THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, **25-3489** **IOWA**

REFERENCE LEGEND

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

MATERIAL LEGEND

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



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ABBREVIATIONS

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

CONSULTANTS

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ph. (712) 322-3202
www.snyder-associates.com

Mechanical & Electrical Engineers ;

LST Consulting Engineers, PA

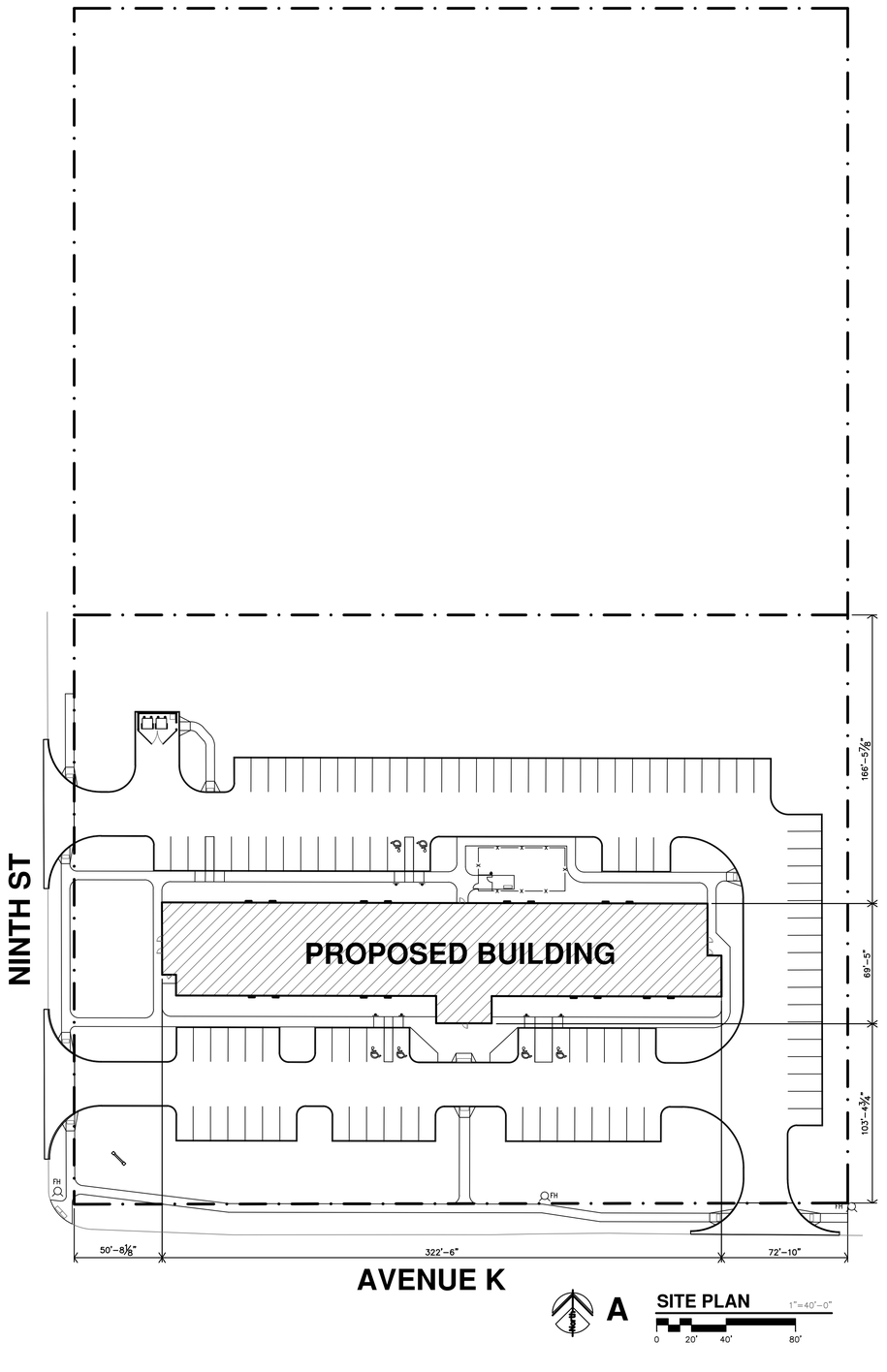
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Structural Engineer ;

McCLURE Engineering

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PERMIT/BID SET 8-1-2025



A SITE PLAN 1"=40'-0"

0 20' 40' 80'

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	THE RESIDENCE at CARTER LAKE
FACILITY ADDRESS	– CARTER LAKE, IOWA
OWNER NAME	OPG CARTER LAKE PARTNERS, LLC
OWNER ADDRESS	250 N SANTA FE, STE A SALINA, KS 67401 ph: 913–396–6310
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	POTTAWATTAMIE
FIRE DEPARTMENT	CARTER LAKE
WATER SUPPLY	CARTER LAKE
BUILDING INSPECTION DEPT	CARTER LAKE
AUTHORITY HAVING JURISDICTION	CARTER LAKE
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785–827–0386
CODES/REGULATIONS	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2021 UNIFORM PLUMBING CODE (STATE) 2020 NATIONAL ELECTRICAL CODE (STATE) 2015 INTERNATIONAL FIRE CODE (IFA REQ'D) 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IFA REQ'D) 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES FAIR HOUSING ACT DESIGN MANUAL

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← 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	⊗	FIRE EXTINGUISHER	●FE
EMERGENCY LIGHT	5'-0"	FIRE HYDRANT	FH
EXIT/EMERGENCY LIGHT	5'-0"	FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAAP
		FIRE ALARM CONTROL PANEL	FACP

	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

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)*

	R–2
BASE ALLOWABLE	12,000 SF
AREA INCREASE (65%)	7,800 SF
SUB–TOTAL ALLOWABLE (PER FLOOR)	19,800 SF
3 FLOORS	x3
TOTAL BUILDING ALLOWABLE AREA	59,400 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	17,535 SF
SECOND FLOOR	17,034 SF
THIRD FLOOR	17,034 SF
TOTAL BLDG AREA	51,603 SF

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

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

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: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED
STANDPIPES: 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

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

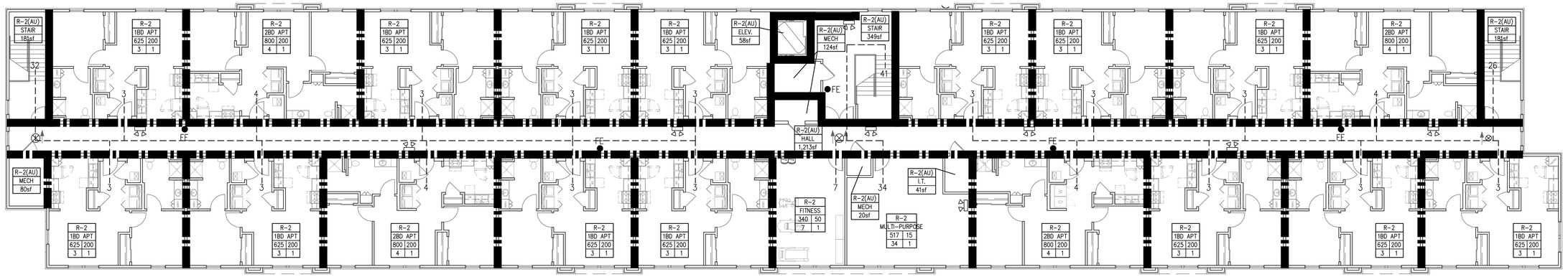
JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

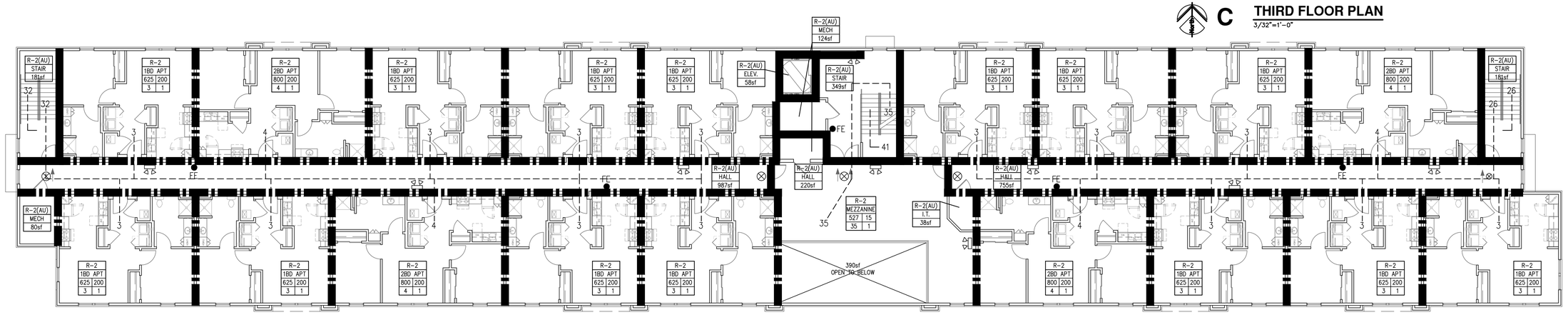
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JOB: 25–3489
SHEET NO.:

CFP1

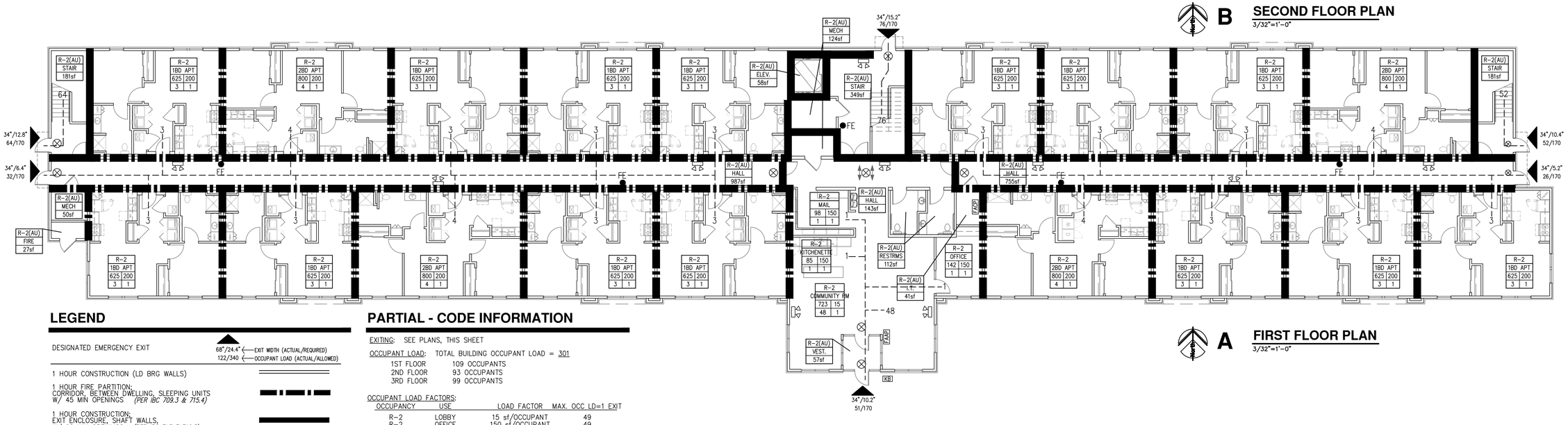
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C **THIRD FLOOR PLAN**
3/32"=1'-0"



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



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

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← 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	⊗	FIRE EXTINGUISHER	●FE
EMERGENCY LIGHT	⊗	FIRE HYDRANT	FH
EXIT/EMERGENCY LIGHT	⊗	FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAAP
KNOX BOX	KB	FIRE ALARM CONTROL PANEL	FACP

	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

PARTIAL - CODE INFORMATION

EXITING: SEE PLANS, THIS SHEET

OCCUPANT LOAD: TOTAL BUILDING OCCUPANT LOAD = 301

1ST FLOOR 109 OCCUPANTS
2ND FLOOR 93 OCCUPANTS
3RD FLOOR 99 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

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THE RESIDENCE AT CARTER LAKE

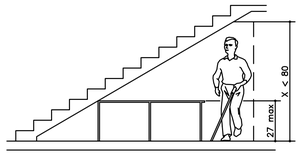
NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

JEFFREY S. GILLAM 06687 IOWA LICENSED ARCHITECT

REVISION:	
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	CFP2

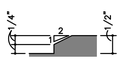
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Vertical Clearance

S STANDARD VERTICAL CLEARANCE

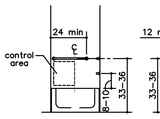
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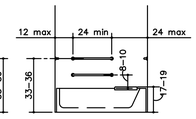
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

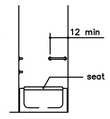
NO SCALE



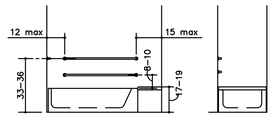
Controls Location



Grab Bars at Removable Seat

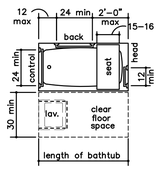


Grab Bars at Removable Seat

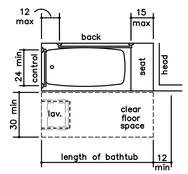


Grab Bars at Permanent Seat

Grab Bars at Permanent Seat



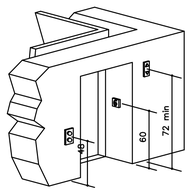
Clear Floor Space at Bathtub With Removable Seat



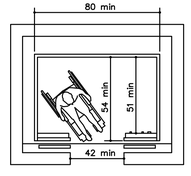
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

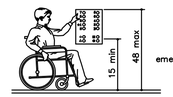
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Hoistway and Elevator Entrances



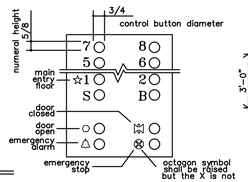
Minimum Dimensions for Elevator Car



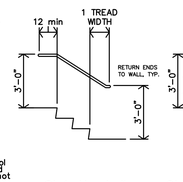
Car Control Height

N STANDARD ELEVATOR ADA DIAGRAMS

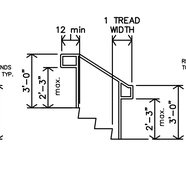
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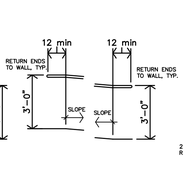
Panel Detail



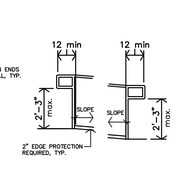
Stair Handrail Extensions at Walls



Stair Handail Extensions at Freestanding Handrails



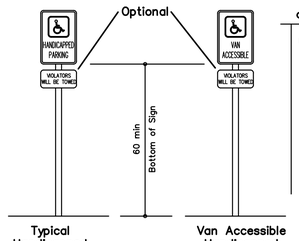
Ramp Handrail Extensions at Walls



Ramp Handail Extensions at Freestanding Handrails

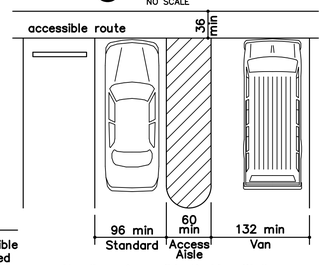
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

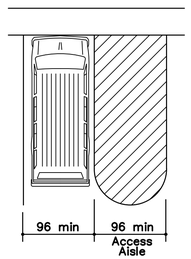


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



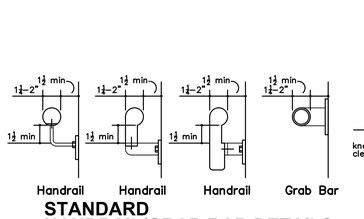
Handicap Accessible Parking Stalls



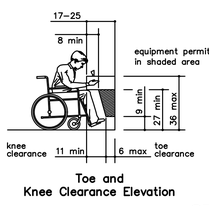
Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

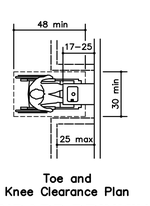
NO SCALE



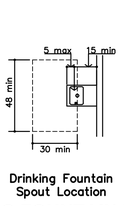
Handrail Handrail Handrail Grab Bar



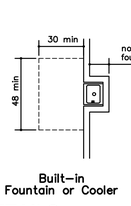
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



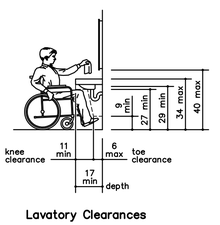
Built–in Fountain or Cooler

K STANDARD HANDRAIL/GRAB BAR DETAILS

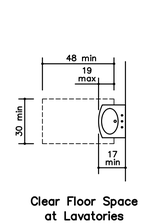
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



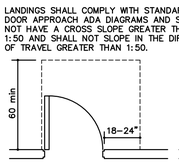
Lavatory Clearances



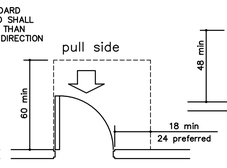
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

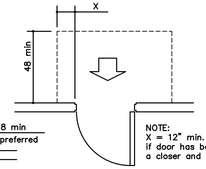
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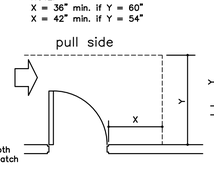
Exterior Landing



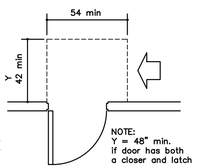
Front Approach – Swinging Door



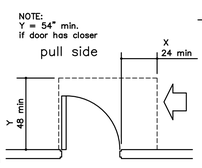
Front Approach – Swinging Door



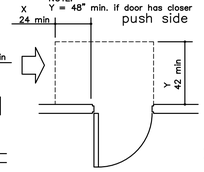
Hinge Side Approach – Swinging Door



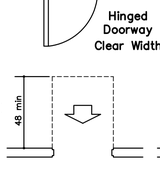
Side Approach – Swinging Door



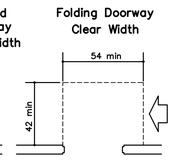
Latch Side Approach Swinging Door



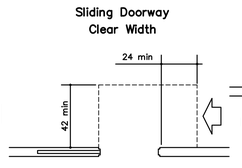
Latch Side Approach Swinging Door



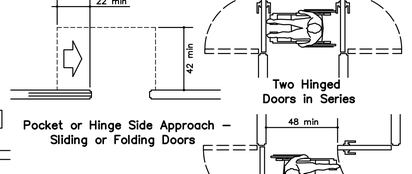
Front Approach – Sliding or Folding Doors



Side Approach – Sliding or Folding Doors

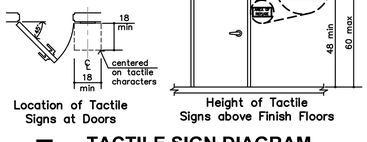


Stop or Latch Side Approach – Sliding or Folding Doors



G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

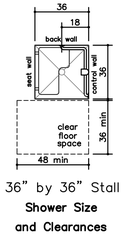


Location of Tactile Signs at Doors

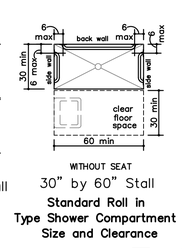
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE

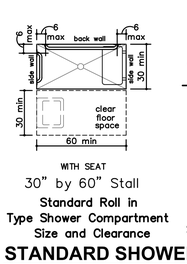


36" by 36" Stall Shower Size and Clearances



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

WITHOUT SEAT

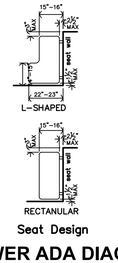


30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

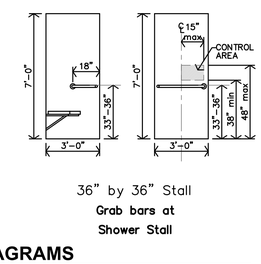
WITH SEAT

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE



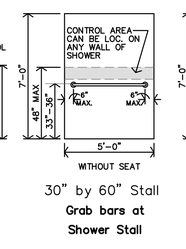
Seat Design



36" by 36" Stall Grab bars at Shower Stall

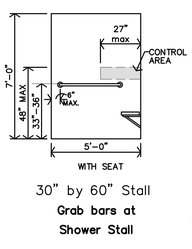
30" by 60" Stall Grab bars at Shower Stall

WITHOUT SEAT



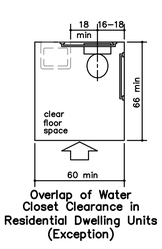
30" by 60" Stall Grab bars at Shower Stall

WITH SEAT

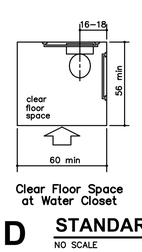


30" by 60" Stall Grab bars at Shower Stall

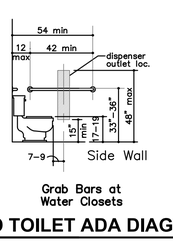
WITH SEAT



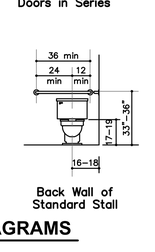
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



Clear Floor Space at Water Closet



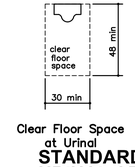
Grab Bars at Water Closets



Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

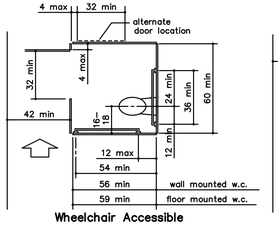


Clear Floor Space at Urinal

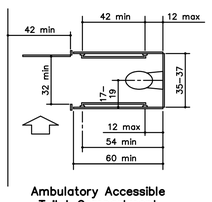
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE



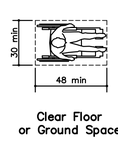
Wheelchair Accessible Toilet Compartment



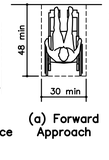
Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

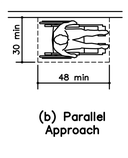
NO SCALE



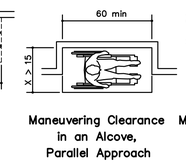
Clear Floor or Ground Space



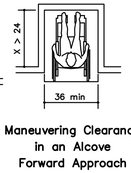
(a) Forward Approach



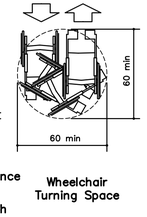
(b) Parallel Approach



Maneuvering Clearance in an Alcove, Parallel Approach



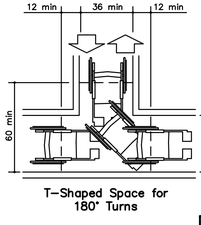
Maneuvering Clearance in an Alcove Forward Approach



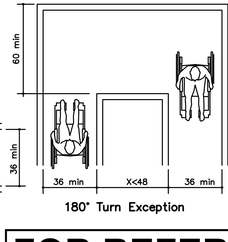
Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

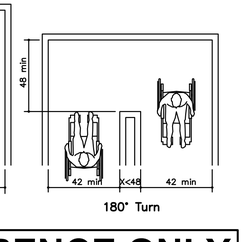
NO SCALE



T–Shaped Space for 180° Turns



180° Turn Exception



180° Turn

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CARTER LAKE, IOWA

JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

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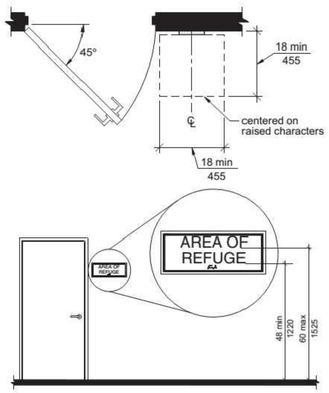
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JOB: 25-3489

SHEET NO.:

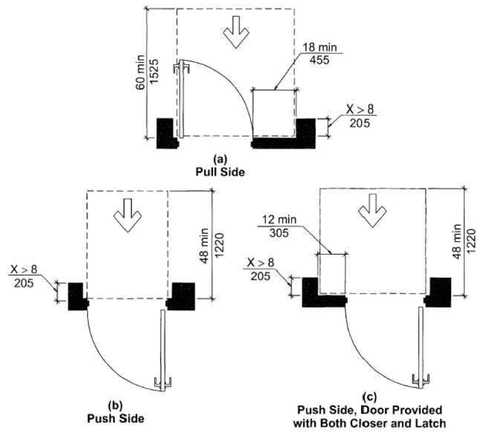
ADA

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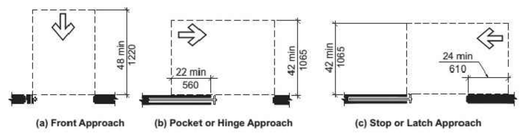


