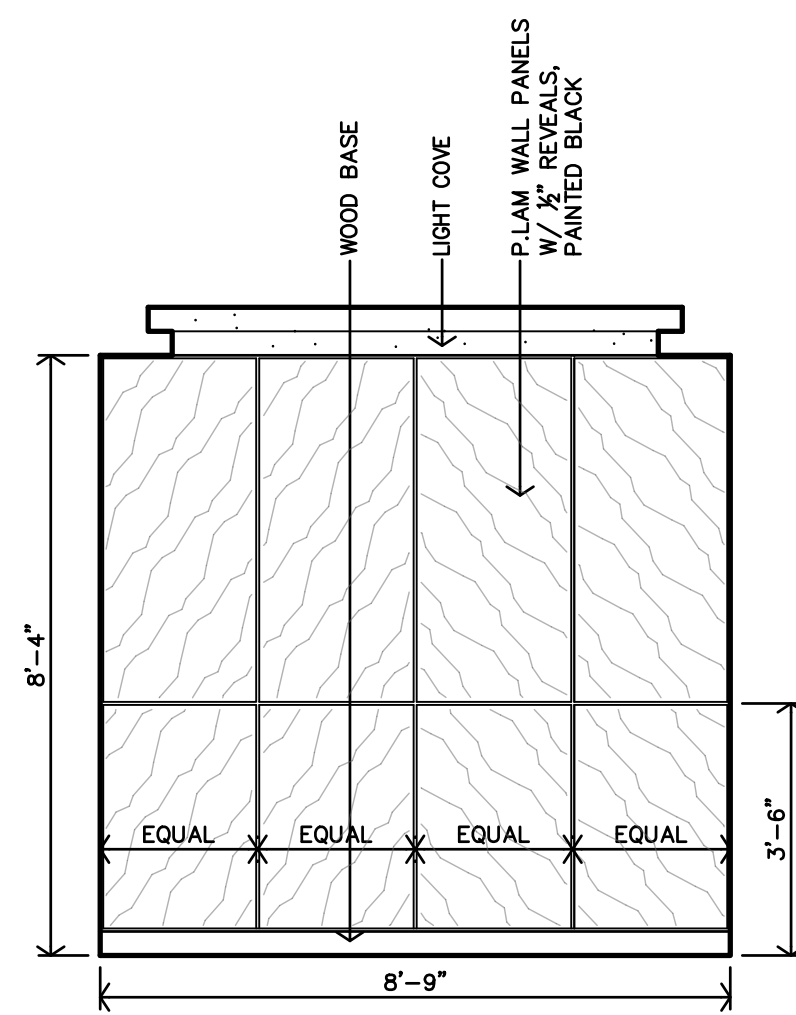
F HALL #113 INTERIOR ELEVATION
1/8"=1'-0"



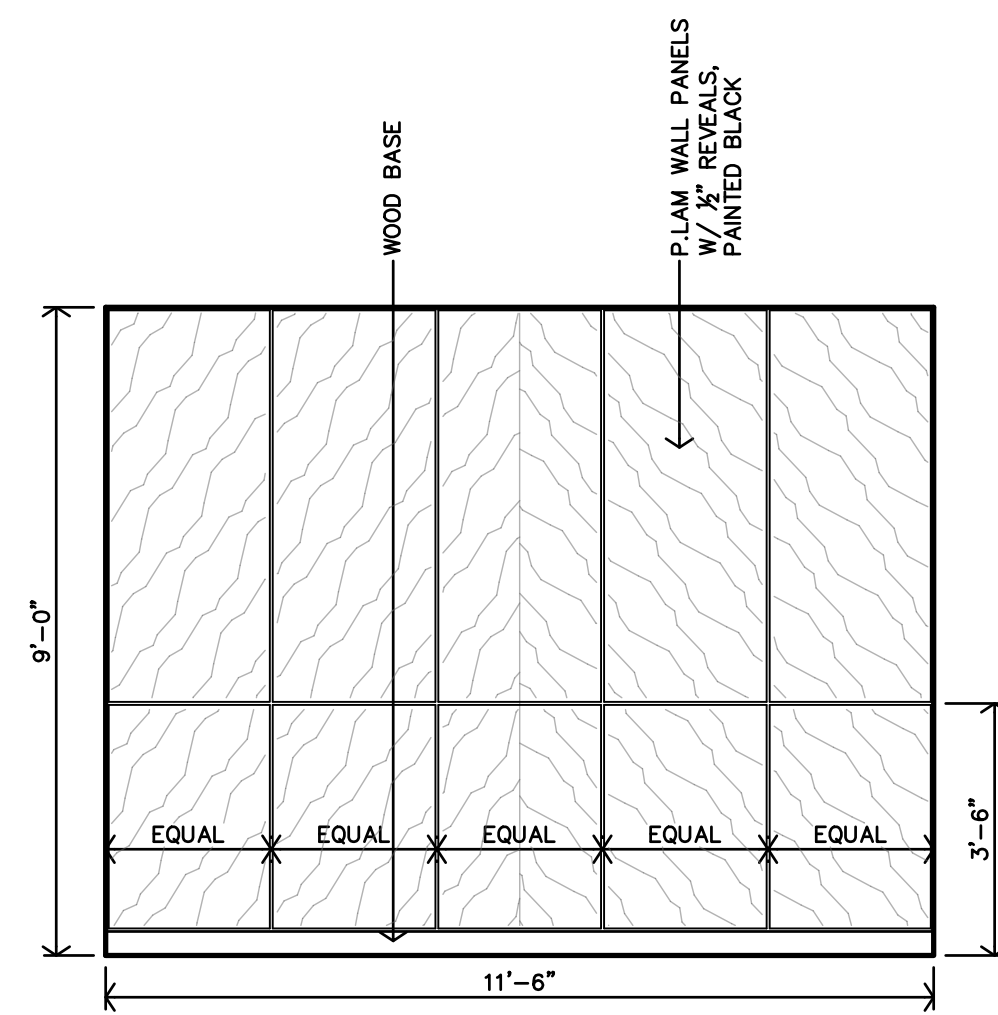
E HALL #113 INTERIOR ELEVATION
1/8"=1'-0"