Note: For braille character mounting height see Section 703.4.5

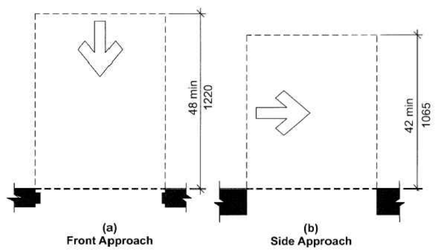
U **SIGNAGE (Section 703)**
NO SCALE



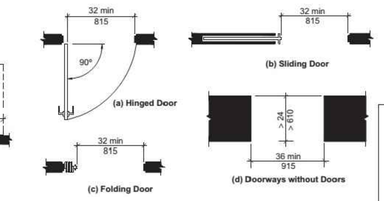
Q **MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)**
NO SCALE



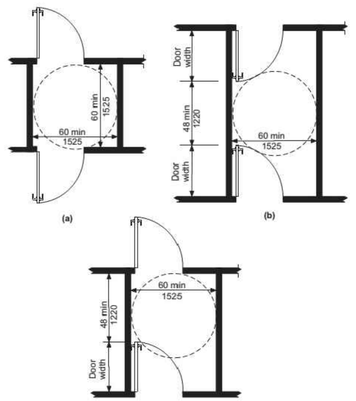
P **MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)**
NO SCALE



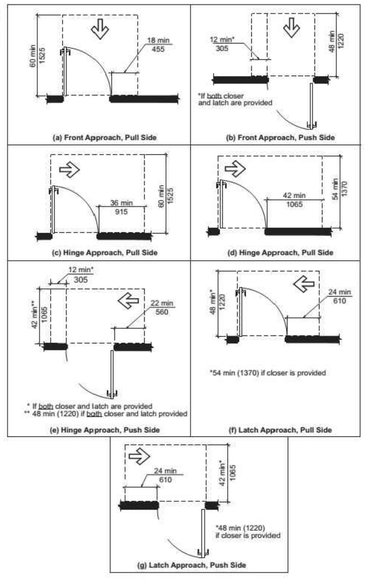
O **MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)**
NO SCALE



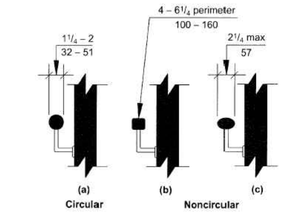
N **CLEAR WIDTH OF DOORWAYS (Section 404)**
NO SCALE



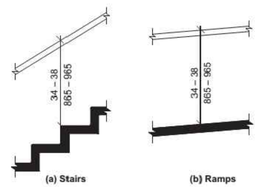
M **TWO DOORS IN SERIES (Section 404)**
NO SCALE



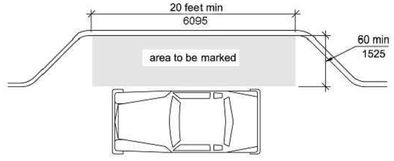
L **MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)**
NO SCALE



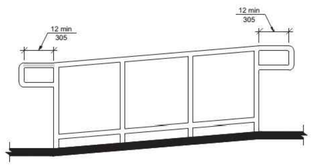
K **HANDRAIL CROSS SECTION (Section 505)**
NO SCALE



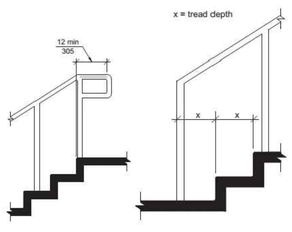
J **HANDRAIL HEIGHT (Section 505)**
NO SCALE



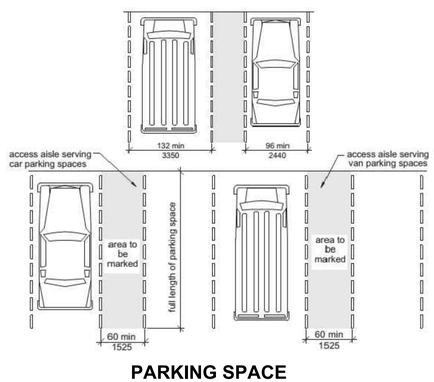
H **PASSENGER LOADING ZONE (Section 503)**
NO SCALE



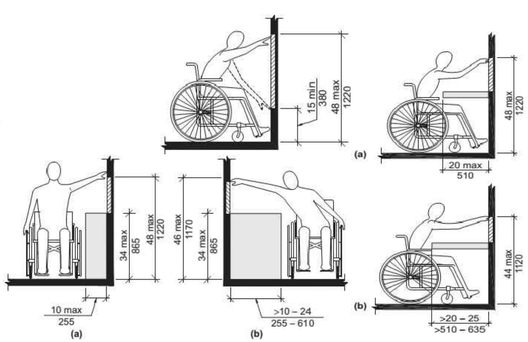
G **RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)**
NO SCALE



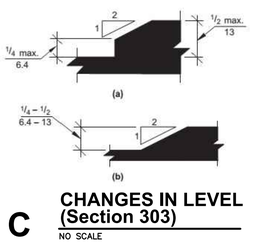
F **STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)**
NO SCALE



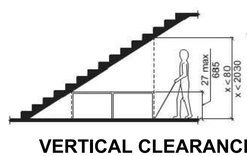
E **PARKING SPACE (Section 502)**
NO SCALE



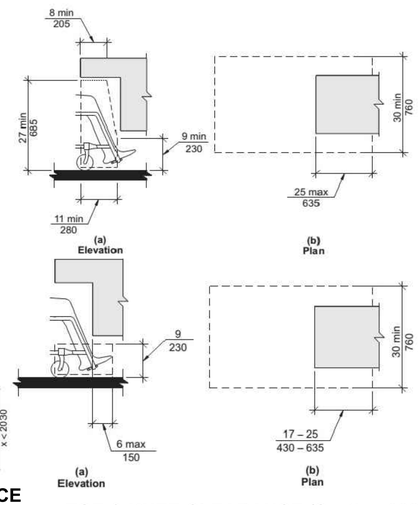
D **REACH CLEARANCES (Section 308)**
NO SCALE



C **CHANGES IN LEVEL (Section 303)**
NO SCALE



B **VERTICAL CLEARANCE (Section 307)**
NO SCALE



A **TOE & KNEE CLEARANCE (Section 306)**
NO SCALE

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785.827.0386 jgr@jgrarchitects.com

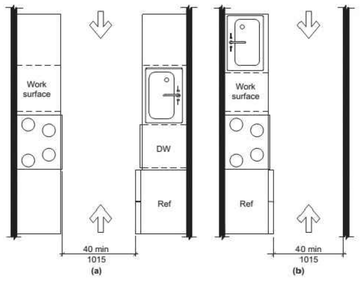
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JEFFREY S. GILLAM
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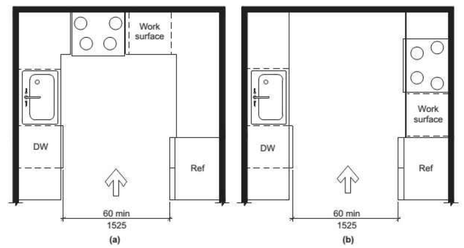
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DATE: 8-1-2025
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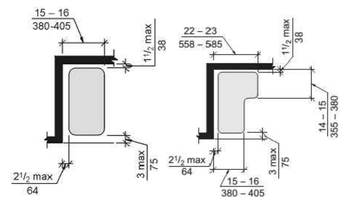
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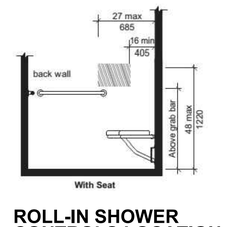
J **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



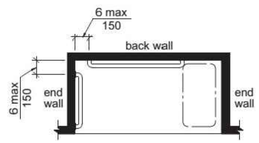
H **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



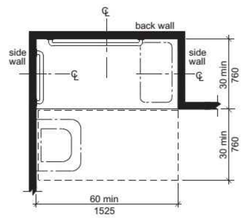
G **SHOWER SEATS (Section 610)**
NO SCALE



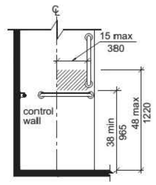
F **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



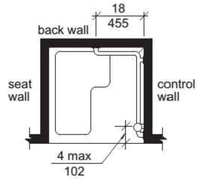
E **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE



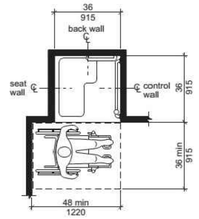
D **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



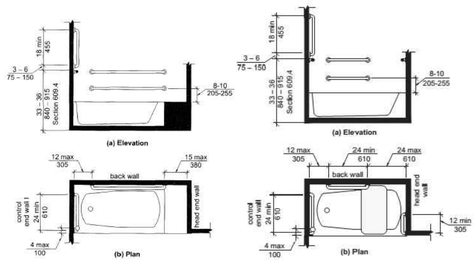
C **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



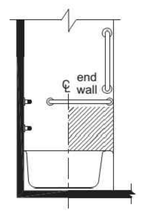
B **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



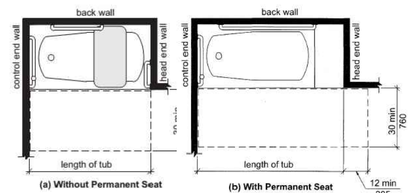
A **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



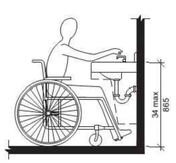
BB **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE



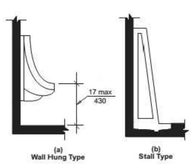
AA **BATHTUB CONTROLS (Section 607)**
NO SCALE



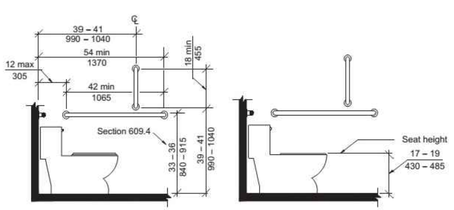
Z **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



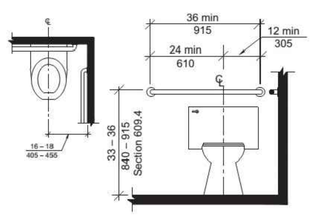
T **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



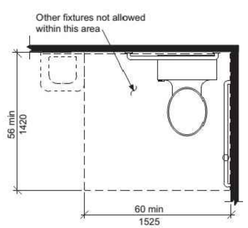
S **HEIGHT OF URINALS (Section 605)**
NO SCALE



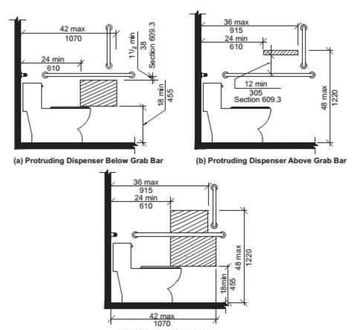
Y **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



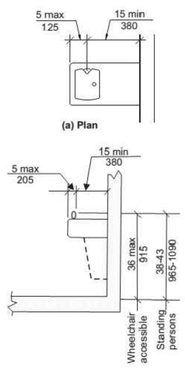
X **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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



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



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

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

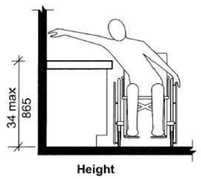
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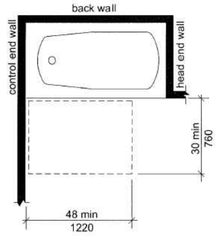
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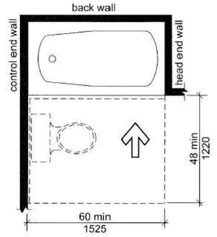
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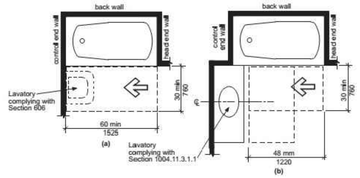
X **LAVATORY AT TYPE B UNITS - OPT B BATH (Section 1004)**
NO SCALE



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



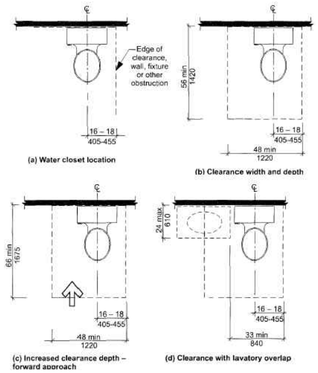
V **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE



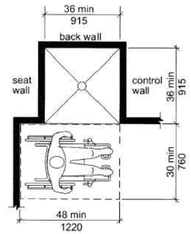
U **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE



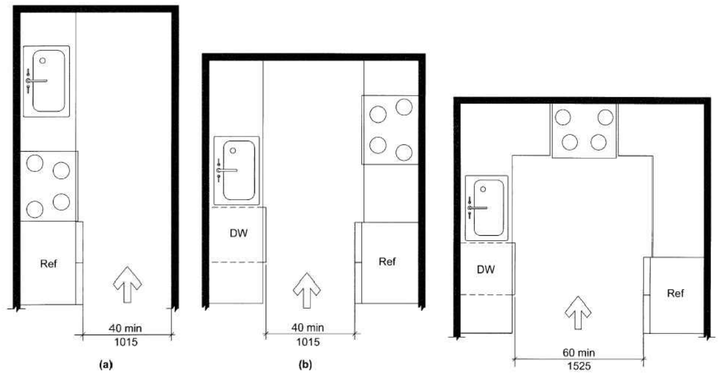
T **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE



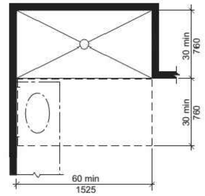
S **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1004)**
NO SCALE



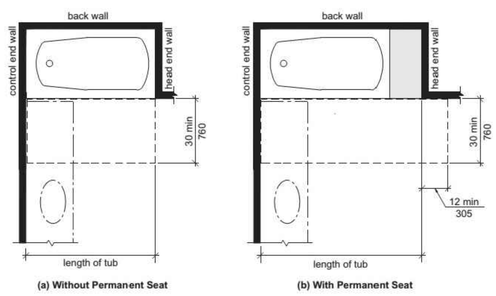
R **TRANSFER SHOWER AT TYPE B UNITS (Section 1004)**
NO SCALE



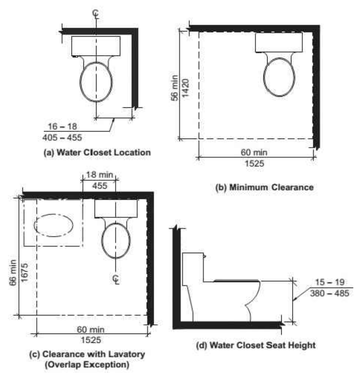
Q **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1004)**
NO SCALE



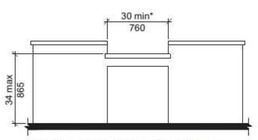
P **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



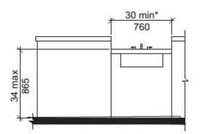
O **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



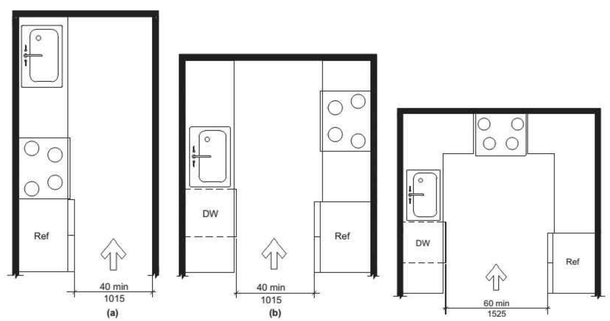
N **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



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

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8–1–2025
JOB: 25–3489
SHEET NO.:

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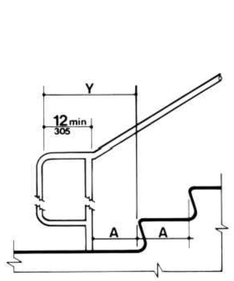


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

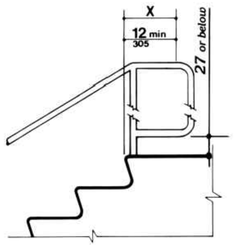
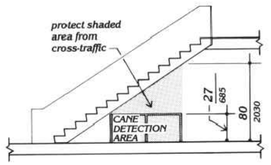


Figure 19(d)
Stair Handrails - Extension at Top of Run

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

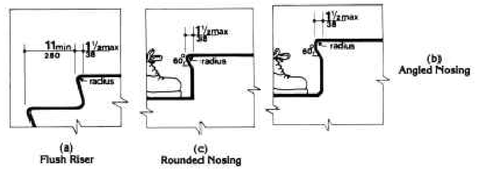
J STANDARD UFAS HANDRAILS

NO SCALE



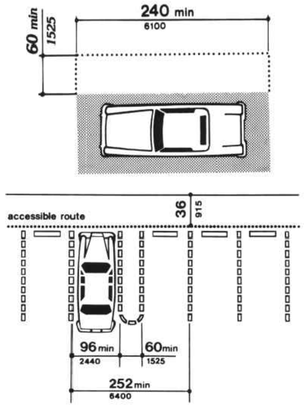
F GENERAL UFAS DIAGRAM

NO SCALE



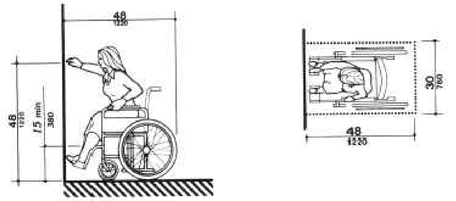
C STAIR NOSINGS

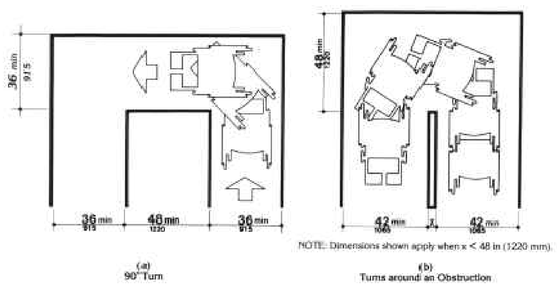
NO SCALE

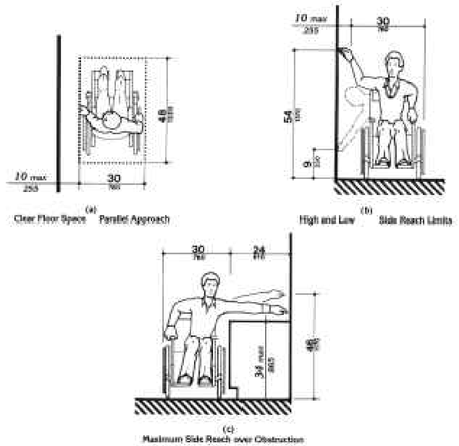


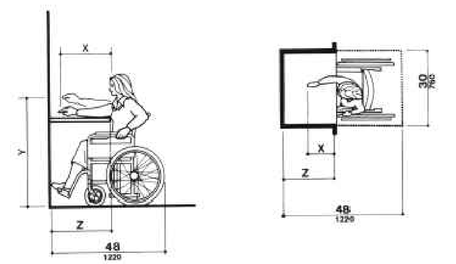
B STANDARD UFAS PARKING SPACES

NO SCALE









E UFAS WIDTH DIAGRAMS

NO SCALE

A STANDARD UFAS REACH DIAGRAMS

NO SCALE

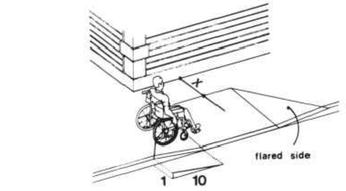


Figure 12(a)

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

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

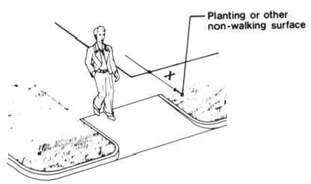
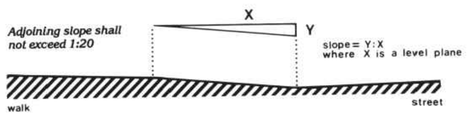


Figure 12(b)

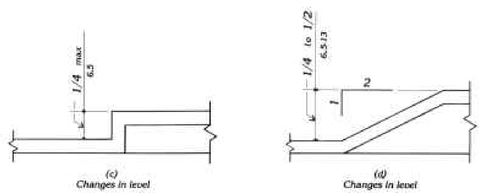
H STANDARD UFAS CURB RAMPS

NO SCALE



G STANDARD UFAS SLOPE

NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE

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

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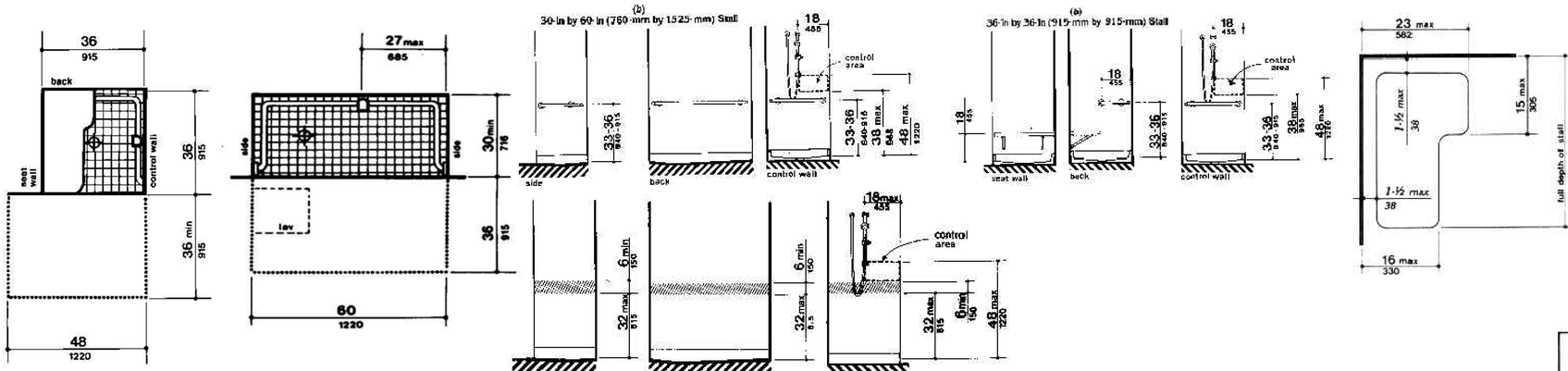
JEFFREY S. GILLAM 06827 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

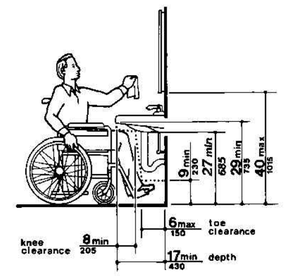
UFAS1

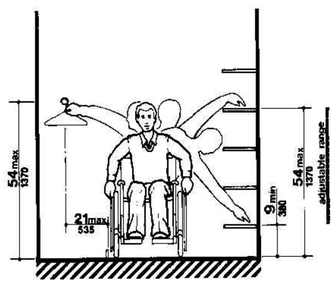
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H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE





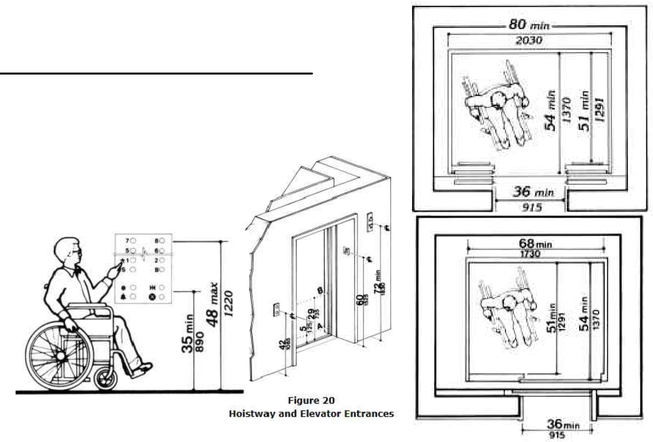


Figure 20
Hoistway and Elevator Entrances

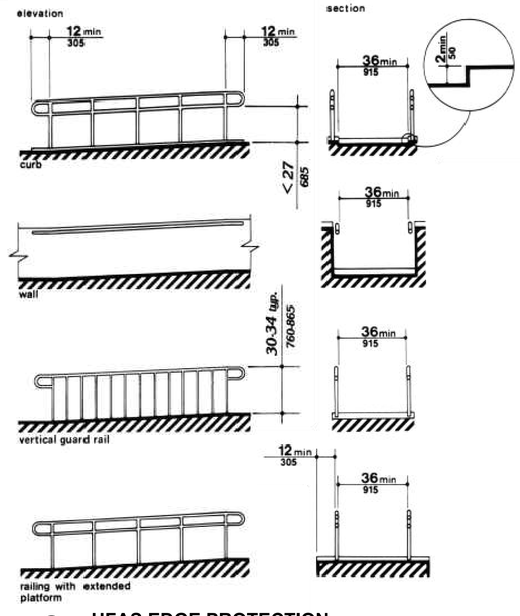
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