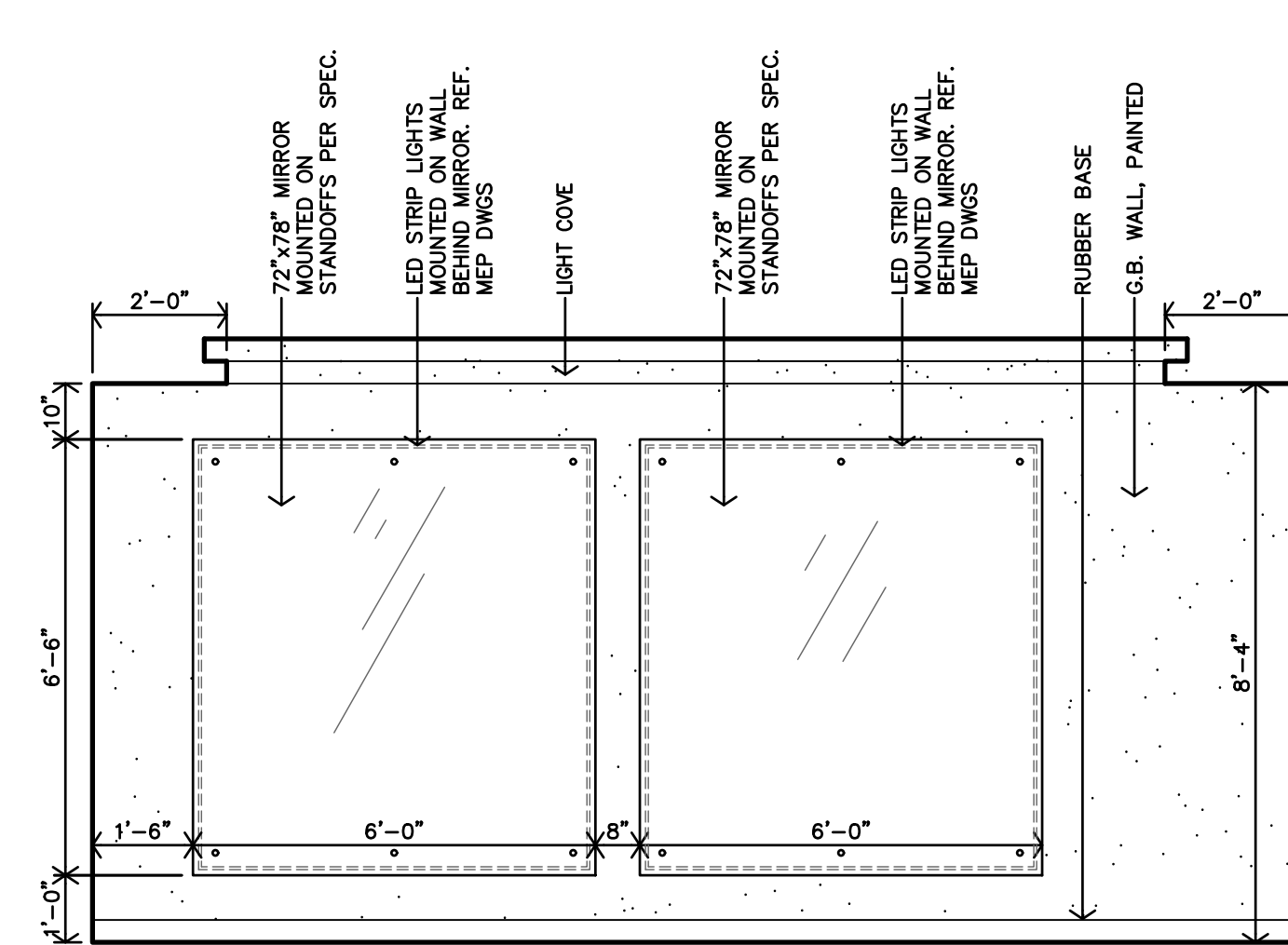
K TYP. APT. UNIT ENTRY INTERIOR ELEVATION
3/8"=1'-0" #202 & #302 SIMILAR



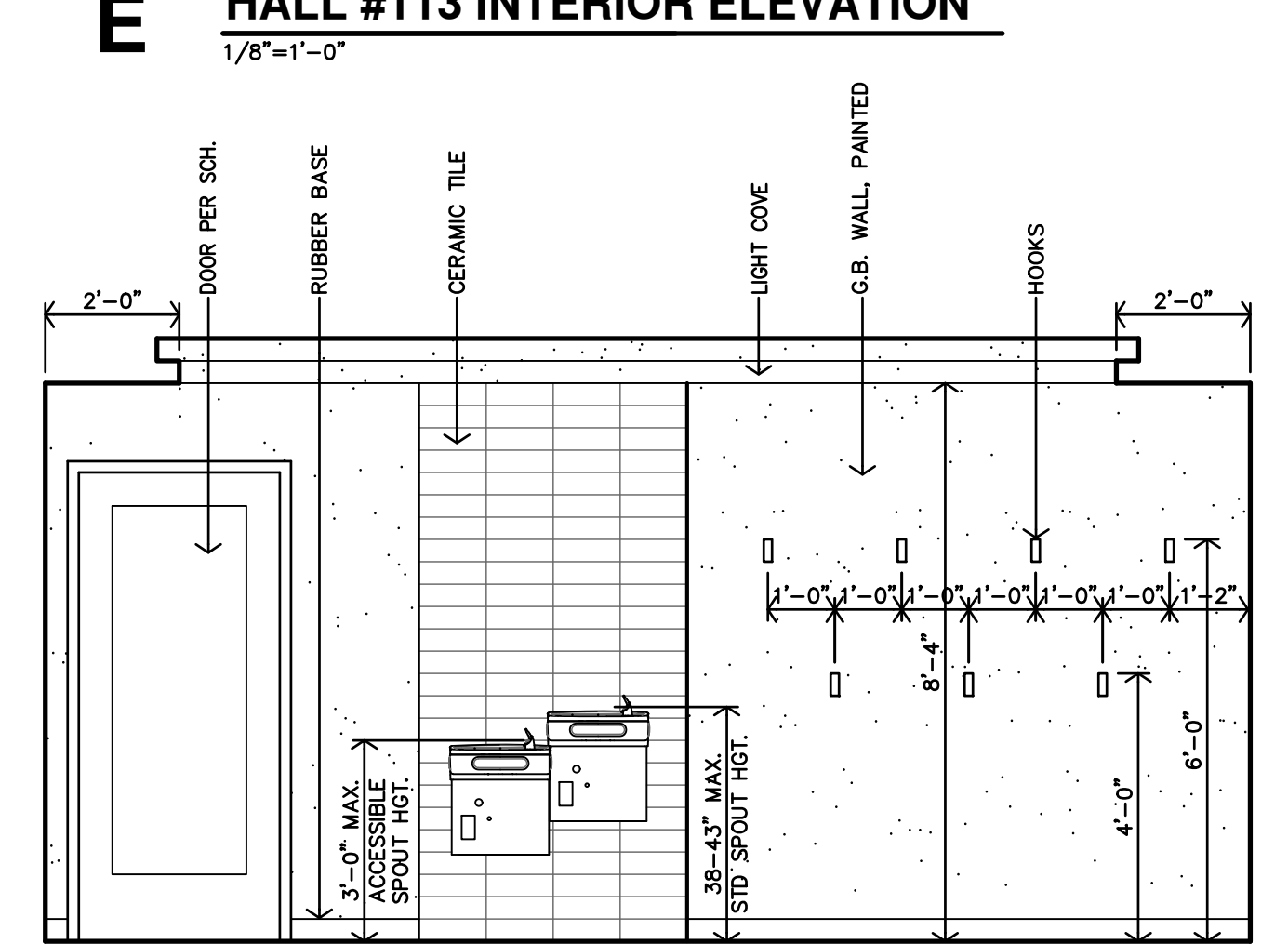
D ELEVATOR LOBBY #106 INTERIOR ELEVATION
3/8"=1'-0" #202 & #302 SIMILAR



C OFFICE #102 INTERIOR ELEVATION
3/8"=1'-0"



B FITNESS #104 INTERIOR ELEVATION
3/8"=1'-0"



A FITNESS #104 INTERIOR ELEVATION
3/8"=1'-0"



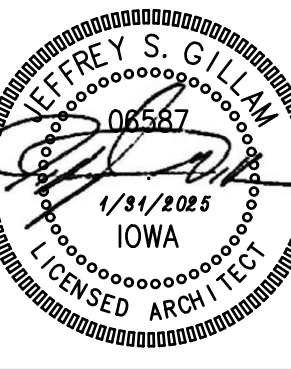
REVISION:	
DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	

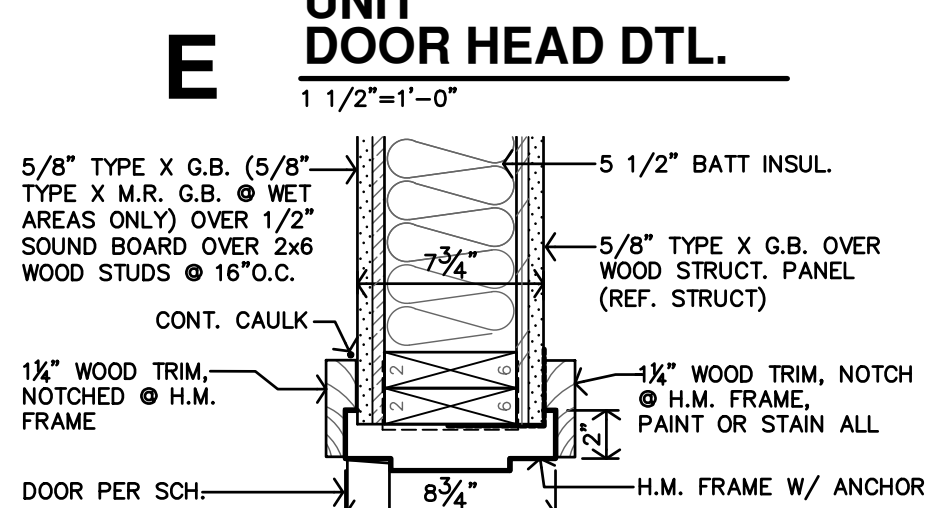
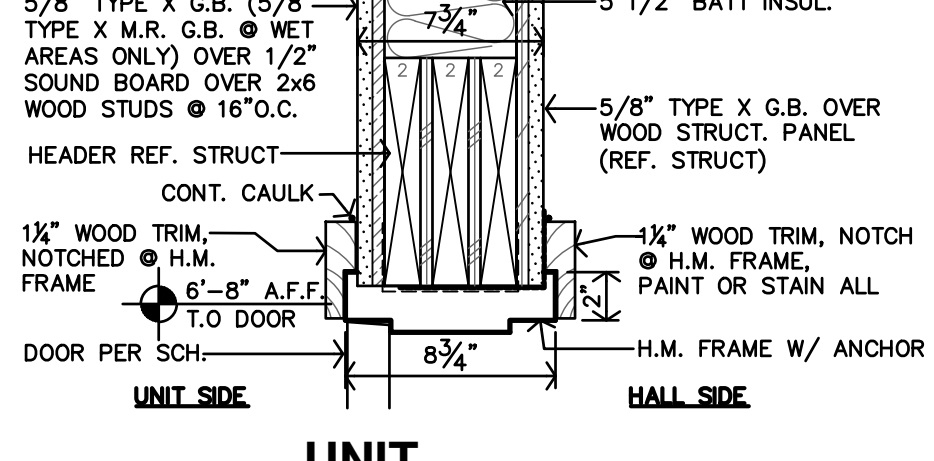
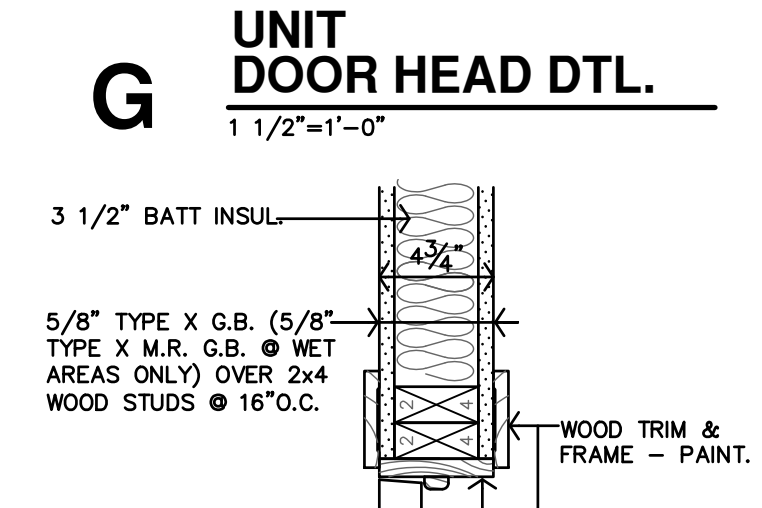
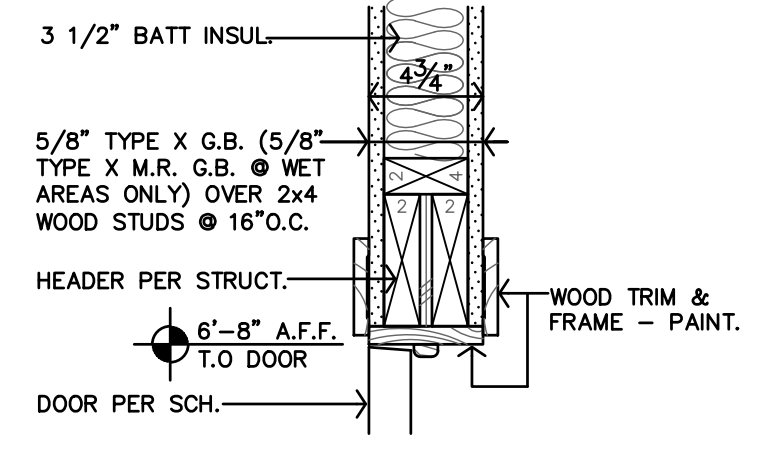
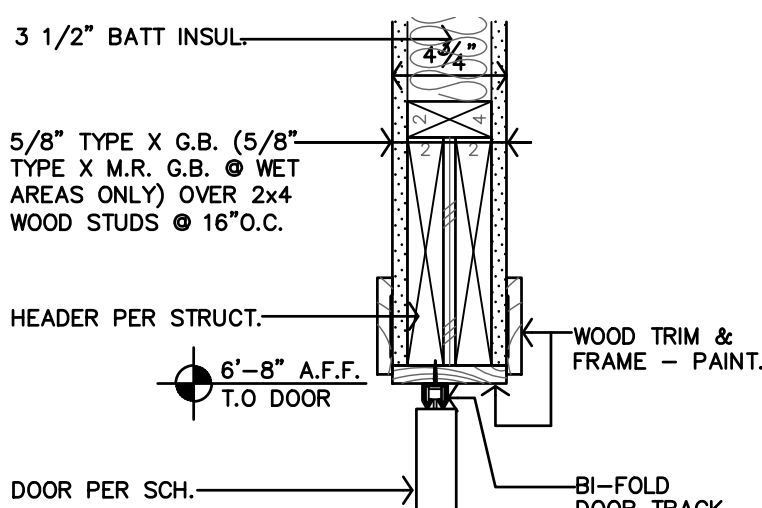
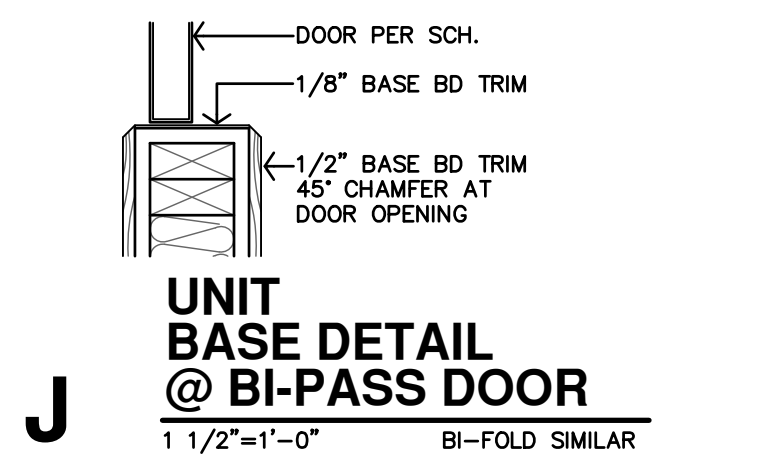
APARTMENT INTERIOR FINISH SCHEDULE - 49 UNITS - REF. SHEETS A2.4-A2.9										
FINISHES & INSTRUCTIONS										
P1 - LATEX ENAMEL			P3 - LATEX ENAMEL			S - SMOOTH				
P2 - LATEX ENAMEL			ST - SPRAY TEXTURE			T - TEXTURED LIGHT KNOCKDOWN				
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG	HGT.	NOTES
		VINYL PLANK FLOORING	2 1/2" WOOD	5/8" TYPE X G.B.	5/8" TYPE X G.B.	5/8" TYPE X G.B.	5/8" TYPE X G.B.	5/8" TYPE X G.B.	5/8" TYPE X G.B.	
01	KITCHEN								9'-0"	NOTE 1
02	CLOSET								9'-0"	
03	MECHANICAL								9'-0"	
04	LAUNDRY								9'-0"	NOTE 1
05	HALL								9'-0"	
06	BATH								9'-0"	NOTE 1 & 2
07	LIVING ROOM								9'-0"	
08	CLOSET								9'-0"	
09	BEDROOM								9'-0"	
10	CLOSET								9'-0"	
11	BEDROOM								9'-0"	