G UFAS LAVRATORY CLEARANCES

NO SCALE

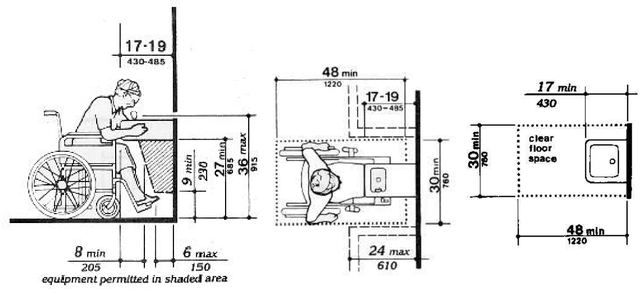
F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE

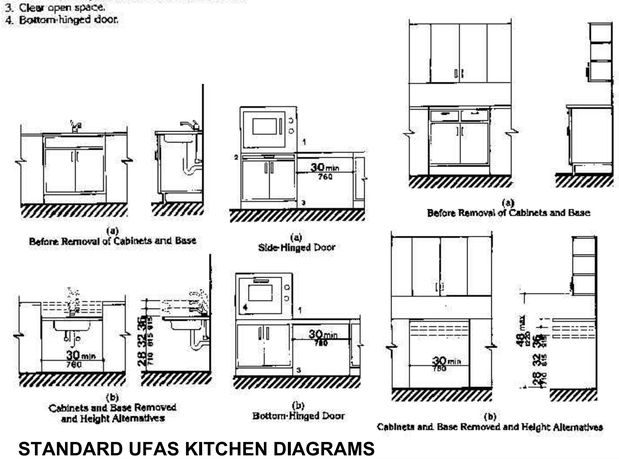


E STANDARD UFAS ELEVATOR DETAILS

NO SCALE



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



D STANDARD UFAS KITCHEN DIAGRAMS

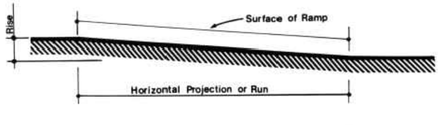
NO SCALE

C UFAS EDGE PROTECTION

NO SCALE

B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

NO SCALE



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

A SLOPE AND RISE

NO SCALE

NOTE:
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CARTER LAKE, IOWA

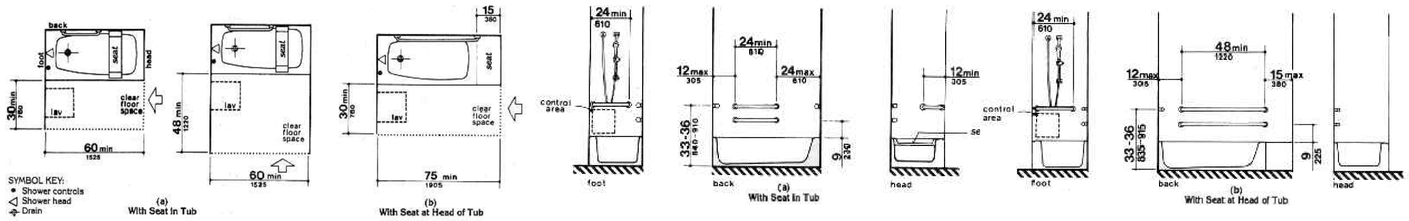
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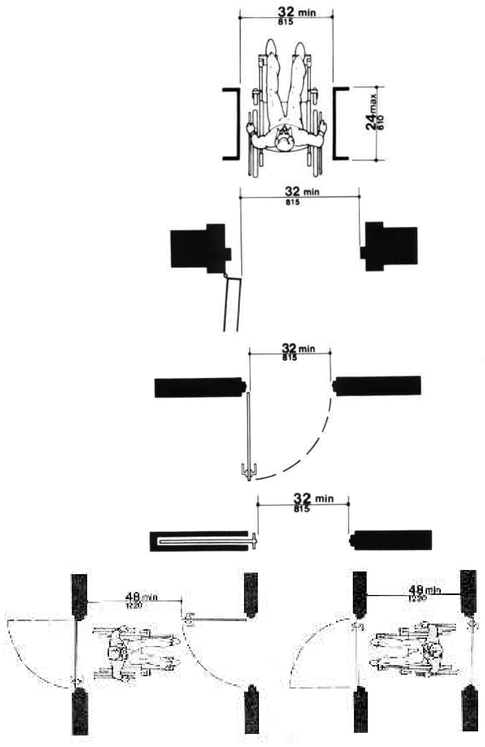
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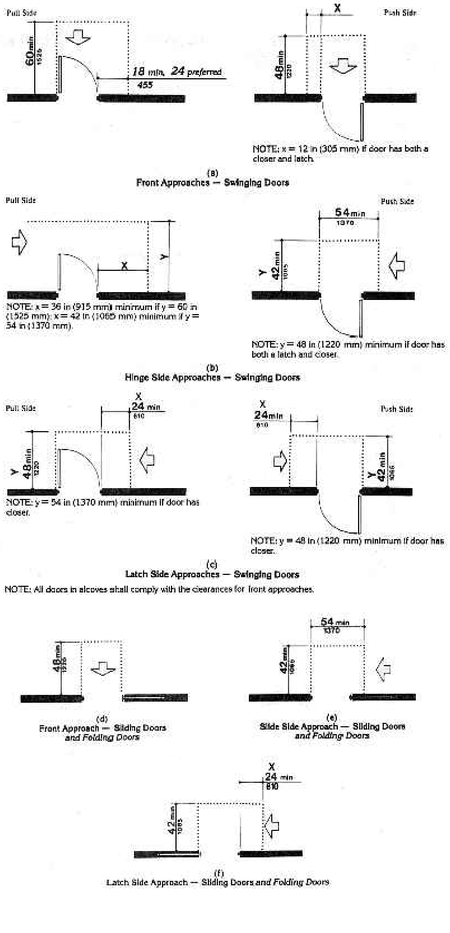
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C STANDARD BATHROOM/TUB DIAGRAMS

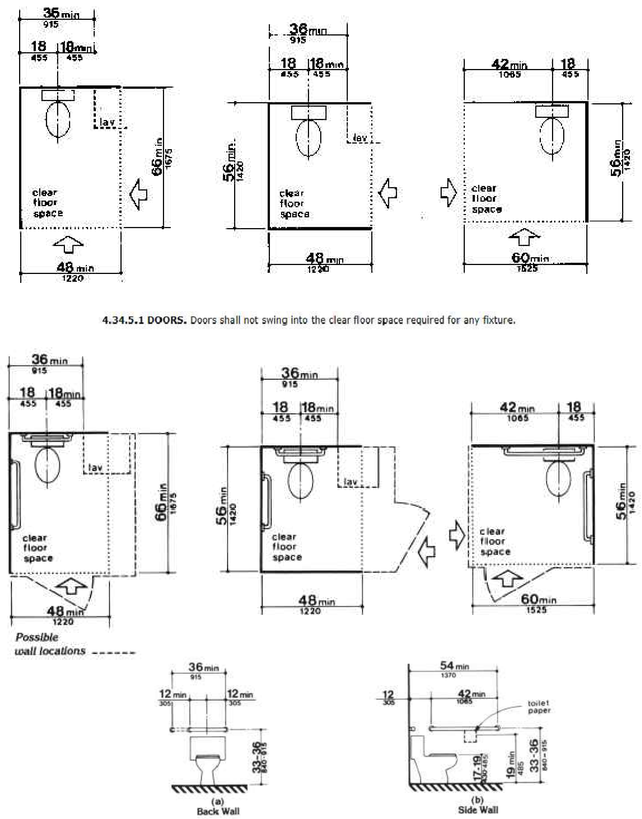
NO SCALE





B STANDARD UFAS DOOR APRROACH/CLEARANCES

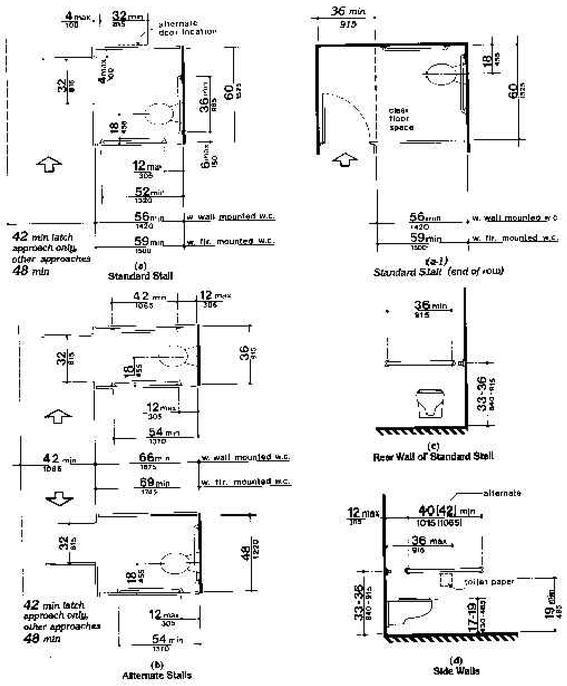
NO SCALE



A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

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.



NOTE:
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CARTER LAKE, IOWA

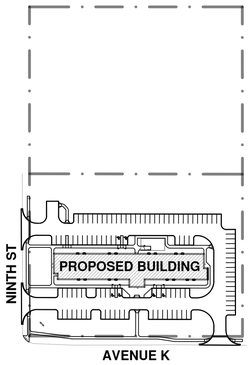
JEFFREY S. GILLAM 05837 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

UFAS3

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OVERALL SITE PLAN
1"=150'-0"

PROJECT UNIT SUMMARY

FLOOR	BUILDING TYPE	UNITS # 1BD	UNITS # 2BD	# of BLDGS	TOTAL BUILDING NET SQUARE FOOT	TOTAL BUILDING GROSS SQUARE FOOT
1	3-STORY	14	4	1	16,262	17,301
2	3-STORY	14	4	1	15,412	16,389
3	3-STORY	14	4	1	15,777	16,796
TOTALS		42	12		47,451	50,486
		54				

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	6 (1 van)
STANDARD PARKING STALLS	102
TOTAL PARKING STALLS	108
PARKING RATIO (STALLS/UNITS)	2.12

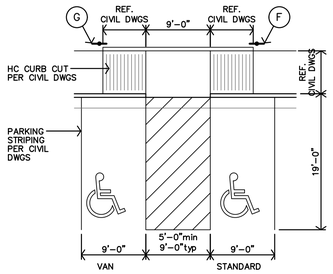
PARKING MEETS CARTER LAKE'S LOCAL ZONING REQ'S.

DWELLING, MULTI-FAMILY:
1-BEDROOM UNIT = 2 SPACES PER UNIT
2-BEDROOM UNIT = 2 SPACES PER UNIT

54 X 2 = 108 REQUIRED

LOT COVERAGE

SITE ACRES	SITE SF	BUILDING(S) TOTAL FOOTPRINT	LOT COVERAGE
3.0 ACRES	130,680 SF	17,301 sf	13.2%



REFERENCE CIVIL DRAWINGS

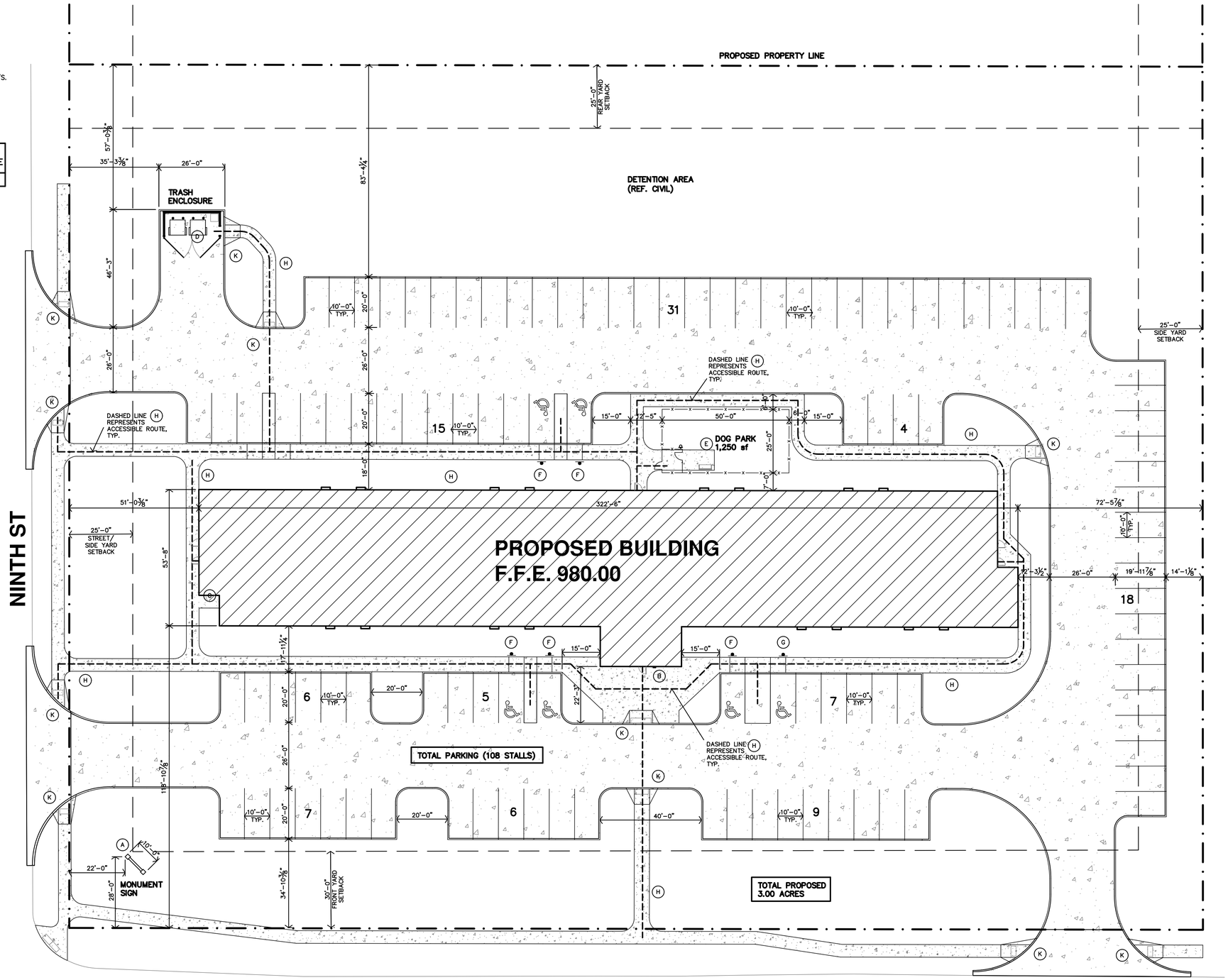
B ADA ACCESSIBLE PARKING
1"=10'-0"

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 ON SHEET A1.2
F	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	DASHED LINE INDICATES ACCESSIBLE PATH
J	PAINTED STRIPING AT ACCESSIBLE ROUTE
K	ADA CURB CUT. REF. A1.2 & CIVIL DRAWINGS/NOTES.

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF KNOXVILLE.
11. REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE (UNITS 1A, 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 1B & 2B).
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. ALL NEW LANDSCAPING IS TO BE IRRIGATED. THIS INCLUDES (BUT IS NOT LIMITED TO) SOD, GROUND COVER, TREES, SHRUBS AND RAISED PLANTERS. IRRIGATION INSTALLER/CONTRACTOR TO SUBMIT AN IRRIGATION PLAN TO ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH LANDSCAPE PLAN AND REFERENCE SPECIFICATIONS FOR MORE DETAILS.



A SITE PLAN
1"=20'-0"

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THE RESIDENCE AT CARTER LAKE
NEW SENIOR LIVING FACILITY
CARTER LAKE, IOWA

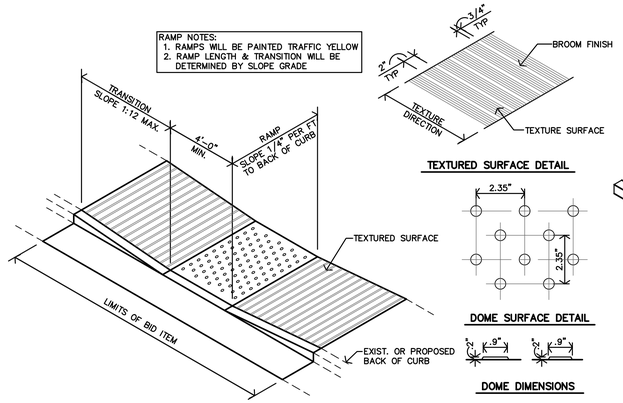
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

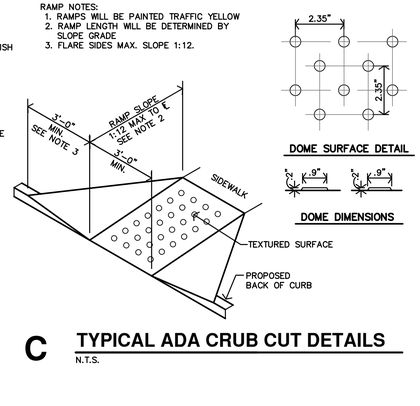
REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

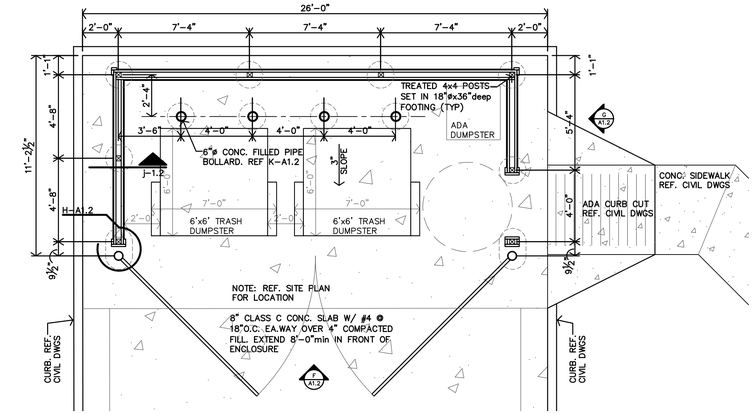
A1.1

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



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

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



D DOG WASTE STATION
NO SCALE

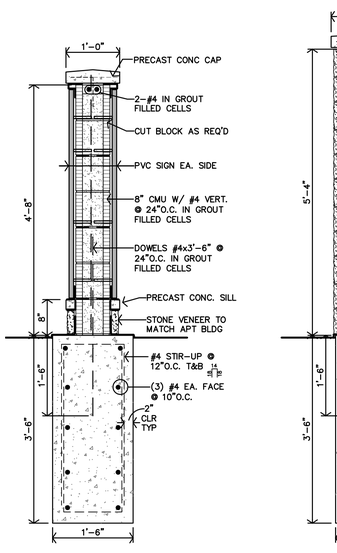


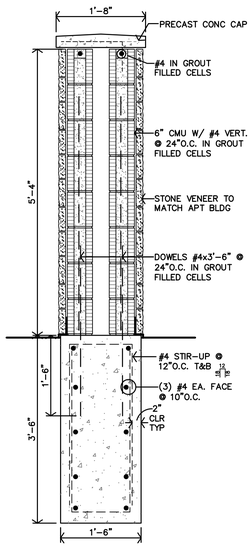
POLYWOOD TRADITIONAL GARDEN 60" BENCH
1 TOTAL
COLOR TBD BY ARCHITECT/OWNER

C OUTDOOR BENCH
NO SCALE

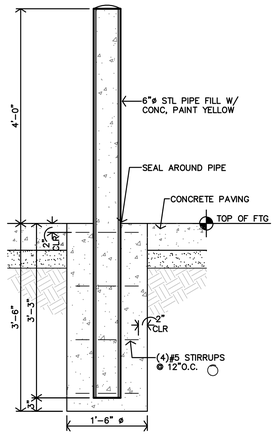


B TYPICAL IMAGE OF 4'-0" tall ALUM. FENCE - DOG PARK
NO SCALE

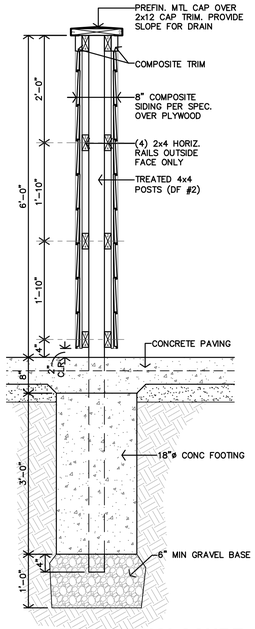




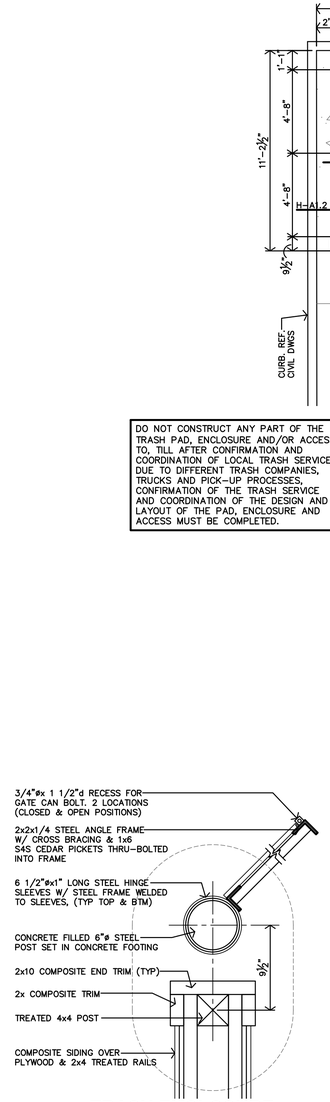
O MONUMENT SIGN WALL SECTION
3/4"=1'-0"



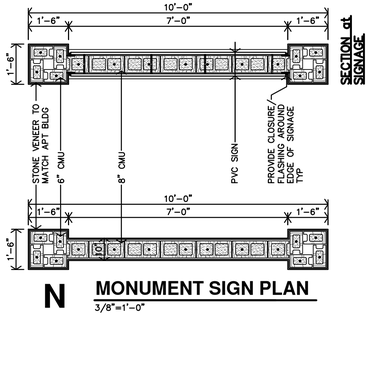
K BOLLARD DETAIL
3/4"=1'-0"



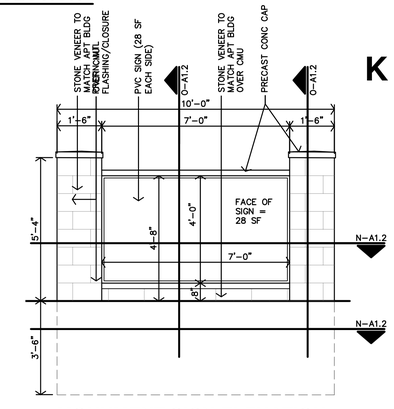
J TRASH ENCLOSURE SECTION
3/4"=1'-0"



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

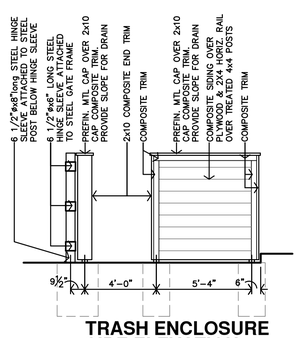


N MONUMENT SIGN PLAN
3/8"=1'-0"

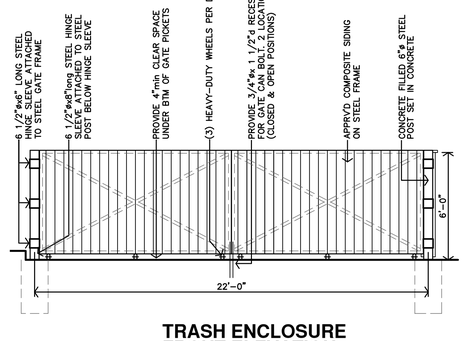


M MONUMENT SIGN ELEVATION
3/8"=1'-0"

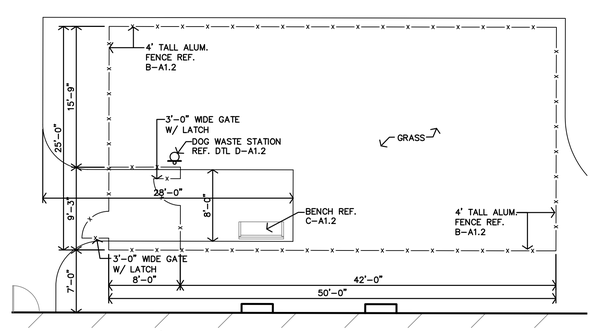
L NOT USED



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



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



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

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THE RESIDENCE AT CARTER LAKE
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CARTER LAKE, IOWA