NOTES:
1. INSTALL 5/8" TYPE X M.R. G.B. ● ALL NET AREAS.
2. 5/8" CEMENT BOARD ● TUB ENCLOSURE

PUBLIC FINISH NOTES	
GENERAL NOTES:	
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/LVT TRANSITIONS.	
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORY TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.	
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.	
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.	
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.	
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.	
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.	
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.	
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.	
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.	
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.	
L. ASSUME A MAX. OF (5) PAINT COLORS WILL BE SELECTED	
SPECIFIC NOTES:	
1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS & SOFFITS.	
2. INSTALL FRP PANEL TO 4'-0" ABOVE MOP SINK AND EXTEND 2'-0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.	
3. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL CEILINGS.	

PUBLIC FINISH SCHEDULE															
FINISHES & INSTRUCTIONS															
NO.	DESCRIPTION	FLOOR		BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS	FINISHES & INSTRUCTIONS			REMARKS	
		VINYL PLANK F.L.R.G. TILE	CERAMIC TILE	SEALED CONCRETE	2 1/2" WOOD	RUBBER BASE	GLUE-UP TILE	CERAMIC TILE	FIBERGLAS REINF. PANEL		ST STAIN & SEAL	TX TEXTURE			
FIRST FLOOR															
101	COMMUNITY ROOM	LVT		P1	P1	P1	P1	P1	P1					P1	1., 3.
102	OFFICE	LVT		P1	P1	P1	P1	P1	P1					P1	3.
103	MAIL	LVT		P1	P1	P1	P1	P1	P1					P1	3.
104	FITNESS	LVT		P1	P1	P1	P1	P1	P1					P1	1., 3.
105	VESTIBULE	LVT		P1	P1	P1	P1	P1	P1					P1	3.
106	ELEVATOR LOBBY	LVT		P1	P1	P1	P1	P1	P1					P1	1., 3.
107	MECHANICAL			SV	RB	P1	P1	P1	P1					P1	2.
108	I.T./STORAGE			SV	RB	P1	P1	P1	P1					P1	
109	MEN	CT			CT	P1	CT	P1	CT	P1	CT	P1	CT	P1	3.
110	CLOSET	LVT		P1	P1	P1	P1	P1	P1					P1	3.
111	WOMEN	CT			CT	P1	CT	P1	CT	P1	CT	P1	CT	P1	3.
112	HALL	LVT		P1	P1	P1	P1	P1	P1					P1	3.
113	HALL	LVT		P1	P1	P1	P1	P1	P1					P1	
114	APT 101 1-BED (1B)														
116	APT 102 1-BED (1B)														
117	APT 103 1-BED (1B)														
118	APT 104 2-BED (2B)														
119	APT 105 1-BED (1B)														
121	APT 106 1-BED (1B)														
122	APT 107 1-BED (1A)														
123	APT 109 1-BED (1B)														
124	APT 111 2-BED (2A)														
126	APT 112 1-BED (1B)														
127	APT 113 1-BED (1B)														
128	APT 114 2-BED (2B)														
129	APT 115 1-BED (1B)														
131	APT 116 1-BED (1B)														
132	APT 117 1-BED (1B)														
133	FIRE SPRINKLER ROOM		SC			RB	P1		P1		P1			P1	
SECOND FLOOR															
201	SITTING ROOM	LVT		P1	P1	P1	P1	P1	P1					P1	1.
202	ELEVATOR LOBBY	LVT		P1	P1	P1	P1	P1	P1					P1	1., 3.
203	MECHANICAL			SV	RB	P1	P1	P1	P1					P1	
204	I.T./STORAGE			SV	RB	P1	P1	P1	P1					P1	
205	HALL	LVT		P1	P1	P1	P1	P1	P1					P1	
206	HALL	LVT		P1	P1	P1	P1	P1	P1					P1	
207	APT 201 1-BED (1B)														
208	APT 202 1-BED (1B)														
209	APT 203 1-BED (1B)														
211	APT 204 2-BED (2B)														
212	APT 205 1-BED (1B)														
213	APT 206 1-BED (1B)														
214	APT 207 1-BED (1A)														
216	APT 208 1-BED (1C)														
217	APT 209 1-BED (1B)														
218	APT 210 1-BED (1C)														
219	APT 211 2-BED (2A)														
221	APT 212 1-BED (1B)														
222	NOT USED														
223	APT 213 1-BED (1B)														
224	APT 214 2-BED (2B)														
226	APT 215 1-BED (1B)														
227	APT 216 1-BED (1B)														
228	APT 217 1-BED (1B)														
THIRD FLOOR															
301	SITTING ROOM	LVT		P1	P1	P1	P1	P1	P1					P1	1.
302	ELEVATOR LOBBY	LVT		P1	P1	P1	P1	P1	P1					P1	1., 3.
303	MECHANICAL			SV	RB	P1	P1	P1	P1					P1	
304	I.T./STORAGE			SV	RB	P1	P1	P1	P1					P1	
305	HALL	LVT		P1	P1	P1	P1	P1	P1					P1	
306	HALL	LVT		P1	P1	P1	P1	P1	P1					P1	
307	APT 201 1-BED (1B)														
308	APT 202 1-BED (1B)														
309	APT 203 1-BED (1B)														
311	APT 204 2-BED (2B)														
312	APT 205 1-BED (1B)														
313	APT 206 1-BED (1B)														
314	APT 207 1-BED (1A)														
316	APT 208 1-BED (1C)														
317	APT 209 1-BED (1B)														
318	APT 210 1-BED (1C)														
319	APT 211 2-BED (2A)														
321	APT 212 1-BED (1B)														
322	NOT USED														
323	APT 213 1-BED (1B)														
324	APT 214 2-BED (2B)														
326	APT 215 1-BED (1B)														
327	APT 216 1-BED (1B)														
328	MULTI-PURPOSE ROOM														
329	MECHANICAL														
STAIRS & ELEVATOR															
E1	ELEVATOR	LVT													
S1	STAIR	CI	LVT		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	
S2	STAIR	CI	LVT		P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	





APARTMENT DOOR SCHEDULE - 49 UNITS - REF. SHEETS A2.4-A2.9

MARK	DOOR			FRAME			RATING	DETAILS	NOTES	
	W	H	T	MAT'L	FINISH	MAT'L				FINISH
A	3'-0"	6'-8"	1 3/8"	WOOD S.C.	WOOD H.C.	WOOD LOUVER			D/E-A10.2	NOTES 1,2,3,4,5
B	3'-0"	6'-8"	1 3/8"						F/G-A10.2	NOTES 6,7
C	3'-6"	6'-8"	1 3/8"						F/G-A10.2	NOTE 8
D	(4)1'-3"	6'-8"	1 3/8"						H/J-A10.2	
E	(2)2'-6"	6'-8"	1 3/8"						H/J-A10.2	
F	(2)3'-0"	6'-8"	1 3/8"						H/J-A10.2	

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710.
B. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

SPECIFIC NOTES:
1. ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR - NOSE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING. WEATHER STRIPPING TO BE INSTALLED.
3. ENTRY DOOR - 180" PEEP HOLES AT STANDARD/ADAPTABLE UNITS. (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.
4. ENTRY DOOR - 180" PEEP HOLES AT ACCESSIBLE UNITS. (2) PEEP HOLES TO BE INSTALLED @ 43" AFF & 60" AFF.
5. ENTRY DOOR - FIRE/SMOKE SEAL TO BE INSTALLED.
6. BEDROOM & BATH DOORS - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
7. BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH DWGS 1" TYP.
8. MECH. DOORS - LOUVER SIZE PER MECH.

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/2" FIRE RATED		TEMPERED
			1/4"	3/4"	
A1					
A2					
B1					
B2					
C1					