JEFFREY S. GILLAM 06887 IOWA LICENSED ARCHITECT

REVISION:

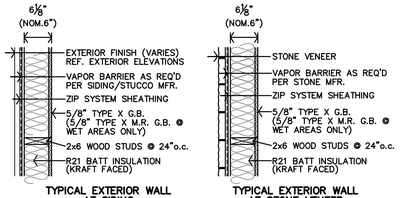
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JOB: 25-3489
SHEET NO.:

A1.2

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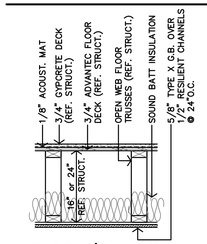
EXTERIOR PARTITION SCHEDULE

- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



1 TYPE 1

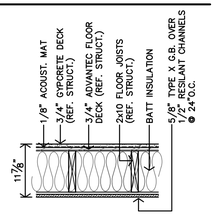
ASSEMBLIES



FLOOR/CEILING A

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

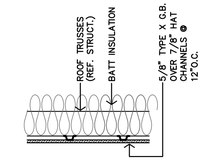
NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU



FLOOR/CEILING B

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

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

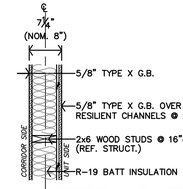


ROOF/CEILING

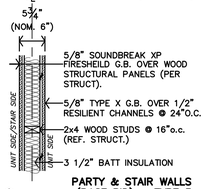
1-HOUR RATED (UL P522)
ATTACH PER ul REQUIREMENTS

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)

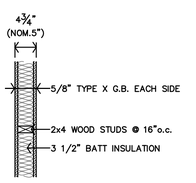


2 COORIDOR WALLS – TYPE 2
STC 51 1-HR RATED (UL U305) ATTACH PER ul REQUIREMENTS SHEAR WALLS – SW5



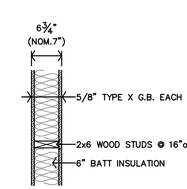
3 PARTY & STAIR WALLS (BASE BID) – TYPE 3
STC 53 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS SHEAR WALLS – SW3/SW4

PARTY & STAIR WALLS (ALTERNATE) – TYPE 3
INSTALL (1) LAYER 5/8" SOUNDBREAK XP FIRESHIELD IN LEIU OF 5/8" TYPE X G.B. OVER 1/2" RES. CHANNELS
STC 54 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS SHEAR WALLS – SW3/SW4



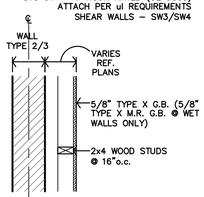
4r TYPE 4r
STC 34 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS

4 TYPE 4
NON-RATED

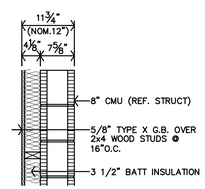


5r TYPE 5r
STC 35 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS

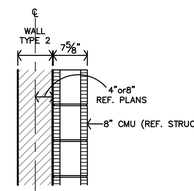
5 TYPE 5
NON-RATED



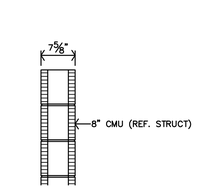
6 PLUMBING WALL – TYPE 6



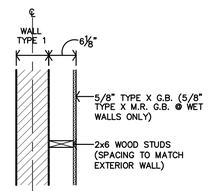
7 ELEVATOR – TYPE 7
2-HOUR RATED (UL U905) ATTACH PER ul REQUIREMENTS



8 ELEVATOR – TYPE 8
2-HOUR RATED (UL U905) ATTACH PER ul REQUIREMENTS



9 ELEVATOR – TYPE 9
2-HOUR RATED (UL U905) ATTACH PER ul REQUIREMENTS



10 FURRED EXT. WALL – TYPE 10
2-HOUR RATED (UL U905) ATTACH PER ul REQUIREMENTS

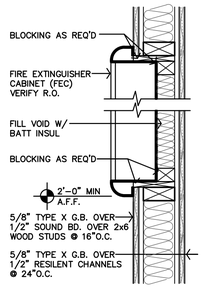
ARCHITECTURAL GENERAL NOTES

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

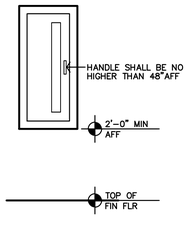
LEGEND

A	RADON PIPE THROUGH ROOF. REF. T–A4.4 & MECH. DWGS.
B	KNOX BOX, REFERECE A1.1 FOR LOCATION, COORDINATE WITH LOCAL FIRE MARSHAL' OFFICE.
C	ROOF HATCH & WALL MOUNTED LADDER
D	WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
	SYMBOL INDICATES ACCESSIBLE UNIT (5 TOTAL)
	APARTMENTS 110, 209, 210, 310, 312
S	SYMBOL INDICATES ROLL–IN SHOWER ACCESSIBLE UNIT (1 TOTAL)
	APARTMENT 112
	SYMBOL INDICATES HEARING/VISION IMPAIRED UNITS (2 TOTAL)
	APARTMENT 109, 212
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE–B)

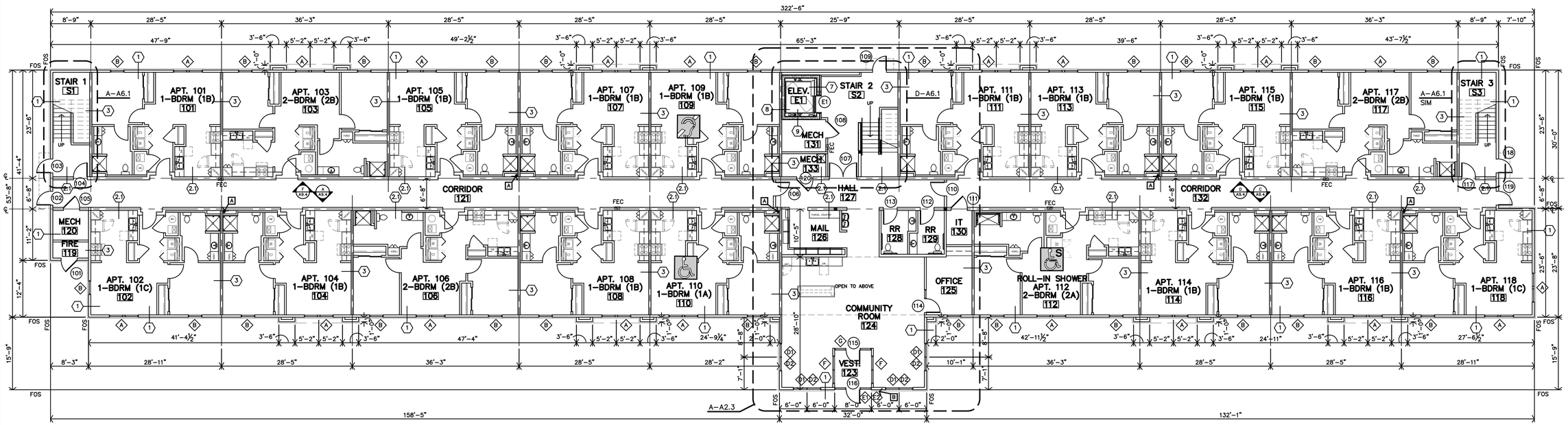
NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.



C FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'–0"



B TYPICAL FEC MOUNTING HGT
3/4"=1'–0"



A FIRST FLOOR PLAN
3/32"=1'–0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT CARTER LAKE

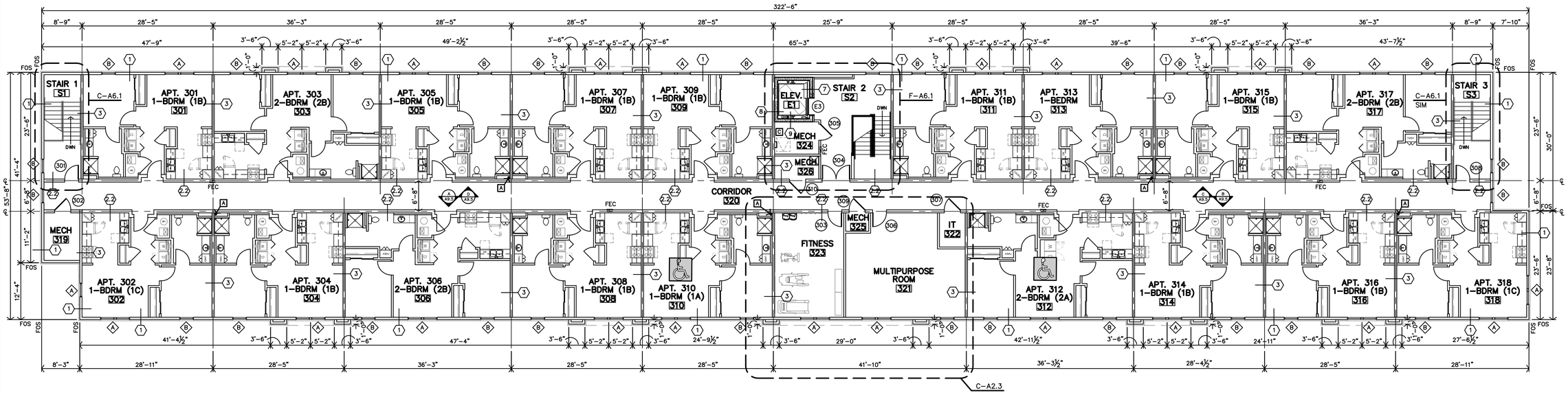
NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:	
DATE:	8–1–2025
JOB:	25–3489
SHEET NO.:	A2.1

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

LEGEND

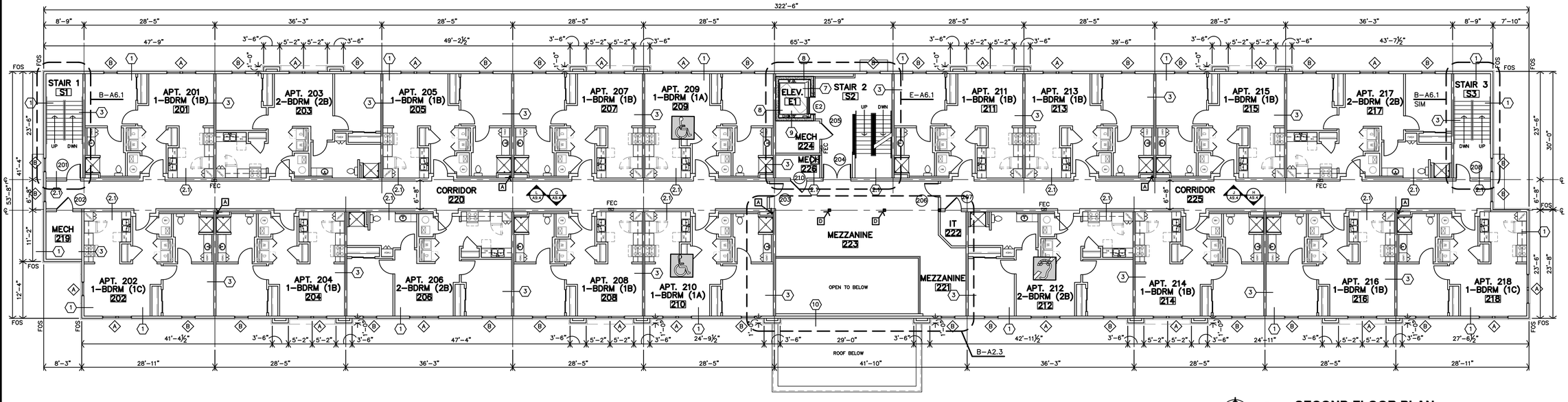
- A RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
- B KNOX BOX. REFERECE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
- C ROOF HATCH & WALL MOUNTED LADDER
- D WRAP COLUMN WITH 5/8" TYPE 'X' G.B.

	SYMBOL INDICATES ACCESSIBLE UNIT (5 TOTAL)
	APARTMENTS 110, 209, 210, 310, 312
S	SYMBOL INDICATES ROLL-IN SHOWER ACCESSIBLE UNIT (1 TOTAL)
	APARTMENT 112
	SYMBOL INDICATES HEARING/VISION IMPAIRED UNITS (2 TOTAL)
	APARTMENT 109, 212
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

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

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5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS B/C-A2.1. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2018 IBC, SECTION 906.
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES



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

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

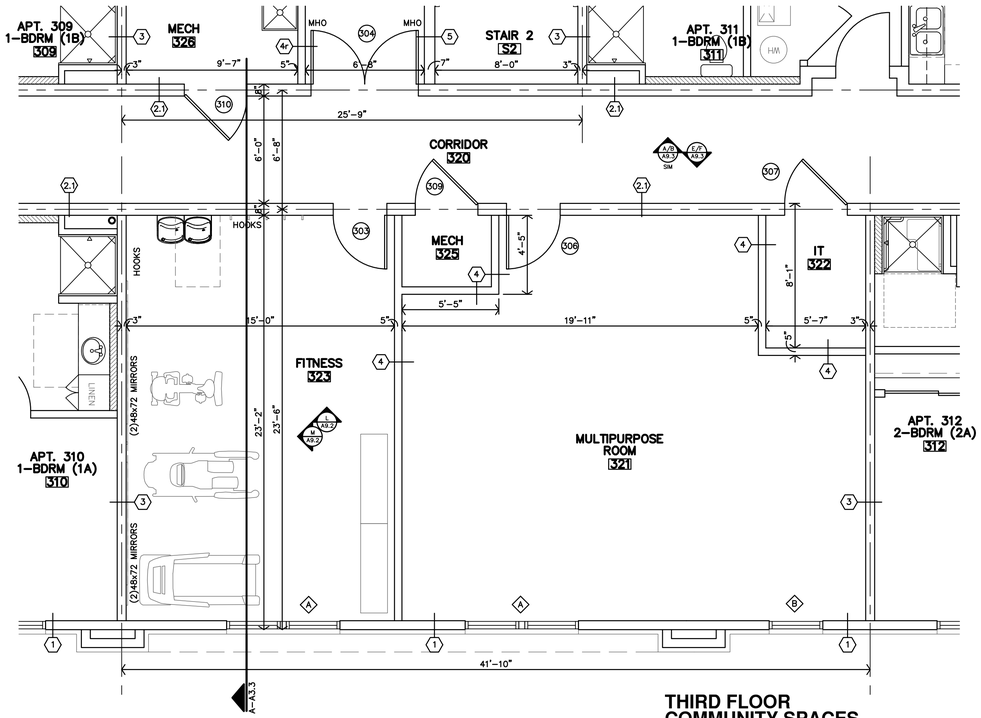
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A2.2

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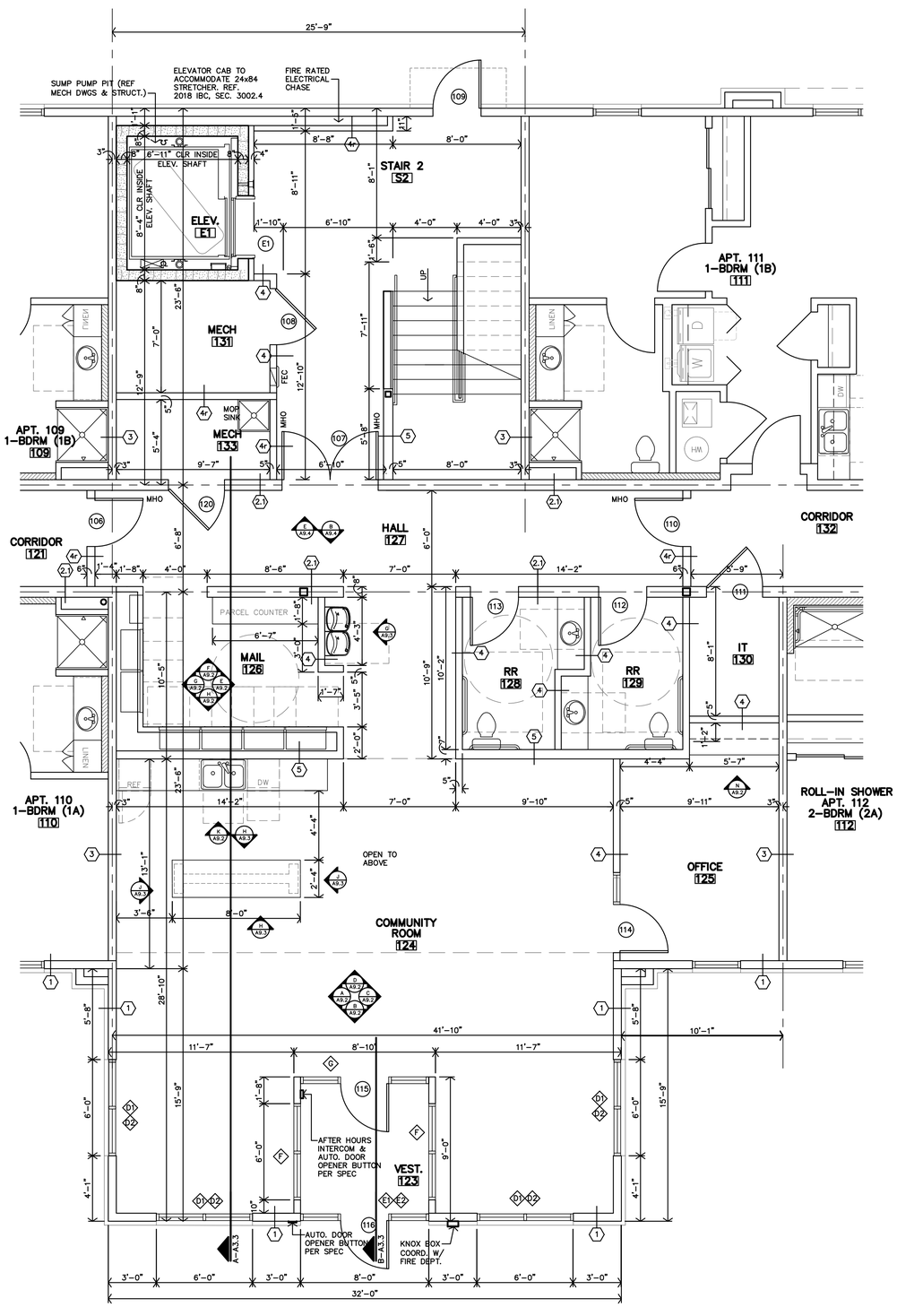


C THIRD FLOOR COMMUNITY SPACES ENLARGED FLOOR PLAN

1/4"=1'-0"

B SECOND FLOOR COMMUNITY SPACES ENLARGED FLOOR PLAN

1/4"=1'-0"



A FIRST FLOOR COMMUNITY SPACES ENLARGED FLOOR PLAN

1/4"=1'-0"

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

JEFFREY S. GILLAM 06827 IOWA LICENSED ARCHITECT

REVISION:

DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	A2.3

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APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'–0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'–0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2018 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENTRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED APPROX. 30"MIN ABV. FIN. FLOOR. COORDINATE WITH MEP DWGS.
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 80"ABV. FIN. FLR. REF. STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. 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.
13. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. 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.
15. CONTRACTOR TO PROVIDE WINDOW COVERINGS AT ALL APARTMENT WINDOWS. REF. SPECIFICATIONS.
16. FEC = FIRE EXTINGUISHER & SEMI-RECESSED CABINET. REF. SPECIFICATIONS.
17. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
18. F.O.S. = FACE OF STUD

ADAPTABLE UNIT NOTES

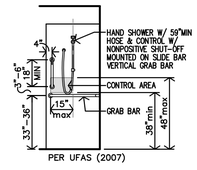
ADAPTABLE/TYPE-B UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- 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

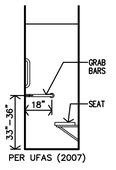
ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- 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.



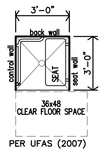
PER UFAS (2007)

E TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER CONTROL WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



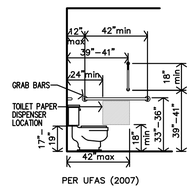
PER UFAS (2007)

D TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER BACK WALL
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



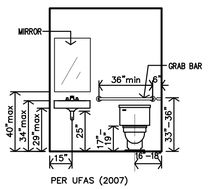
PER UFAS (2007)

C TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER PLAN
1/4"=1'–0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

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



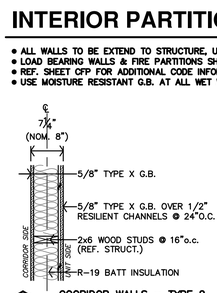
PER UFAS (2007)

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

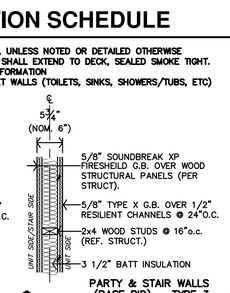
UNIT ACCESSIBLE BATH DETAILS

INTERIOR PARTITION SCHEDULE

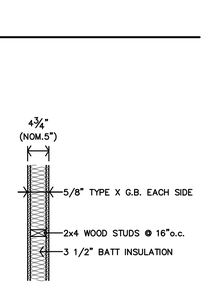
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION
- USE MOISTURE RESISTANT G.B. AT ALL WET WALLS (TOILETS, SINKS, SHOWERS/TUBS, ETC)



2 COORIDOR WALLS – TYPE 2
STC 51 1–HR RATED (UL U305)
ATTACH PER ul REQUIREMENTS
SHEAR WALLS – SW5



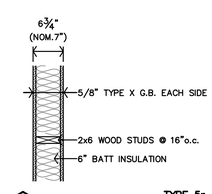
3 PARTY & STAIR WALLS (BASE BID) – TYPE 3
STC 53 1–HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS
SHEAR WALLS – SW3/SW4



4r TYPE 4r
STC 34 1–HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

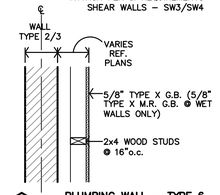
4 TYPE 4
NON–RATED

3 PARTY & STAIR WALLS (ALTERNATE) – TYPE 3
INSTALL (1) LAYER 5/8" SOUNDBREAK XP FIRESHIELD IN LEIU OF 5/8" TYPE X G.B. OVER 1/2" RES. CHANNELS
STC 54 1–HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS
SHEAR WALLS – SW3/SW4

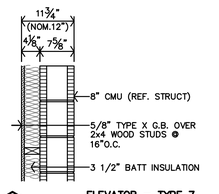


5r TYPE 5r
STC 35 1–HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

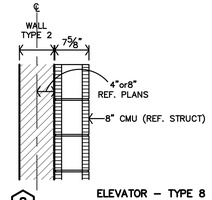
5 TYPE 5
NON–RATED



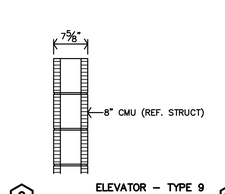
6 PLUMBING WALL – TYPE 6



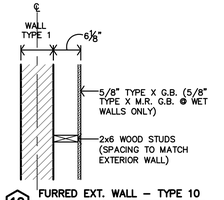
7 ELEVATOR – TYPE 7
2–HOUR RATED (UL U905)
ATTACH PER ul REQUIREMENTS



8 ELEVATOR – TYPE 8
2–HOUR RATED (UL U905)
ATTACH PER ul REQUIREMENTS



9 ELEVATOR – TYPE 9
2–HOUR RATED (UL U905)
ATTACH PER ul REQUIREMENTS



10 FURRED EXT. WALL – TYPE 10

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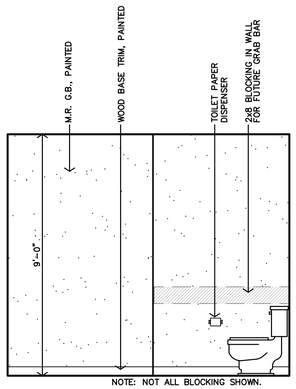
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DATE: 8–1–2025
JOB: 25–3489
SHEET NO.:

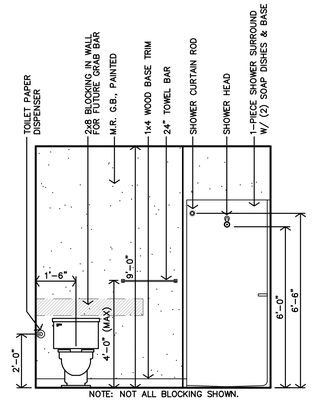
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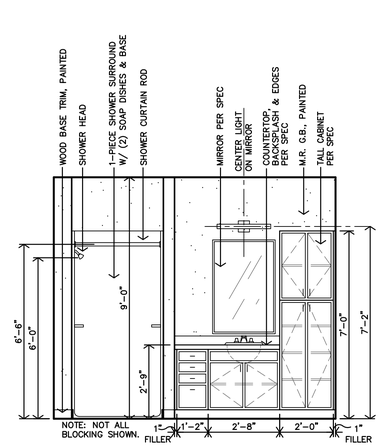
K UNITS 1B/1C BATH #06 INTERIOR ELEVATION

3/8"=1'-0"



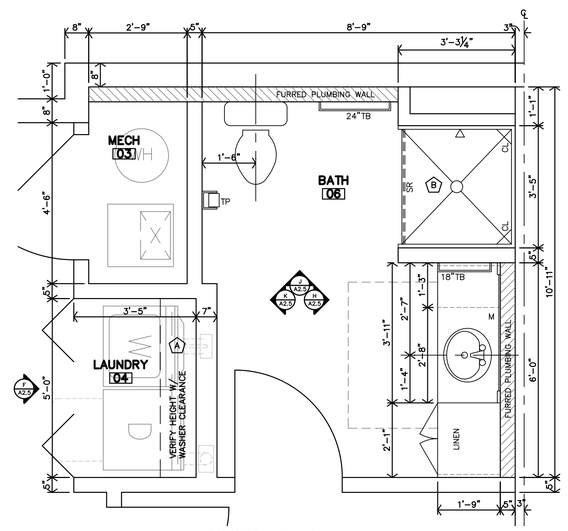
J UNITS 1B/1C BATH #06 INTERIOR ELEVATION

3/8"=1'-0"



H UNITS 1B/1C BATH #06 INTERIOR ELEVATION

3/8"=1'-0"



G UNITS 1B/1C BATH #06 ENLARGED PLAN

1/2"=1'-0"

ADAPTABLE 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, 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. ADAPTABLE UNITS DESIGNED AROUND 27wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.9
6. F.O.S. = FACE OF STUD

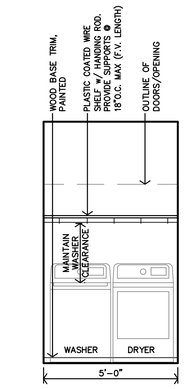
INDICATES FURRED PLUMBING WALLS

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

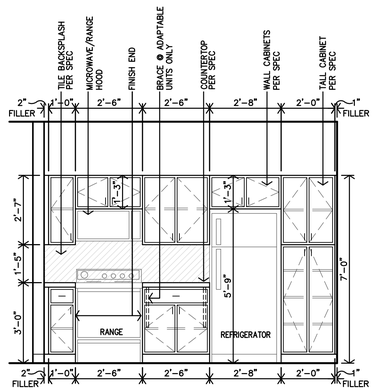
KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"



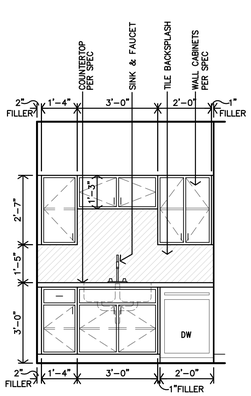
F TYPICAL LAUNDRY #04 CASEWORK ELEVATION

3/8"=1'-0"



E TYPICAL KITCHEN #01 CASEWORK ELEVATION

3/8"=1'-0"

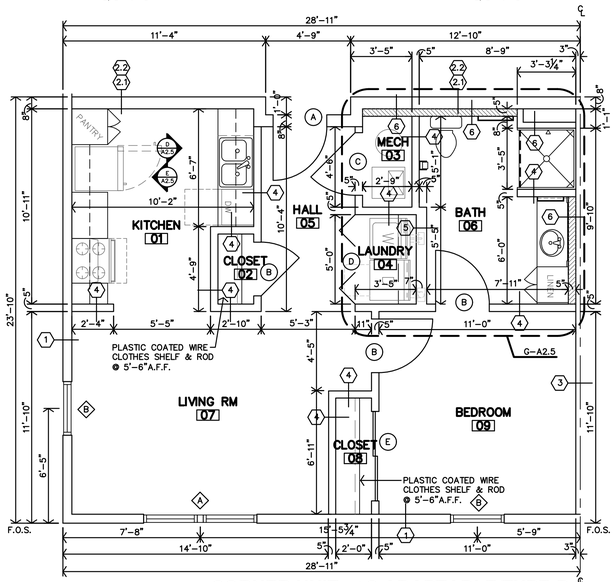


D TYPICAL KITCHEN #01 CASEWORK ELEVATION

3/8"=1'-0"

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

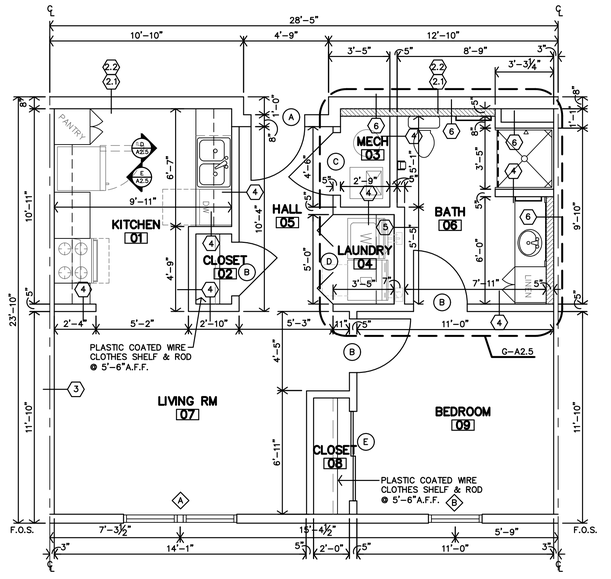
C NOT USED



SQUARE FOOTAGE:
NRA = 625 SF

B CORNER UNIT - 1C ADAPTABLE/TYPE-B 1 BED-1 BATH UNIT PLAN

1/4" = 1'-0"



SQUARE FOOTAGE:
NRA = 625 SF

A UNITS 1B ADAPTABLE/TYPE-B 1 BEDROOM - 1 BATH UNIT PLAN

1/4"=1'-0"

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CARTER LAKE, IOWA

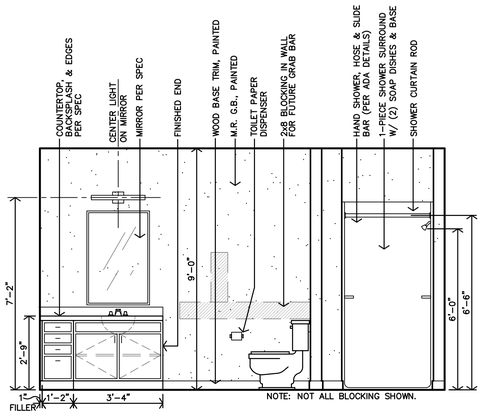
JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

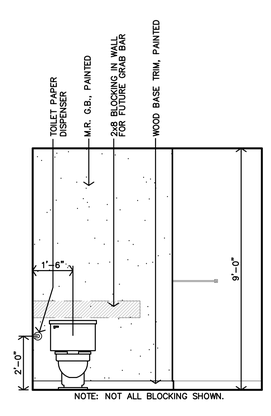
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A2.5

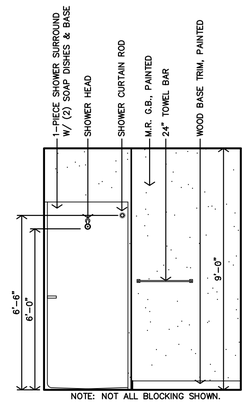
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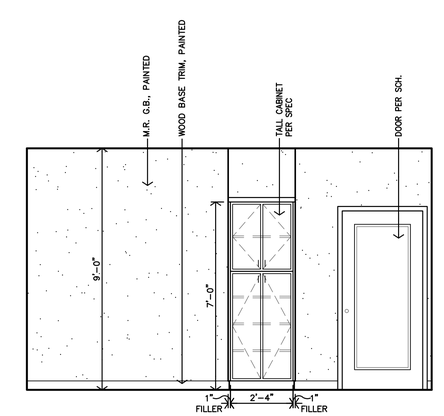
F **UNITS 2B BATH #06 INTERIOR ELEVATION**
3/8"=1'-0"



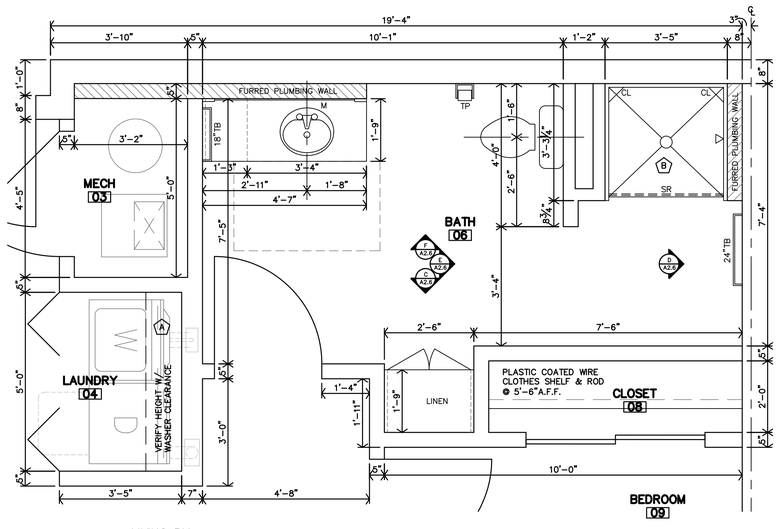
E **UNITS 2B BATH #06 INTERIOR ELEVATION**
3/8"=1'-0"



D **UNITS 2B BATH #06 INTERIOR ELEVATION**
3/8"=1'-0"



C **UNITS 2B BATH #06 INTERIOR ELEVATION**
3/8"=1'-0"



B **UNITS 2B/2C ADAPTABLE BATH #06 ENLARGED PLAN**
1/2"=1'-0" UNIT 2E SIMILAR

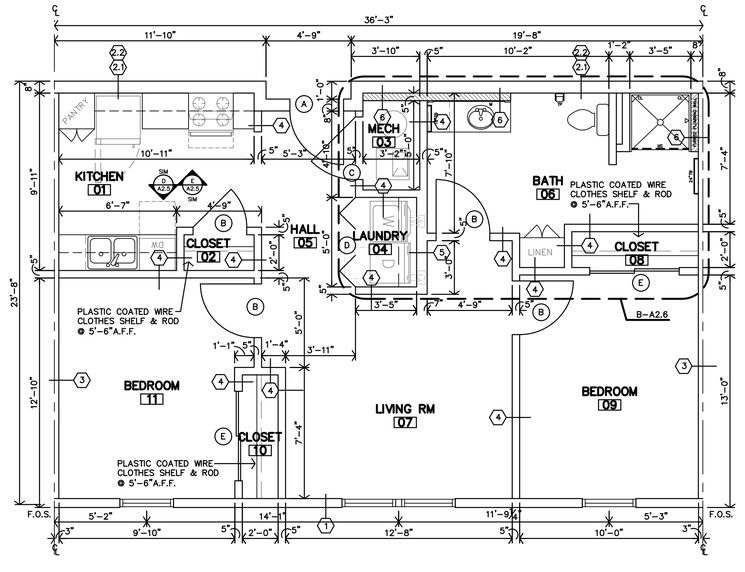
ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.5
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, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. 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 27wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

LEGEND	KEYNOTES:
M MIRROR TP TOILET PAPER DISPENSER TB TOWEL BAR CL CORNER LEDGE SR SHOWER ROD	(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (B) INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"

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



SQUARE FOOTAGE:
NRA = 800 SF

A **UNITS 2B ADAPTABLE/TYPE-B 2 BEDROOM - 1 BATH UNIT PLAN**
1/4"=1'-0"

THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

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JEFFREY S. GILLAM 06687 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A2.6

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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 27wX33d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.9
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

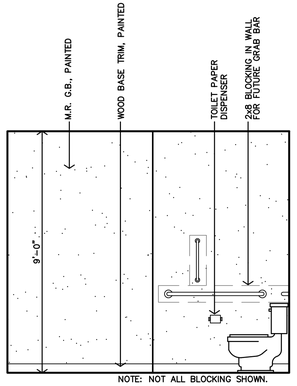
LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD
GB GRAB BAR

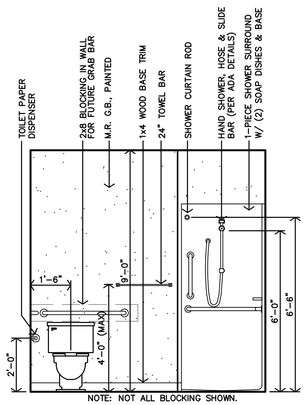
KEYNOTES:

A NO CABINETS ABOVE WASHER & DRYER

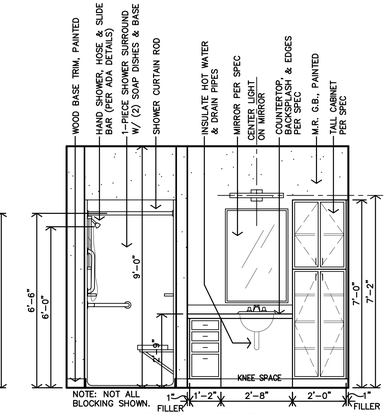
B INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"



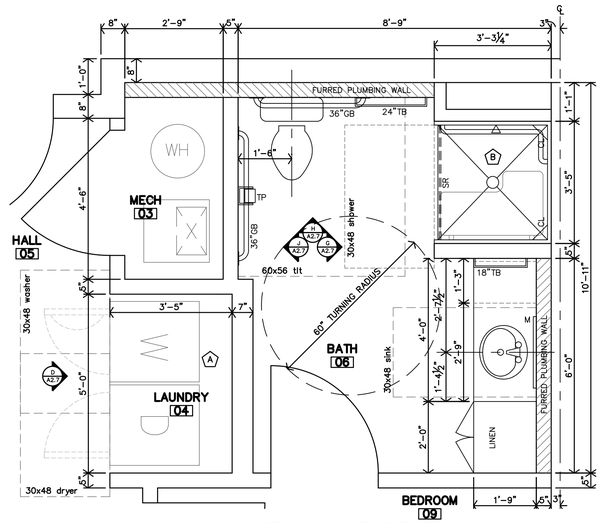
H UNIT 1A BATH #06 INTERIOR ELEVATION
3/8"=1'-0"



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



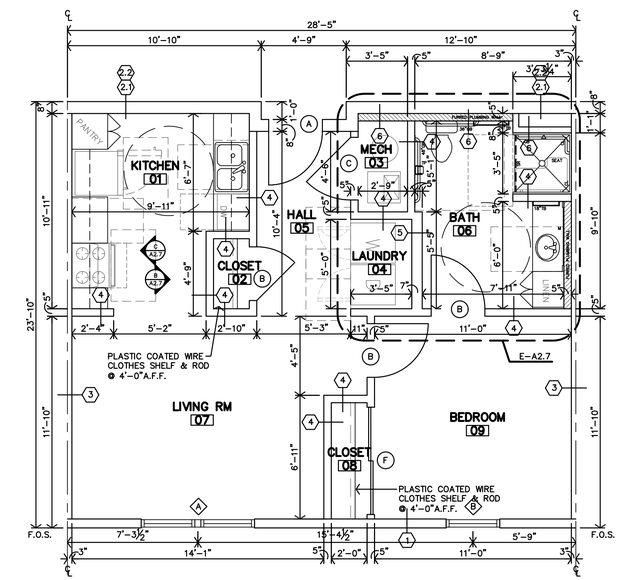
F UNIT 1A BATH #06 INTERIOR ELEVATION
3/8"=1'-0"



CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS

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

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



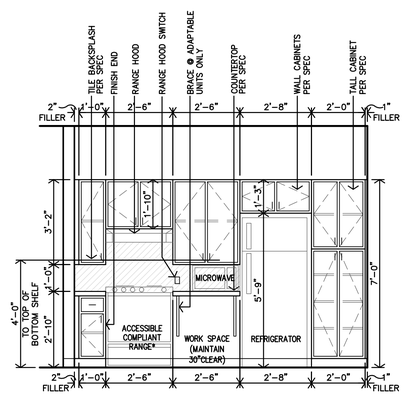
SQUARE FOOTAGE:
NRA = 625 SF

UNITS:
110, 210 & 310

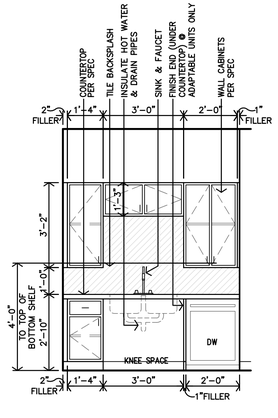
A UNIT 1A ACCESSIBLE 1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"



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"

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A2.7

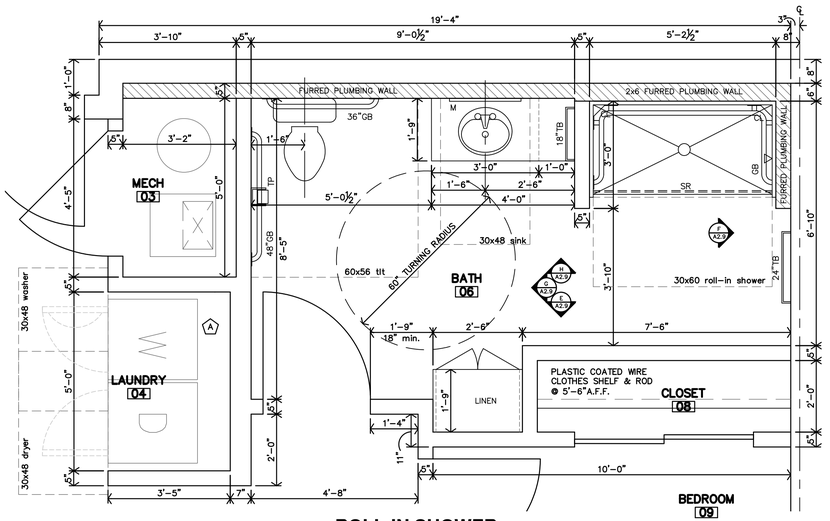
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ACCESSIBLE NOTES

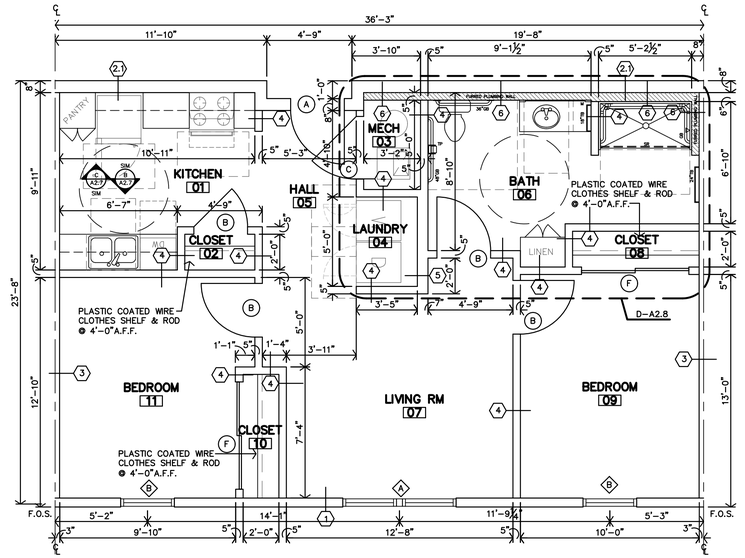
1. REF FOR ADDITIONAL DIRECTION ARCHITECTURAL GENERAL NOTES ON SHEET A2.1 & APARTMENT GENERAL NOTES ON SHEET A2.4
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, 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 27wX33d 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 TP TOILET PAPER DISPENSER TB TOWEL BAR CL CORNER LEDGE SR SHOWER ROD GB GRAB BAR	(A) NO CABINETS ABOVE WASHER & DRYER (B) INSIDE CLEAR DIMENSIONS OF SHOWER UNIT MUST BE 36"x36"

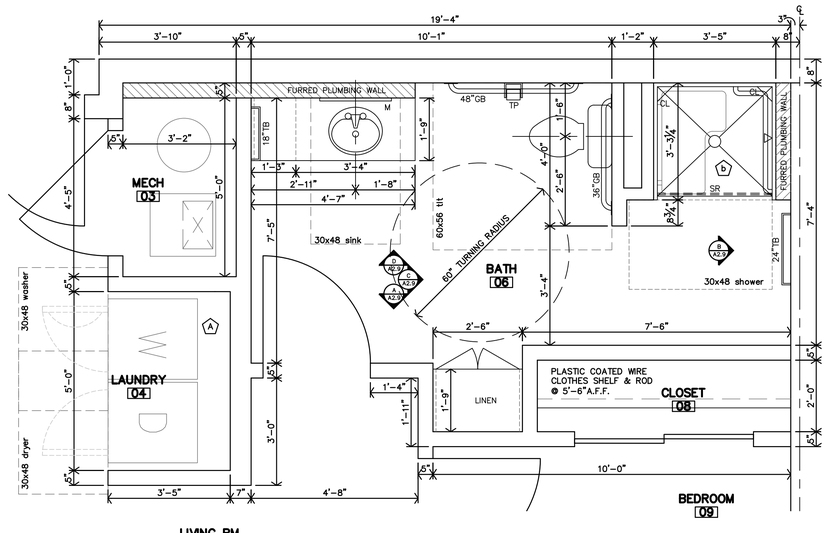


D ROLL-IN SHOWER UNIT 2A ACCESSIBLE BATH #06 ENLARGED PLAN
1/2"=1'-0"

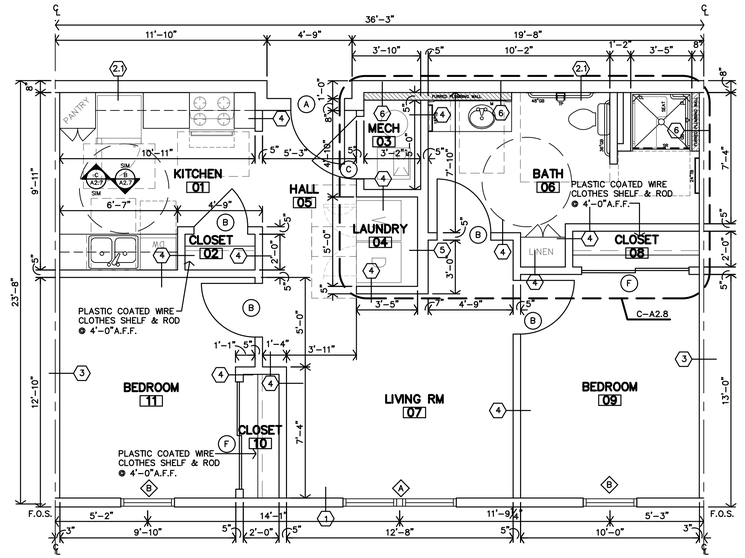


SQUARE FOOTAGE: NRA = 800 SF
UNITS: 112

B ROLL-IN SHOWER UNIT 2A ACCESSIBLE 2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"



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



SQUARE FOOTAGE: NRA = 800 SF
UNITS: 312

A UNIT 2A ACCESSIBLE 2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

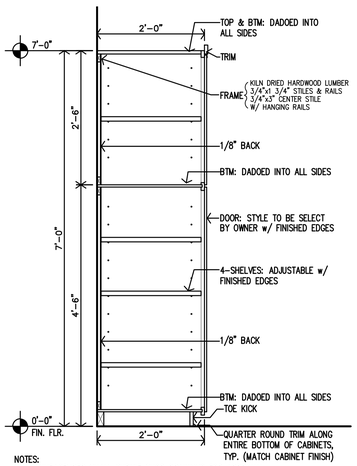
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A2.8

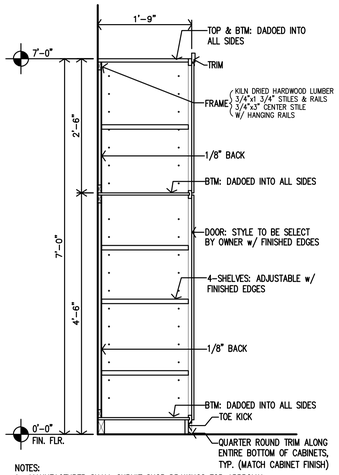
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NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