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

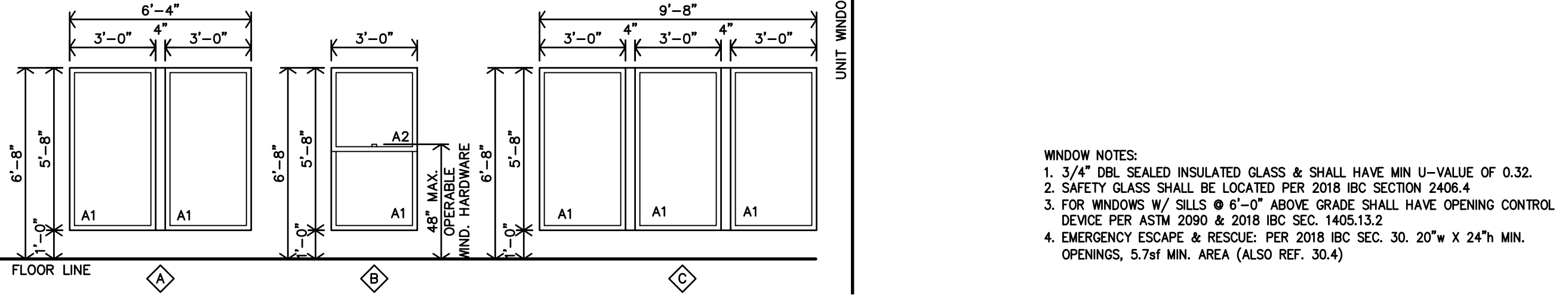
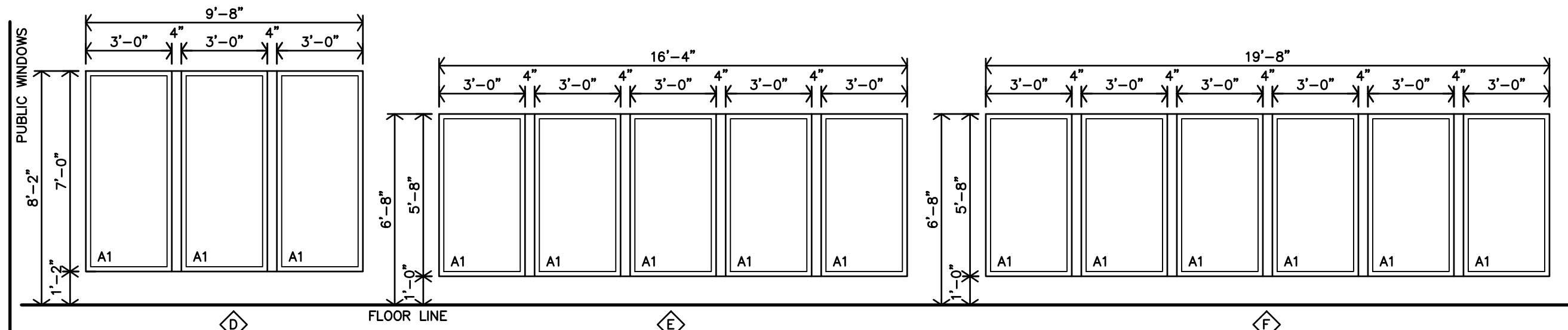
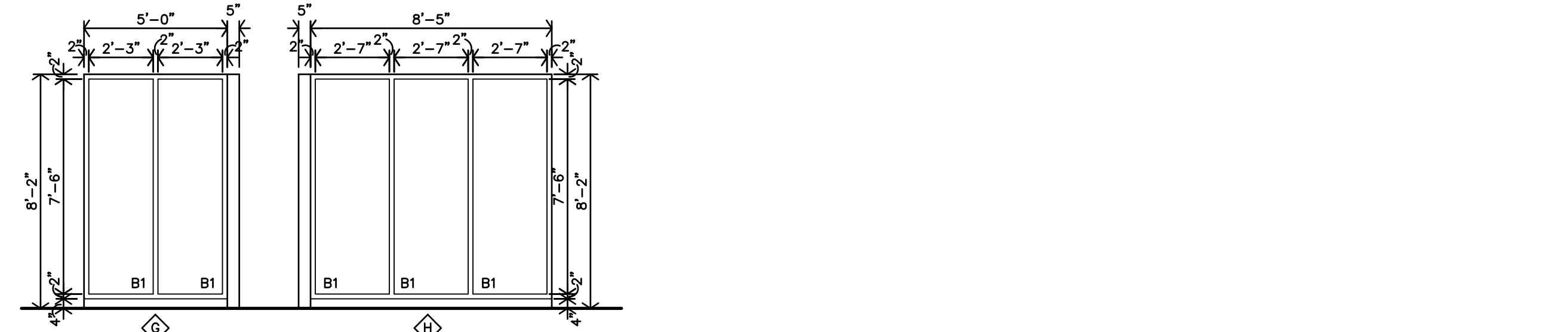
WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	INTERIOR		EXTERIOR	DETAILS
				INTERIOR	EXTERIOR		
A	6'-4"	5'-8"	PICTURE/FIXED				N-A10.3
B	3'-0"	5'-8"	SINGLE HUNG				O-A10.3
C	9'-8"	5'-8"	PICTURE/FIXED				N-A10.3
D	9'-8"	5'-8"	PICTURE/FIXED				N-A10.3
E	16'-4"	5'-8"	PICTURE/FIXED				N-A10.3
F	19'-8"	5'-8"	PICTURE/FIXED				N-A10.3
G	8'-2"	5'-0"	ALUM. STOREFRONT SYSTEM				H/J/K-A10.3

GENERAL NOTES:
A. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
B. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK, CONTINUOUS AROUND WINDOW.
C. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
D. WINDOWS A, B & C MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
E. ALL 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.
F. 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.
G. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.

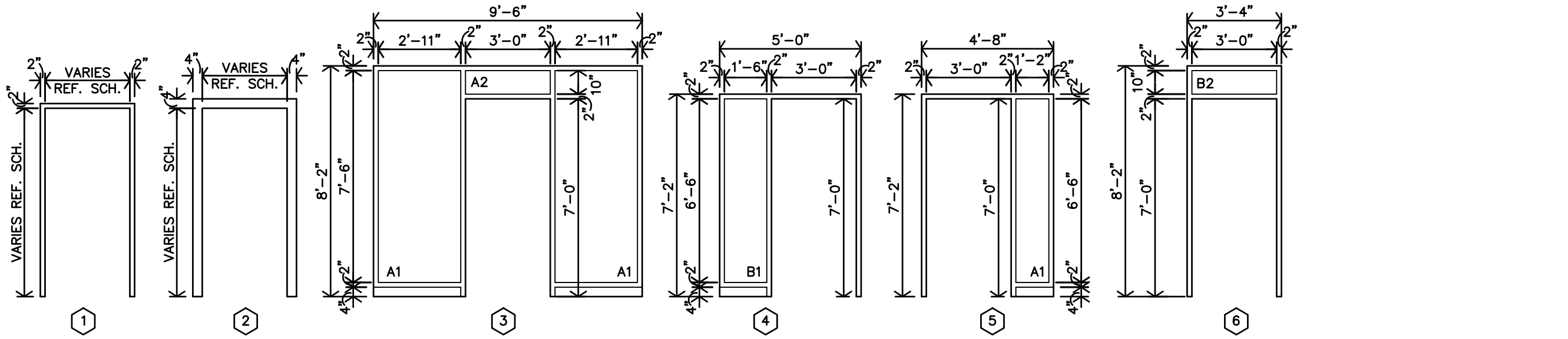
PUBLIC DOOR SCHEDULE

MARK	DOOR			FRAME			RATING	DETAILS		
	W	H	T	MATERIAL	TYPE	FINISH			MATERIAL	TYPE
FIRST FLOOR										
101	3'-0"	7'-0"	1 3/4"	ALUMINUM	INSULATED METAL HOLLOW METAL TYPE	PREFINISHED PAINT	ALUMINUM HOLLOW METAL WOOD	TYPE	PREFINISHED PAINT	H/J/K-A10.3
102	3'-0"	7'-0"	1 3/4"							L-A10.3
103	3'-0"	7'-0"	1 3/4"							L-A10.3
104	PR3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
105	3'-0"	7'-0"	1 3/4"							H/J/K-A10.3
106	3'-0"	7'-0"	1 3/4"							A/B-A10.3
107	3'-0"	7'-0"	1 3/4"							A/B-A10.3
108	PR3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
109	3'-6"	7'-0"	1 3/4"							45min E/F-A10.3
110	3'-0"	7'-0"	1 3/4"							A/B-A10.3
111	3'-0"	7'-0"	1 3/4"							45min E/F-A10.3
112	3'-0"	7'-0"	1 3/4"							H/J/K-A10.3
113	3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
114	3'-0"	7'-0"	1 3/4"							H/J/K-A10.3
116	3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
117	3'-0"	7'-0"	1 3/4"							H/J/K-A10.3
118	3'-0"	7'-0"	1 3/4"							H/J/K-A10.3
119	4'-0"	7'-0"	1 3/4"							M/K-A10.3
SECOND FLOOR										
201	3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
202	PR3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
203	3'-6"	7'-0"	1 3/4"							45min E/F-A10.3
204	3'-0"	7'-0"	1 3/4"							45min E/F-A10.3
206	3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
THIRD FLOOR										
301	3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
302	PR3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
303	3'-6"	7'-0"	1 3/4"							45min E/F-A10.3
304	3'-0"	7'-0"	1 3/4"							45min E/F-A10.3
306	3'-0"	7'-0"	1 3/4"							60min E/F-A10.3
307	3'-0"	7'-0"	1 3/4"							45min E/F-A10.3
308	3'-0"	7'-0"	1 3/4"							45min A/B-A10.3
ELEVATOR										
E1	3'-6"	7'-0"								60min REF. SHEETS A6.1 & A6.2
E2	3'-6"	7'-0"								60min REF. SHEETS A6.1 & A6.2
E3	3'-6"	7'-0"								60min REF. SHEETS A6.1 & A6.2
GENERAL NOTES: A. ALL EXPOSED UNITS TO BE PAINTED AT INTERIOR AND EXTERIOR. B. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS. C. INSTALL ALUMINUM THRESHOLD/EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOORS. D. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE. E. 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.										

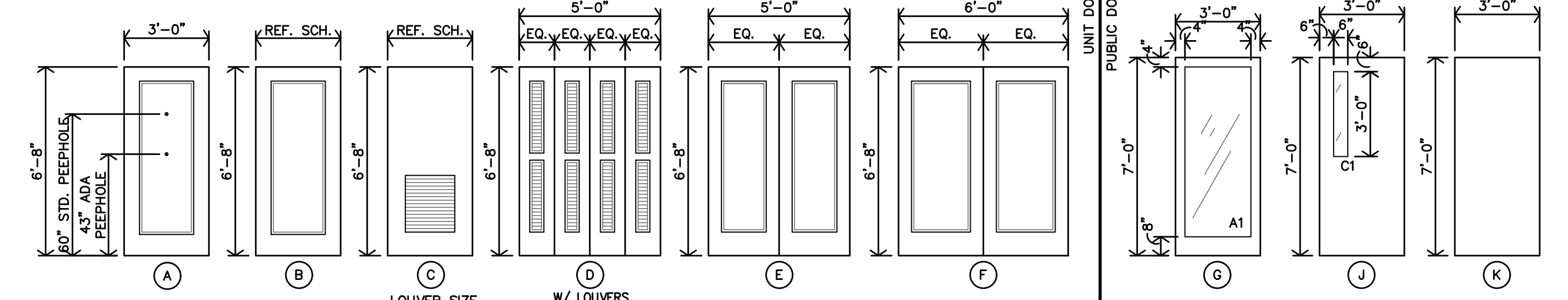


C WINDOW TYPES
1/4"=1'-0"

WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U-VALUE OF 0.32.
2. SAFETY GLASS SHALL BE LOCATED PER 2018 IBC SECTION 2406.4.
3. FOR WINDOWS W/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1405.13.2.
4. EMERGENCY ESCAPE & RESCUE: PER 2018 IBC SEC. 30. 20" x 24" MIN. OPENINGS, 5.7sf MIN. AREA (ALSO REF. 30.4)



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



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

LOUVER SIZE PER MECH.
W/ LOUVERS



REVISION:	
DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	