R KITCHEN #01 PANTRY CABINET SECTION

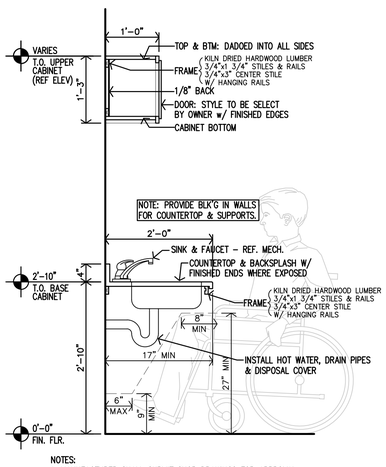
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

Q BATH #06 LINEN CABINET SECTION

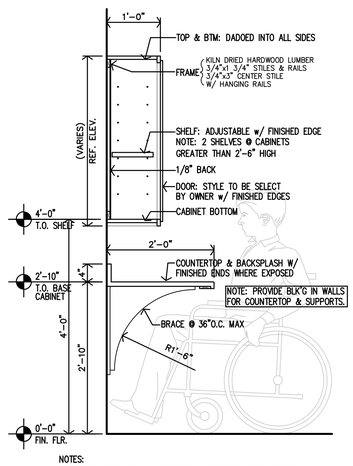
3/4"=1'-0"



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

P ACCESSIBLE KITCHEN #01 SINK SECTION

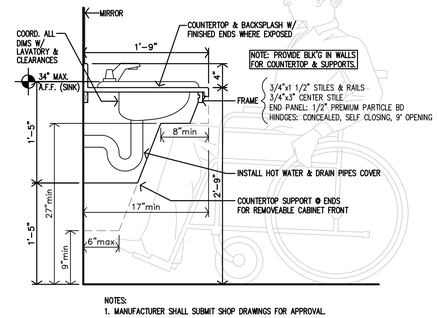
3/4"=1'-0"



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

N ACCESSIBLE KITCHEN #01 WORK SPACE SECTION

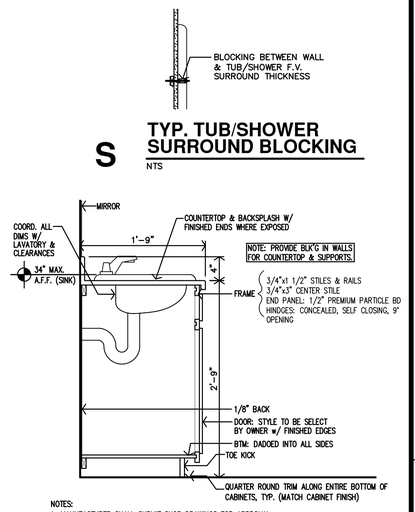
3/4"=1'-0"



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

M ACCESSIBLE BATH #06 VANITY SECTION

1"=1'-0"



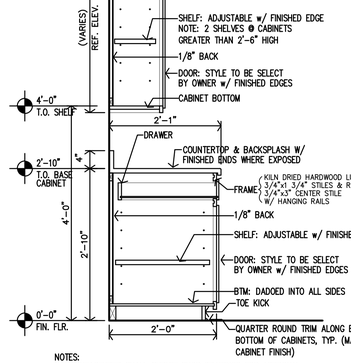
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

S TYP. TUB/SHOWER SURROUND BLOCKING

NTS

L ADAPTABLE BATH #06 VANITY SECTION

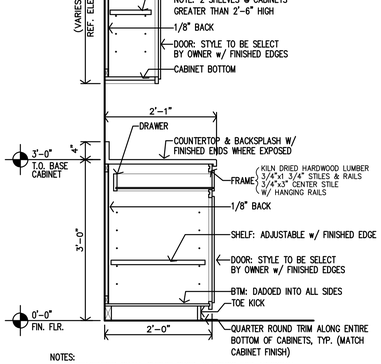
1"=1'-0"



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

K ACCESSIBLE KITCHEN #01 CABINET SECTION

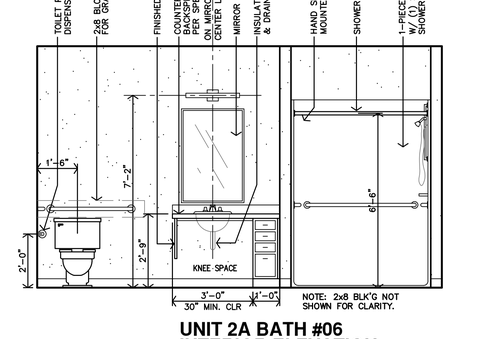
3/4"=1'-0"



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

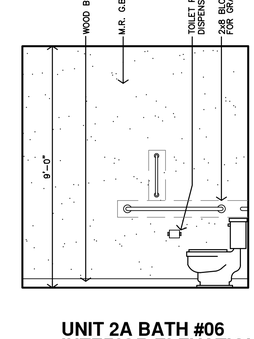
J ADAPTABLE KITCHEN #01 CABINET SECTION

3/4"=1'-0"



H UNIT 2A BATH #06 INTERIOR ELEVATION

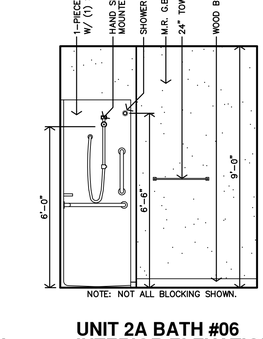
3/8"=1'-0"



NOTE: NOT ALL BLOCKING SHOWN.

G UNIT 2A BATH #06 INTERIOR ELEVATION

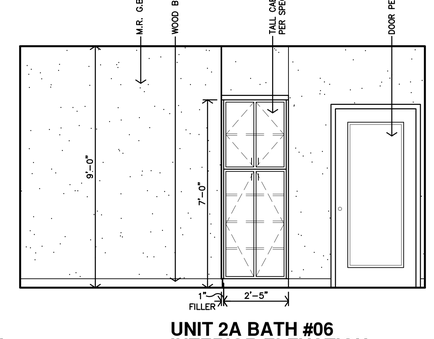
3/8"=1'-0"



NOTE: NOT ALL BLOCKING SHOWN.

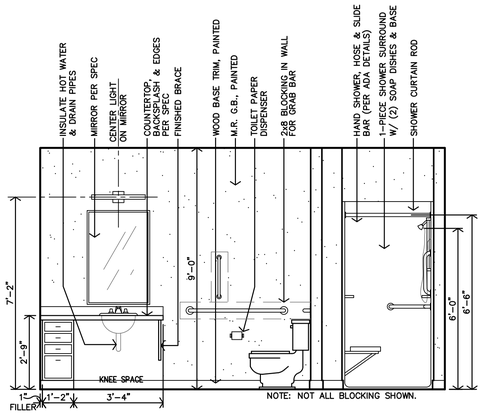
F UNIT 2A BATH #06 INTERIOR ELEVATION

3/8"=1'-0"



E UNIT 2A BATH #06 INTERIOR ELEVATION

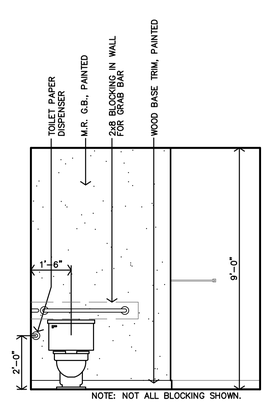
3/8"=1'-0"



NOTE: NOT ALL BLOCKING SHOWN.

D UNIT 2A BATH #06 INTERIOR ELEVATION

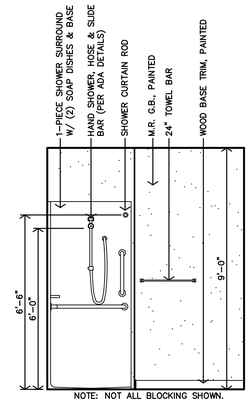
3/8"=1'-0"



NOTE: NOT ALL BLOCKING SHOWN.

C UNIT 2A BATH #06 INTERIOR ELEVATION

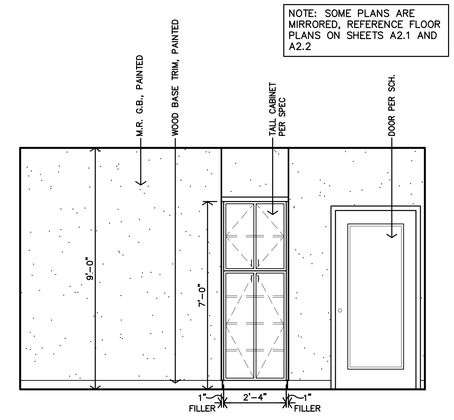
3/8"=1'-0"



NOTE: NOT ALL BLOCKING SHOWN.

B UNIT 2A BATH #06 INTERIOR ELEVATION

3/8"=1'-0"



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

A UNIT 2A BATH #06 INTERIOR ELEVATION

3/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

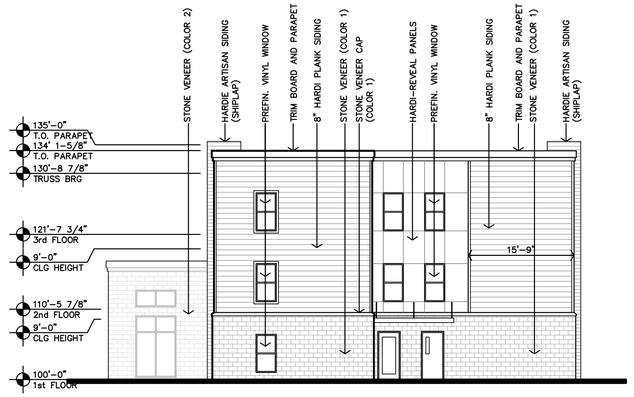
JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

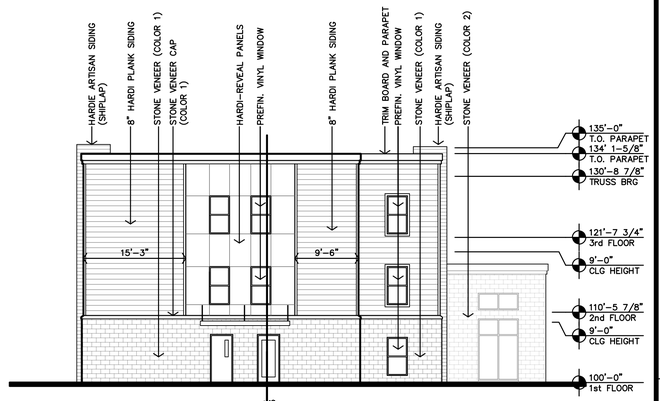
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A2.9

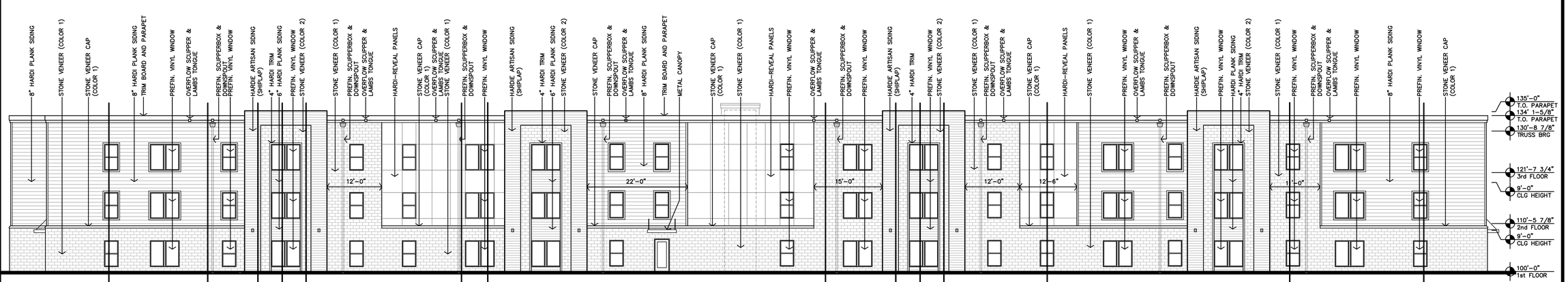
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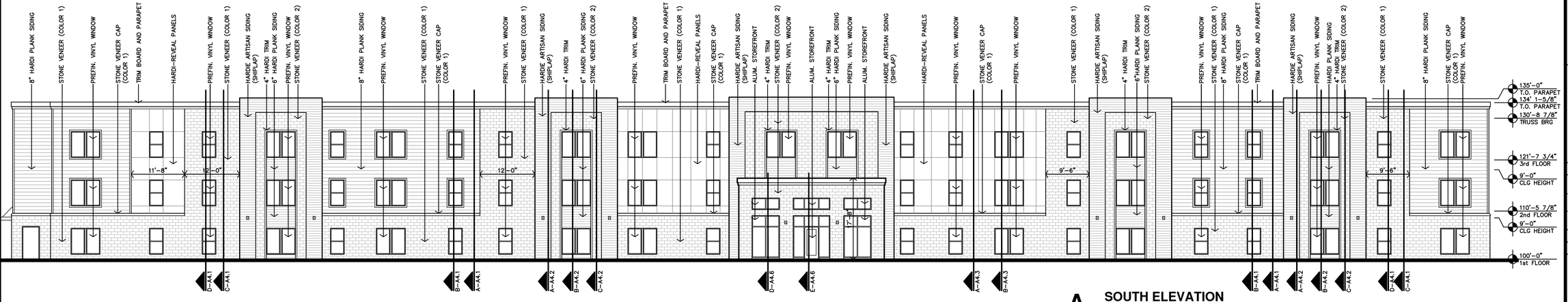
D EAST ELEVATION
3/32"=1'-0"



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



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



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

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NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

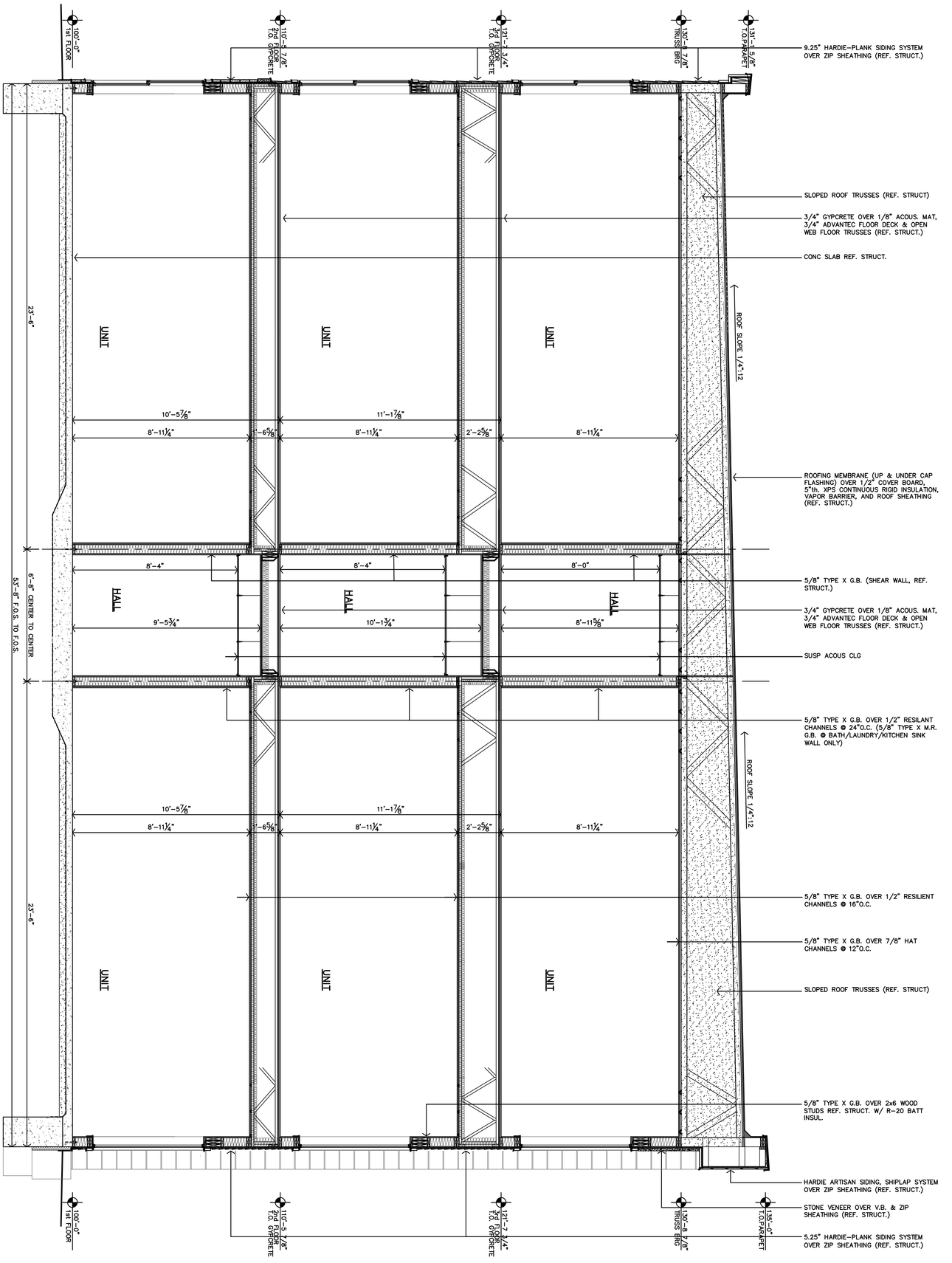
JEFFREY S. GILLAM 06537 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A3.1

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A BUILDING SECTION

3/8"=1'-0"

THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

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

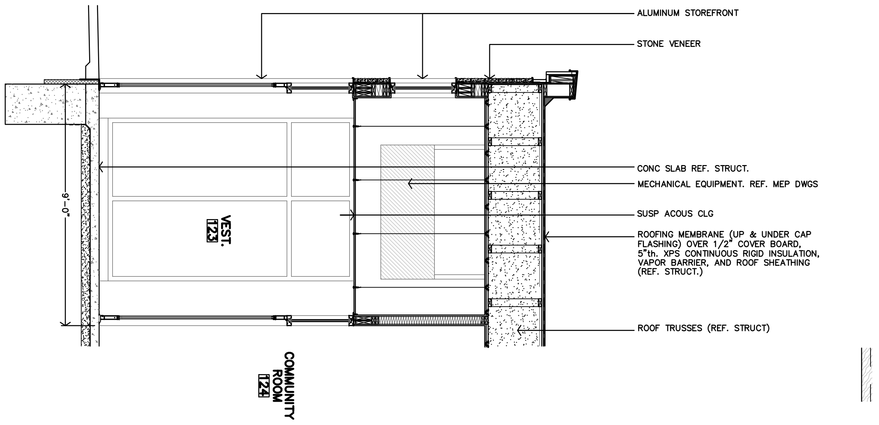
JEFFREY S. GILLAM
IOWA
LICENSED ARCHITECT

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.: A3.2

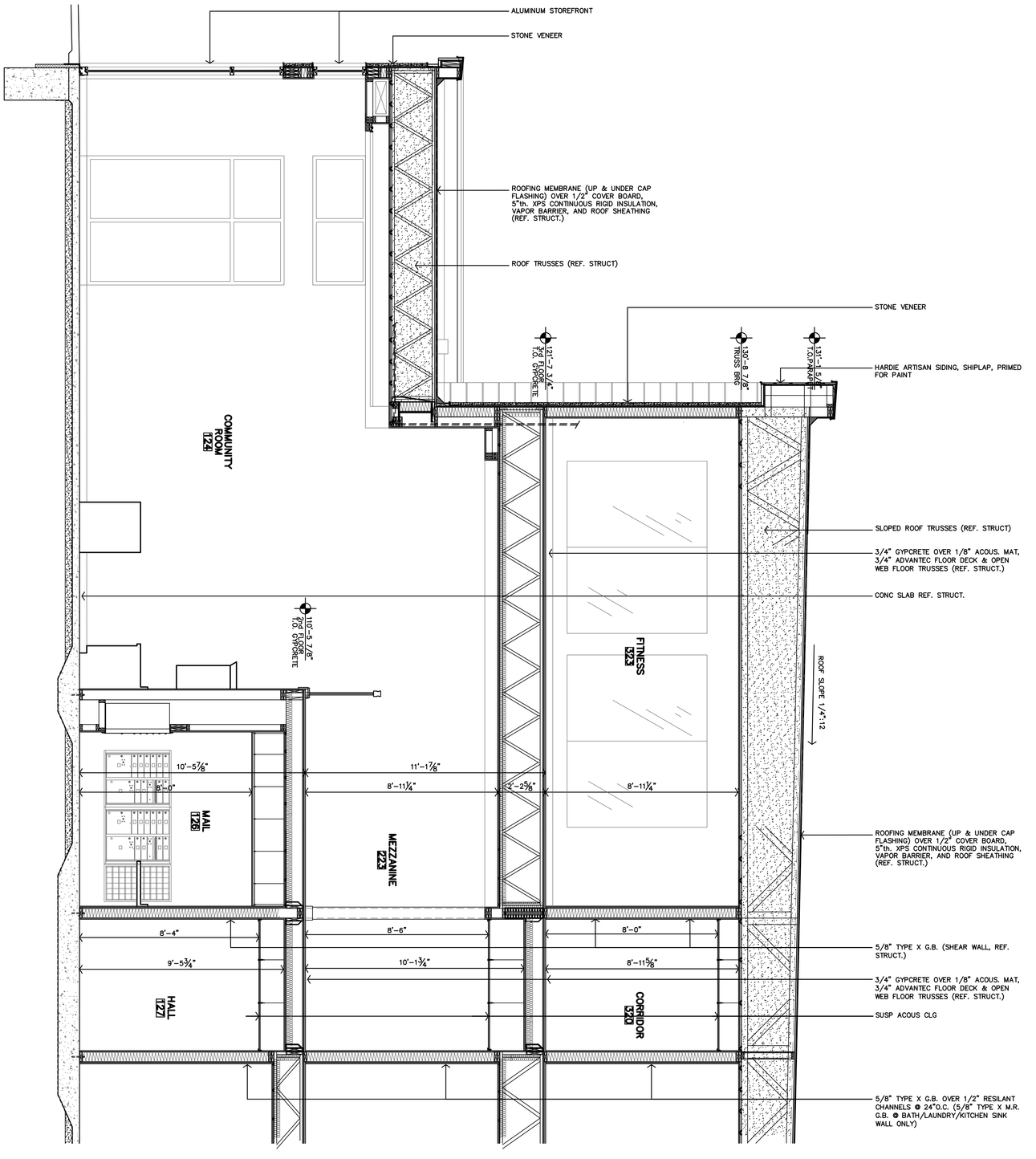
REVISION:

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



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



THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

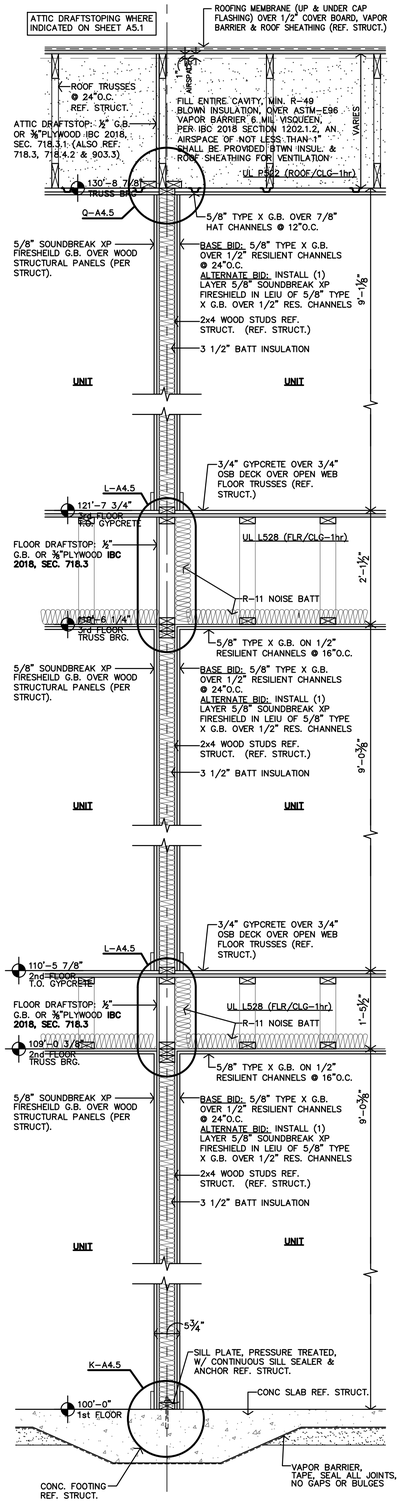
JonesGillamRenz
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Salina, KS 67401
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1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

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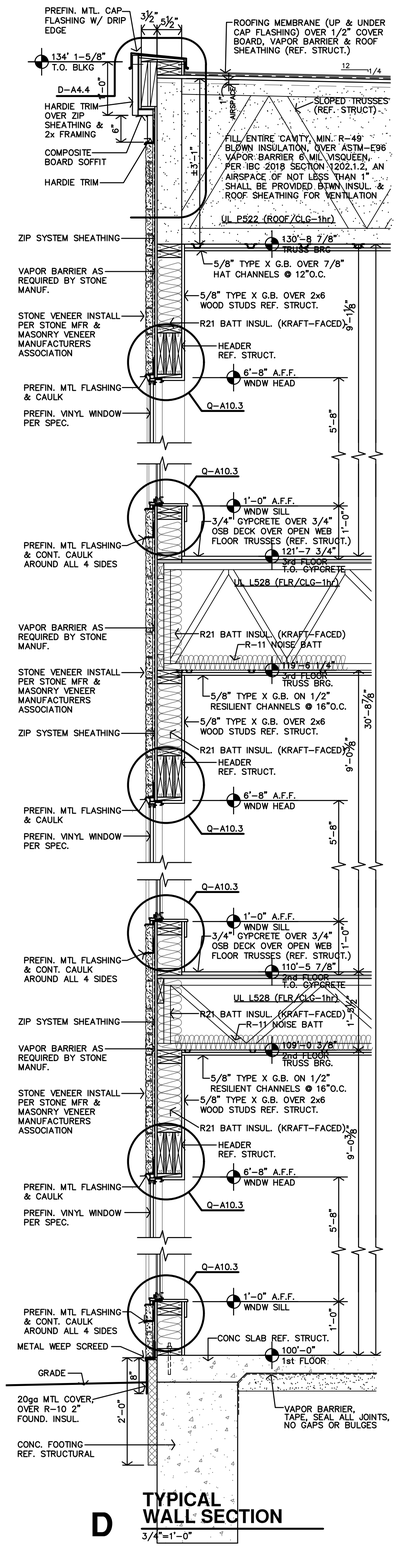
JEFFREY S. GILLAM 09287 IOWA LICENSED ARCHITECT

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.: A3.3

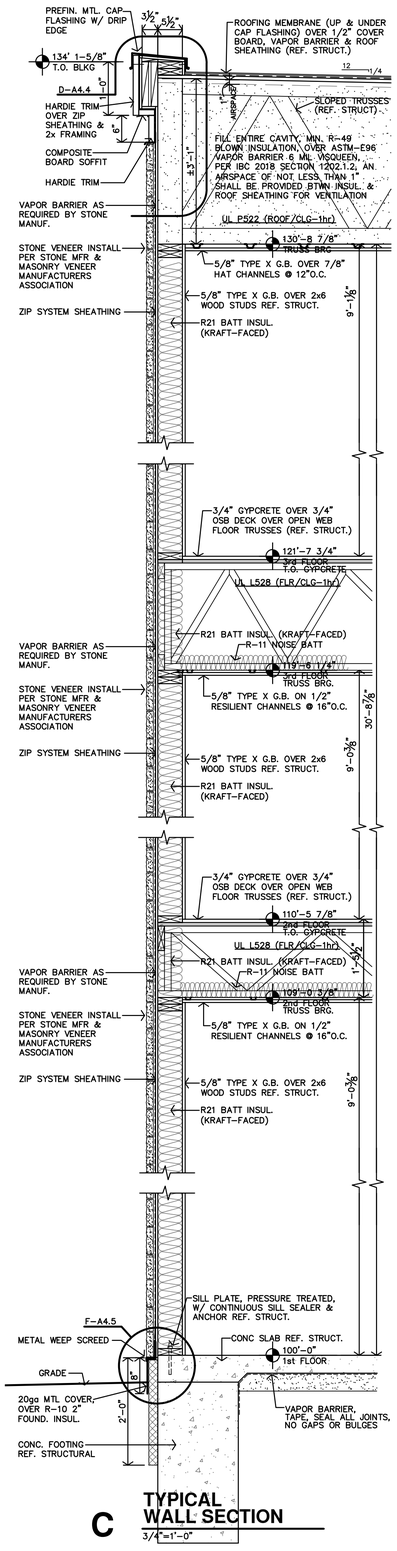
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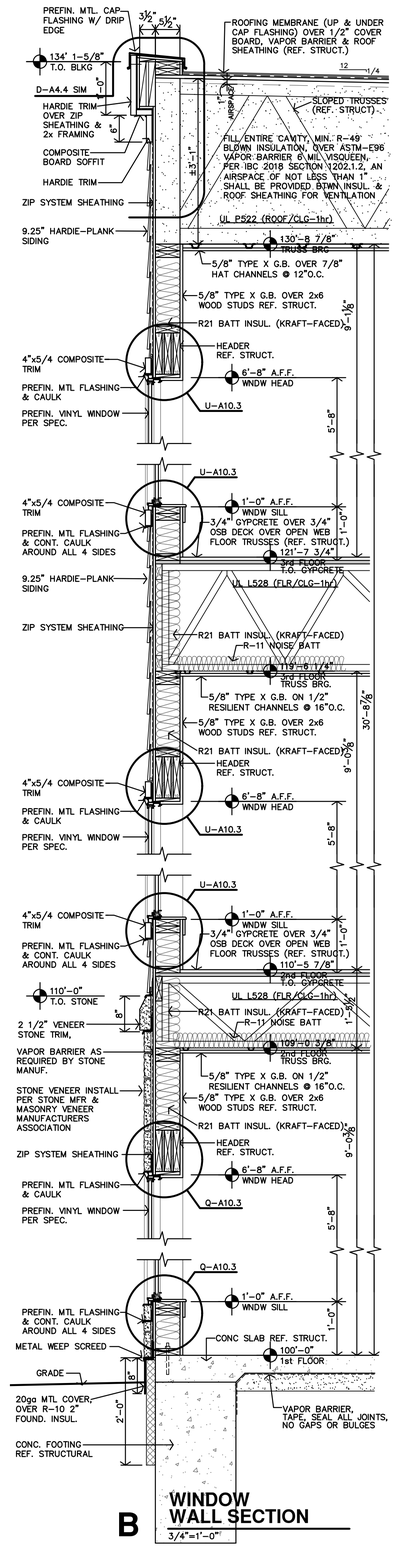
E TYP UNIT/UNIT WALL SECTION
3/4"=1'-0"



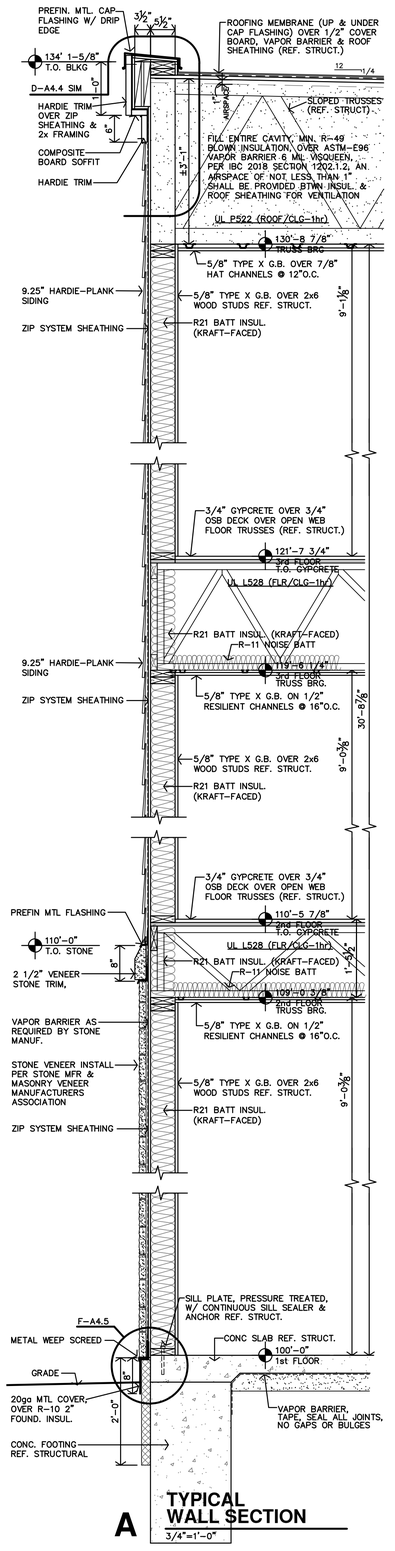
D TYPICAL WALL SECTION
3/4"=1'-0"



C TYPICAL 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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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

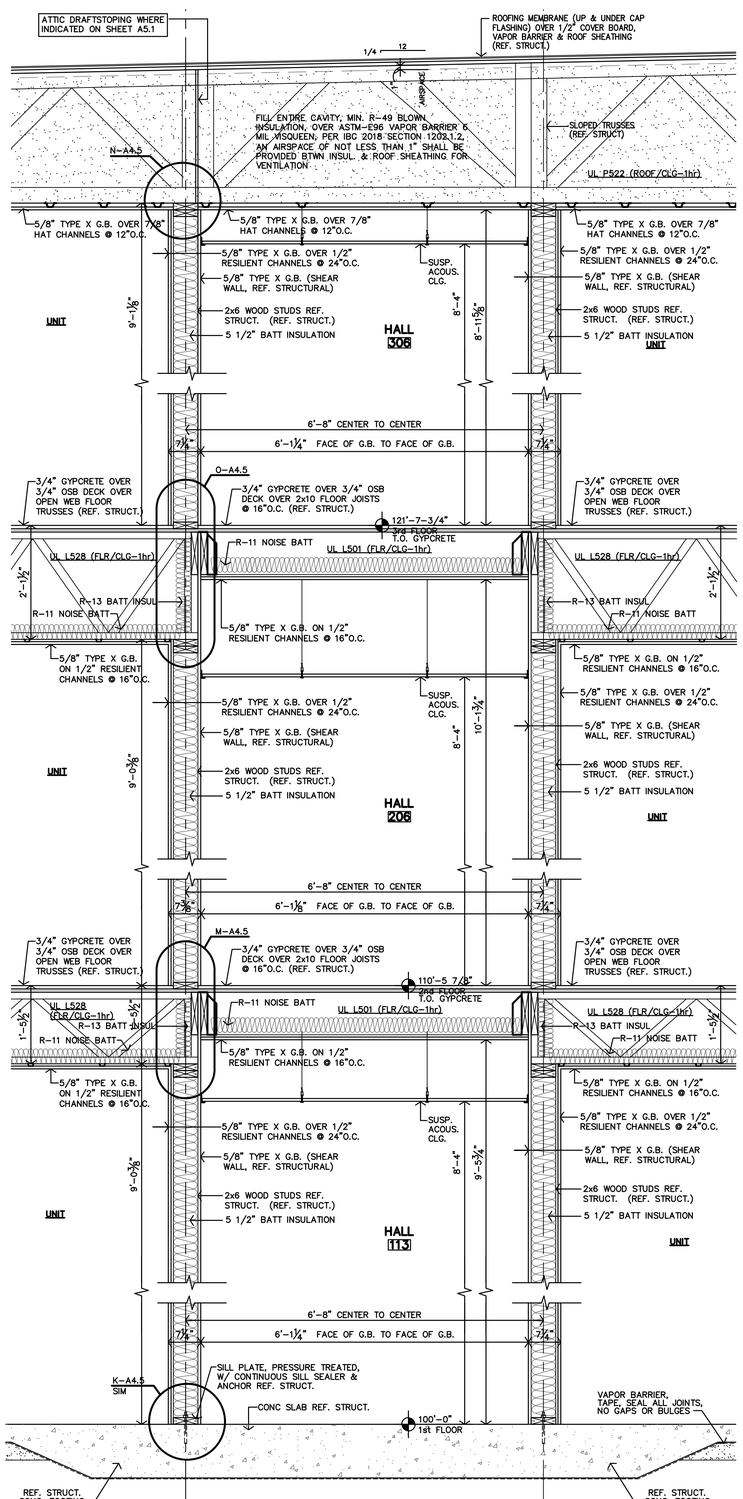
JEFFREY S. GILLAM 06687 IOWA LICENSED ARCHITECT

REVISION:

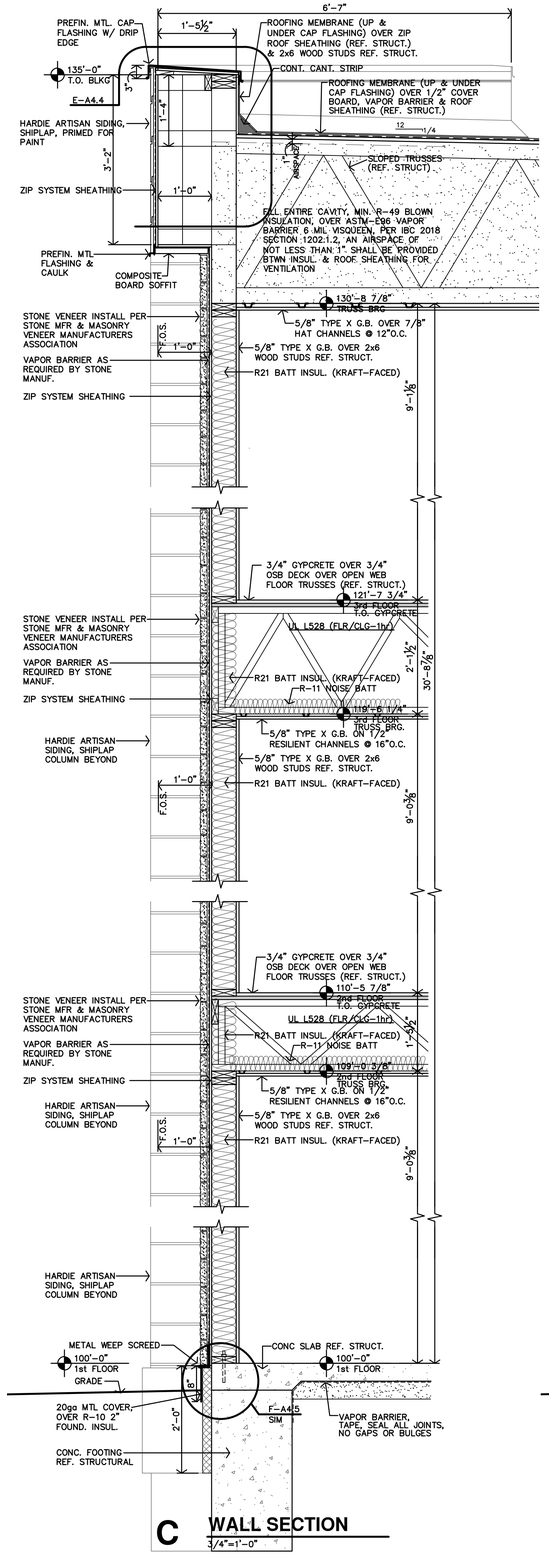
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A4.1

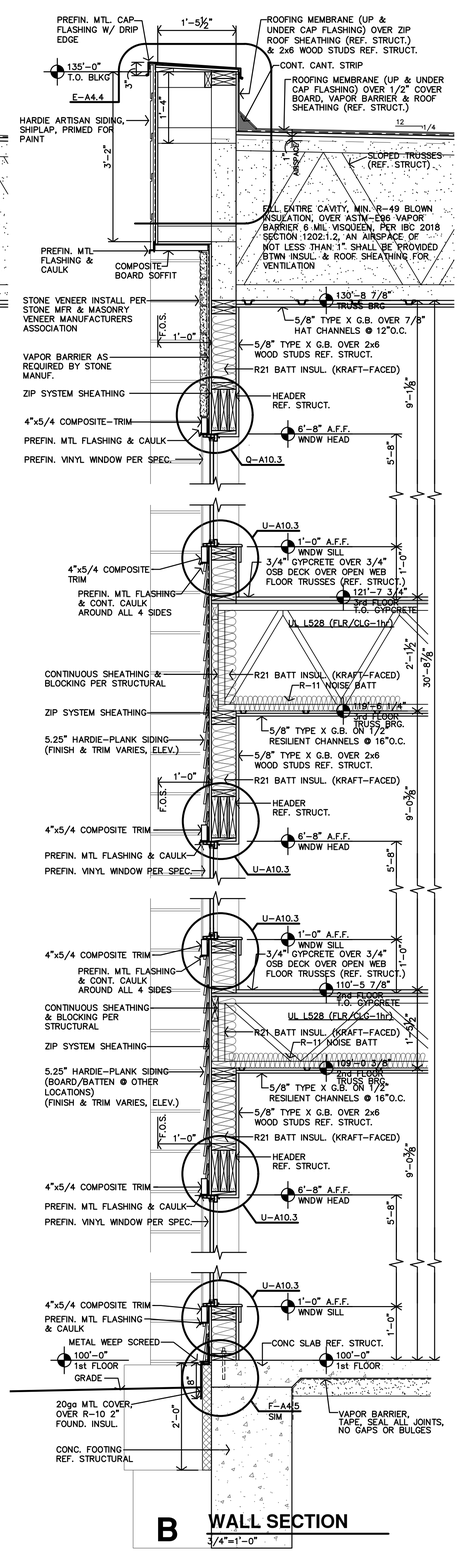
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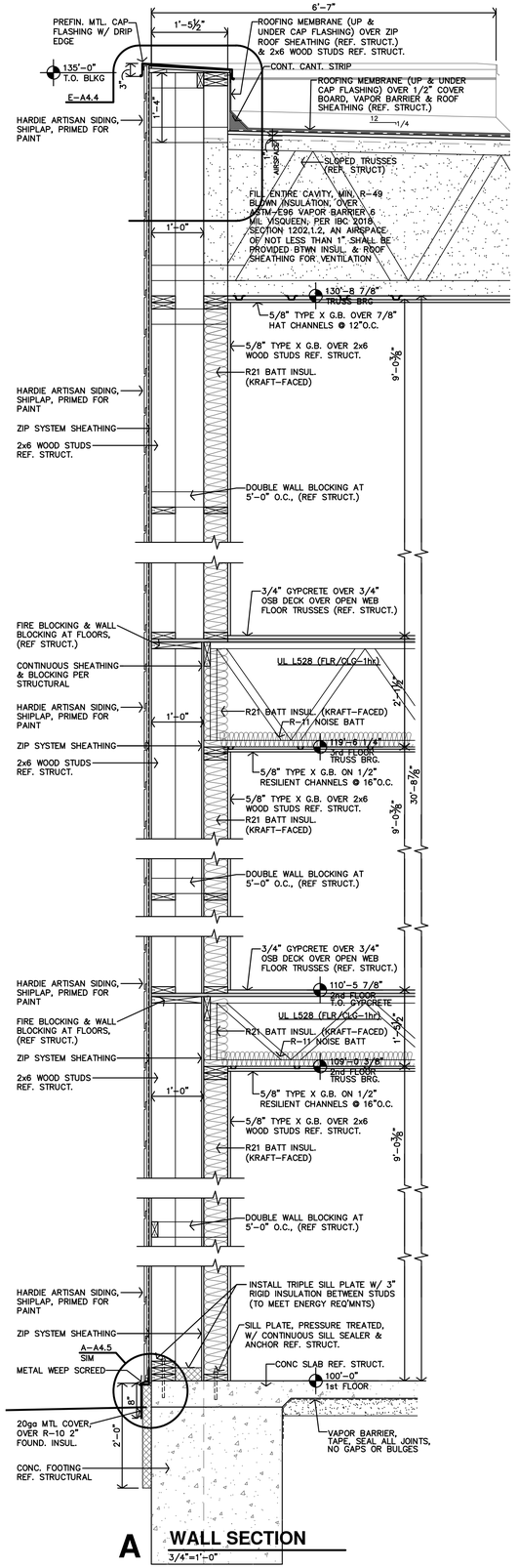
D TYPICAL HALL WALL SECTION
3/4"=1'-0"



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



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



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

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CARTER LAKE, IOWA

JEFFREY S. GILLAM 05687 IOWA LICENSED ARCHITECT

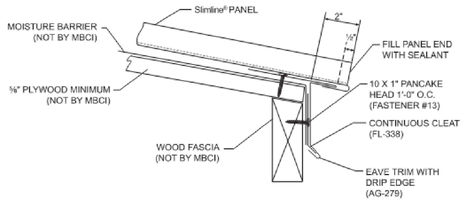
REVISION:

DATE: 8-1-2025
JOB: 25-3489
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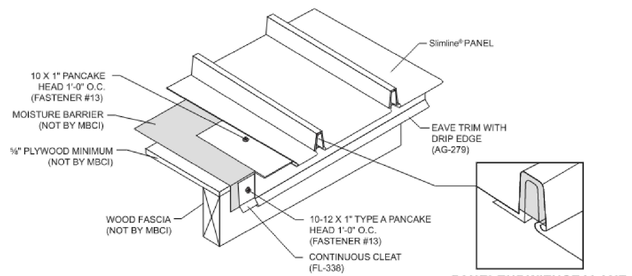
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EAVE TRIM WITH DRIP EDGE

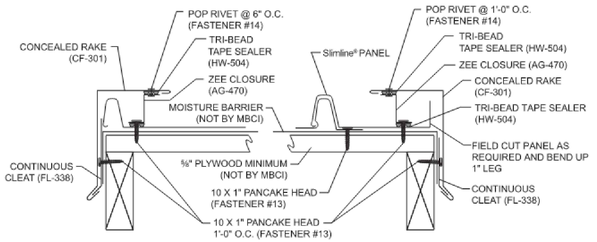


CROSS SECTION OF EAVE TRIM WITH DRIP EDGE

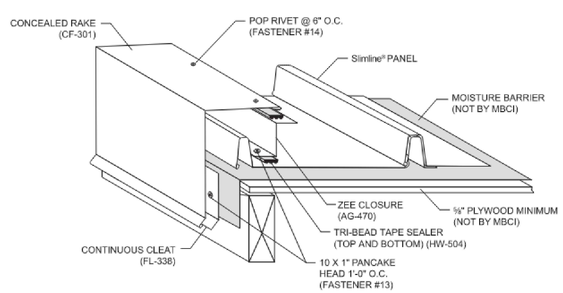


PANEL END WITH SEALANT

RAKE

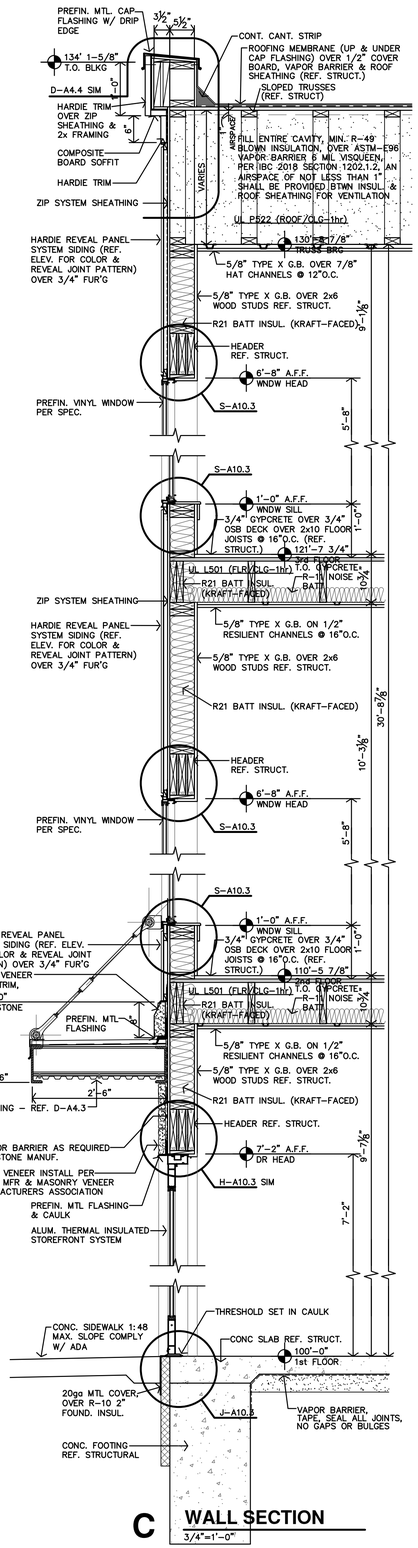


BEGINNING ON MODULE FINISHING OFF MODULE



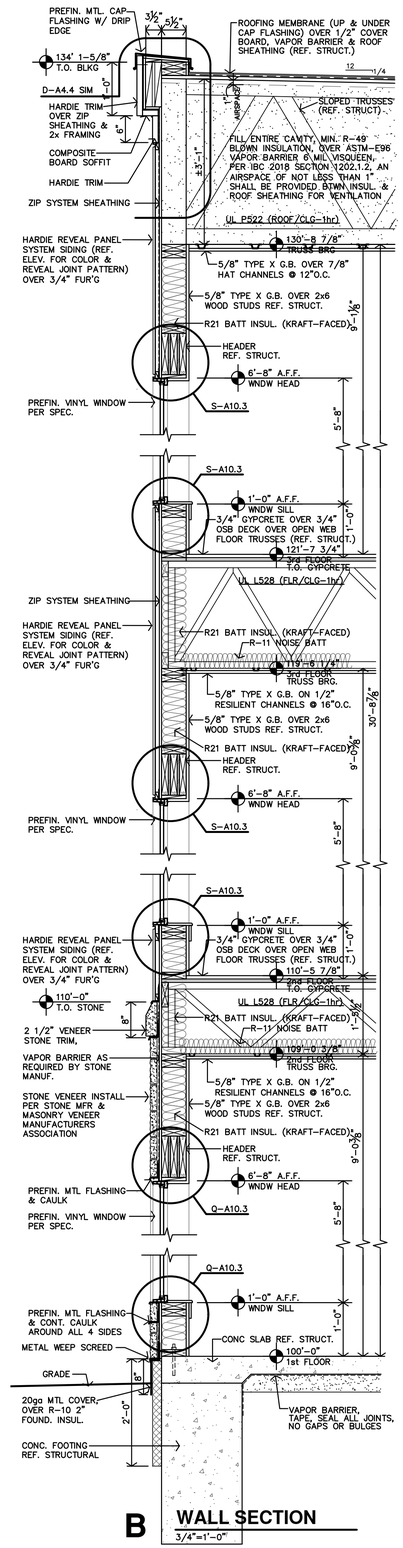
D MBCI SLIMLINE ROOF SYSTEM

NTS



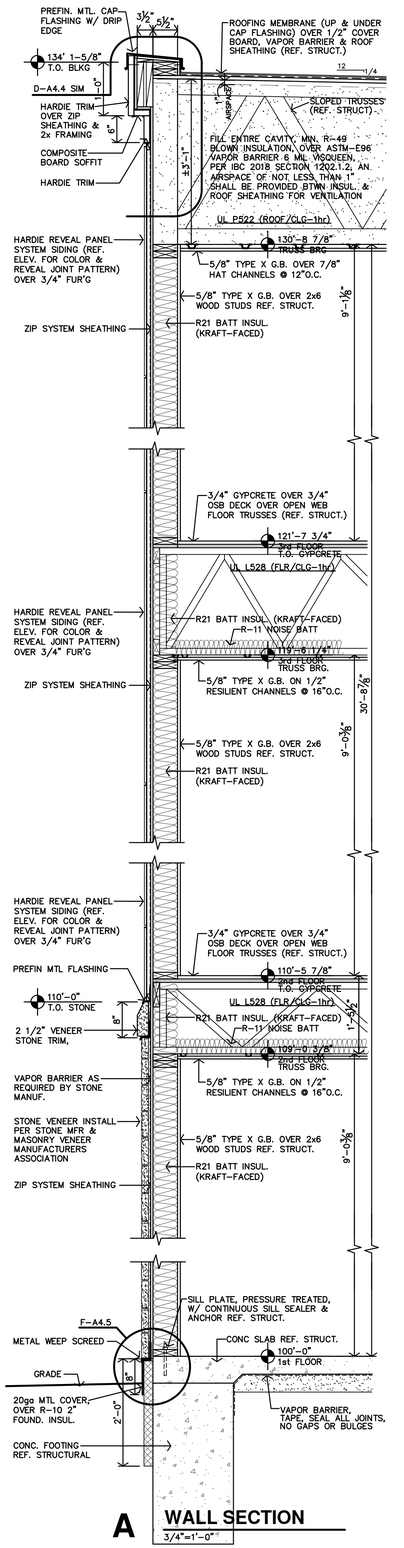
C WALL SECTION

3/4"=1'-0"



B WALL SECTION

3/4"=1'-0"



A WALL SECTION

3/4"=1'-0"

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CARTER LAKE, IOWA

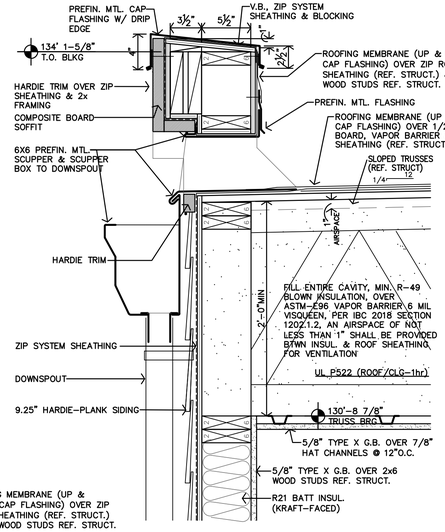
JEFFREY S. GILLAM 06537 IOWA LICENSED ARCHITECT

REVISION:

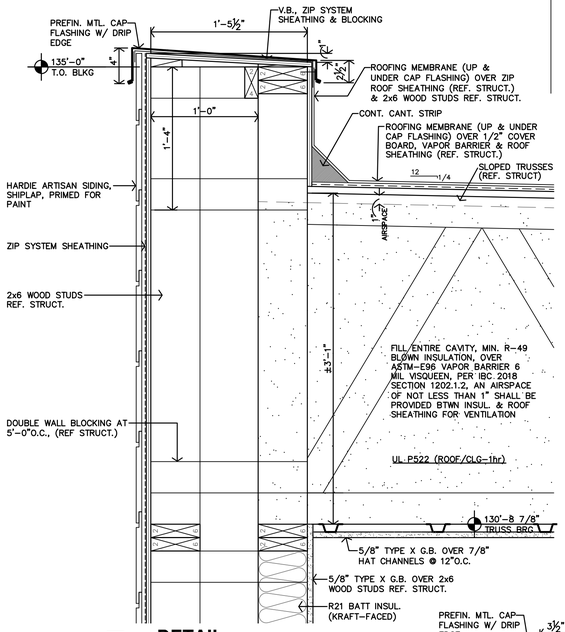
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A4.3

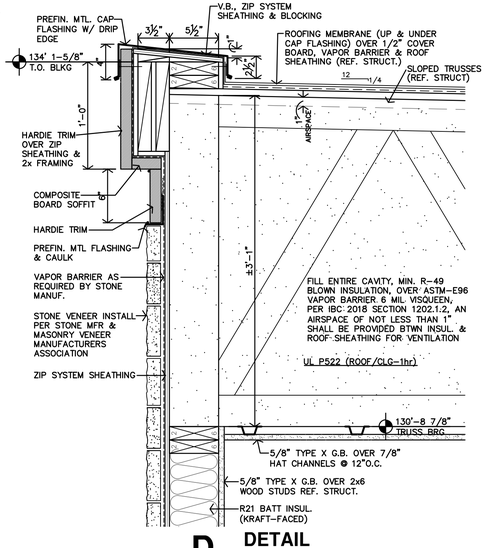
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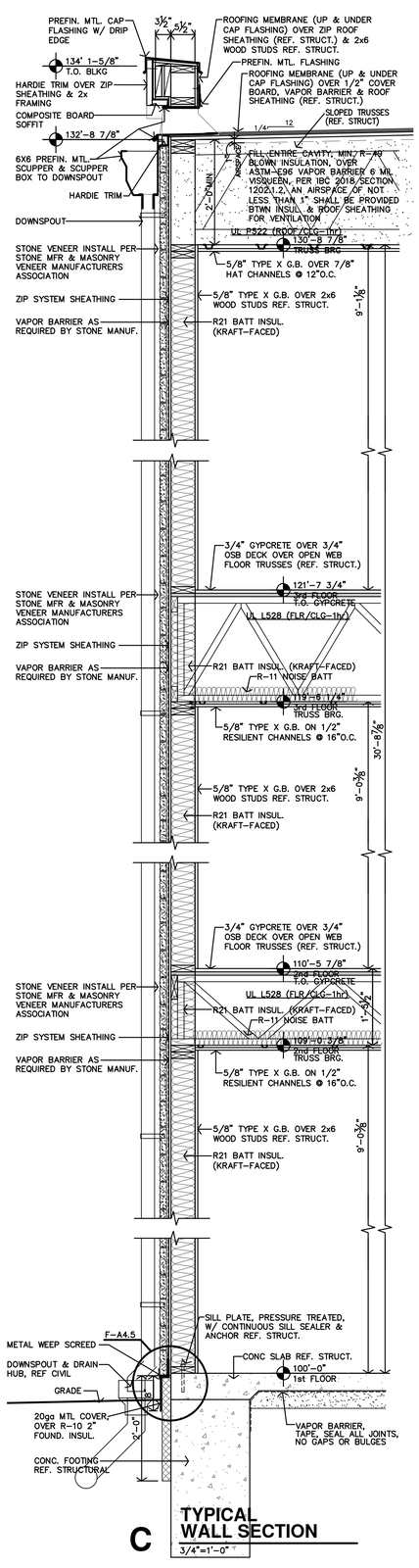
F **DETAIL**
1 1/2"=1'-0"



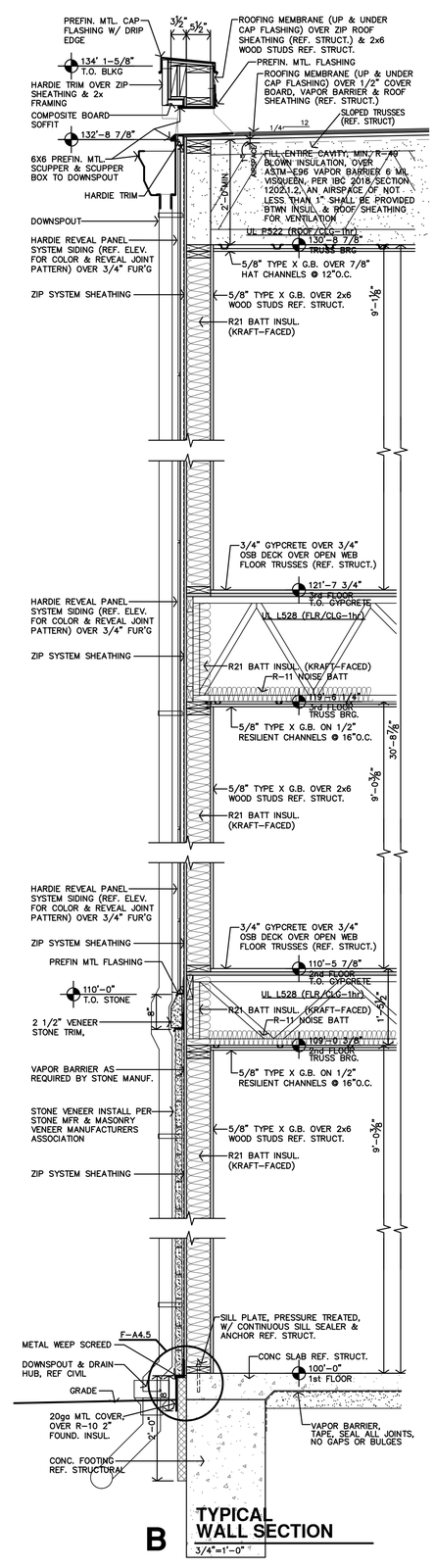
E **DETAIL**
1 1/2"=1'-0"



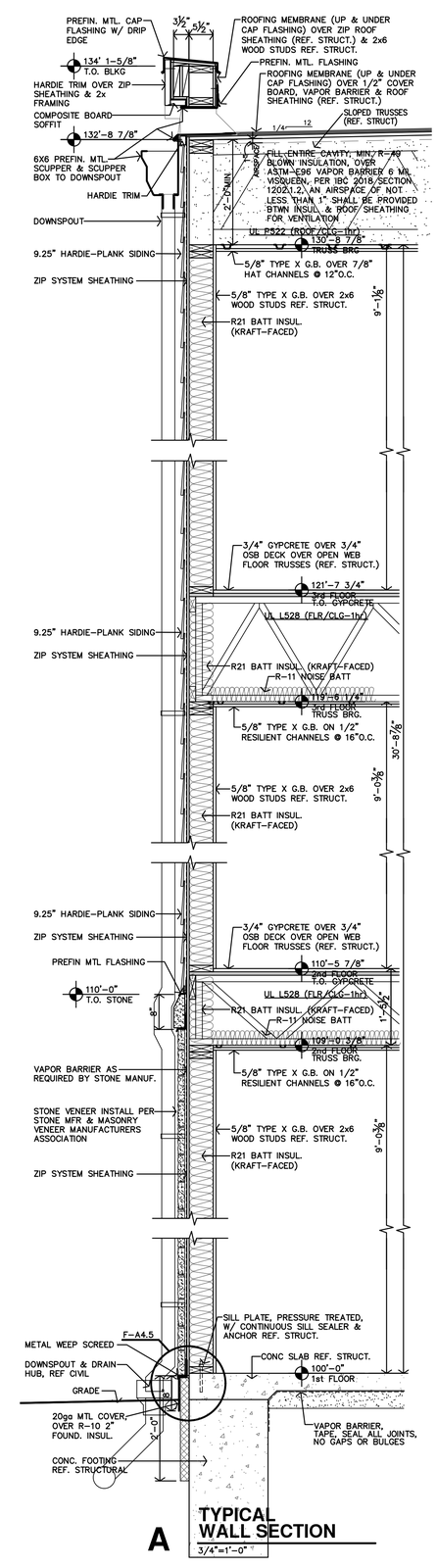
D **DETAIL**
1 1/2"=1'-0"



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



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



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

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CARTER LAKE, IOWA

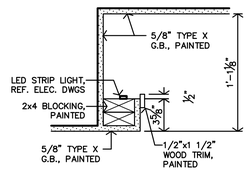
JEFFREY S. GILLAM 06827 IOWA LICENSED ARCHITECT

REVISION:

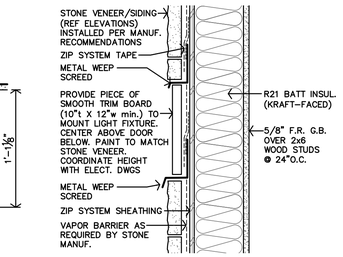
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

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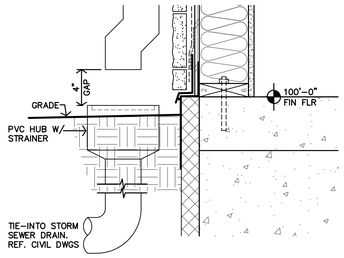
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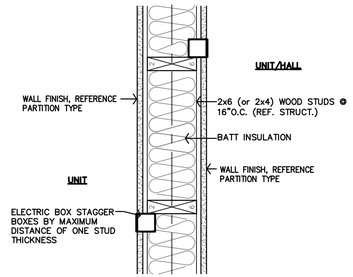
W LIGHT COVE DETAIL
1 1/2"=1'-0"



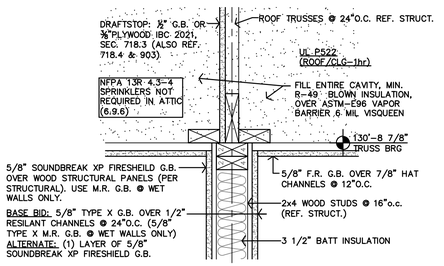
V EXT. LIGHT DETAIL
1 1/2"=1'-0"



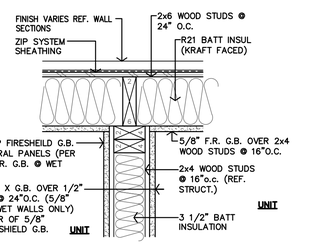
U DOWNSPOUT DETAIL
1 1/2"=1'-0"



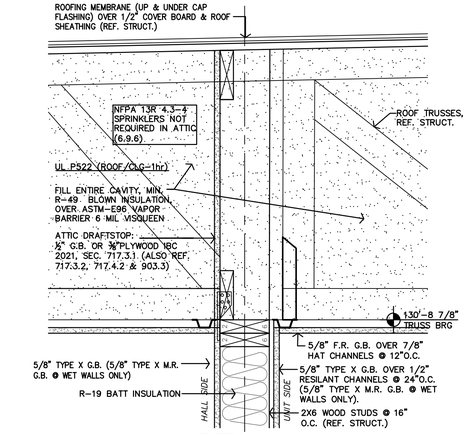
S FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



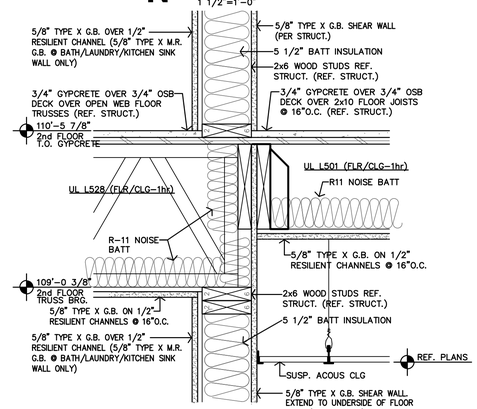
Q PARTY WALL DRAFTSTOP
1 1/2"=1'-0"



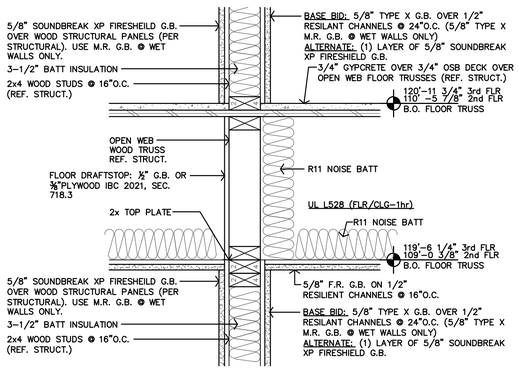
P EXT. WALL DETAIL
1 1/2"=1'-0"



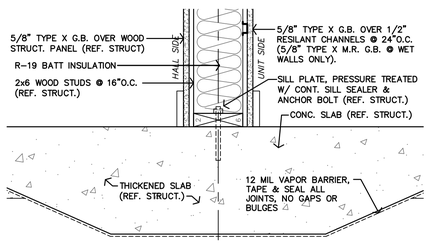
N DETAIL
1 1/2"=1'-0"



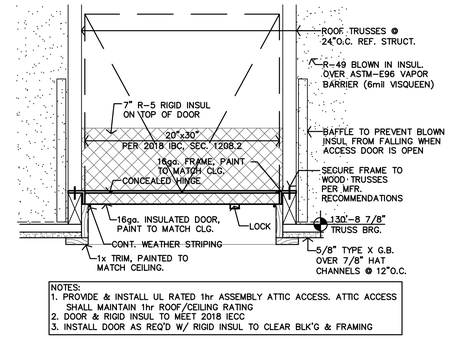
M DETAIL
1 1/2"=1'-0"



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



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

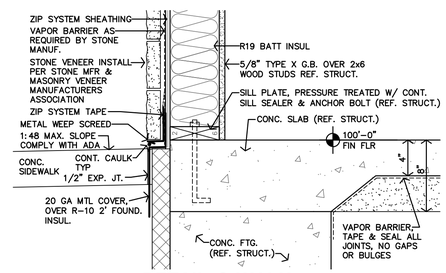


NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2018 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

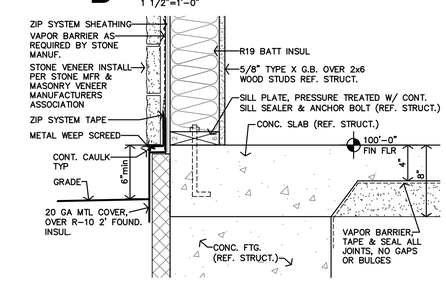
E ATTIC ACCESS DETAIL
1 1/2"=1'-0"

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

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

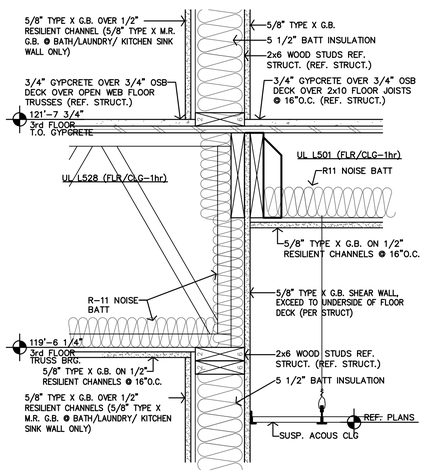


B DETAIL @ WALK
1 1/2"=1'-0"



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

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



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

J NOT USED

H NOT USED

G NOT USED

F NOT USED

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785.827.0386 jgr@jgrarchitects.com

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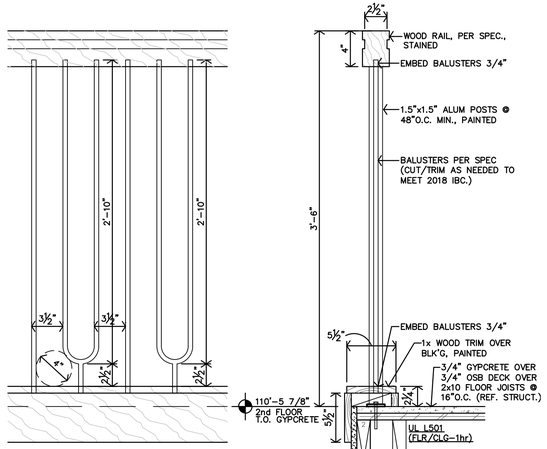
JEFFREY S. GILLAM 06827 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
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SHEET NO.:

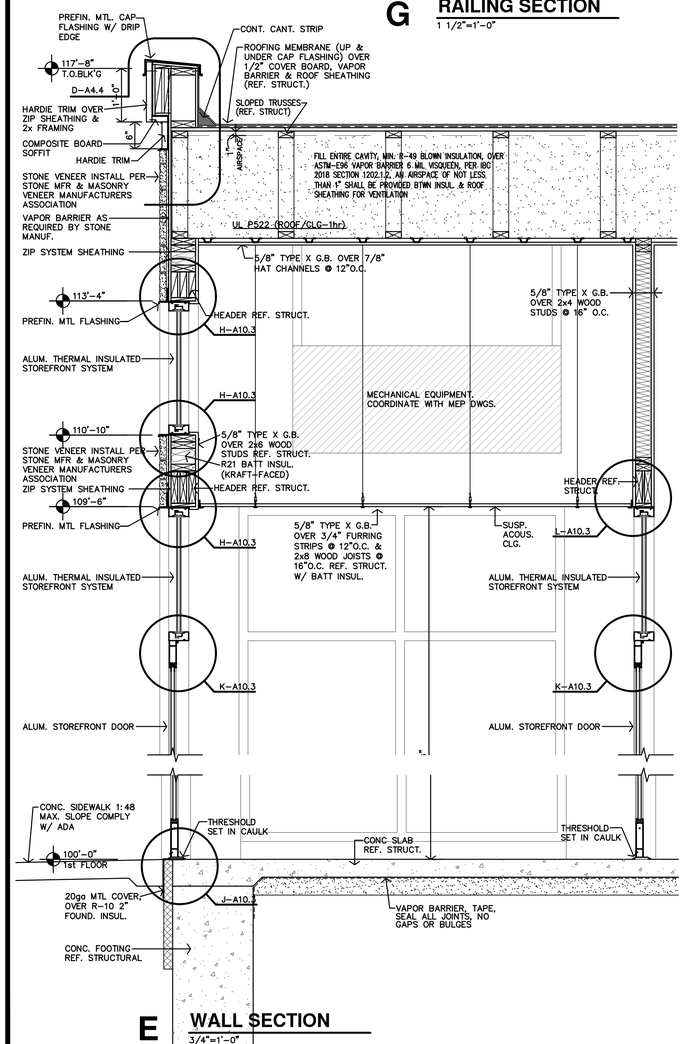
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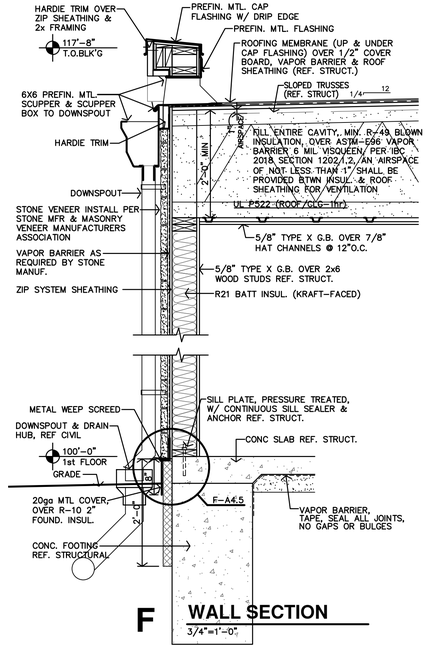


H RAILING ELEVATION
1 1/2"=1'-0"

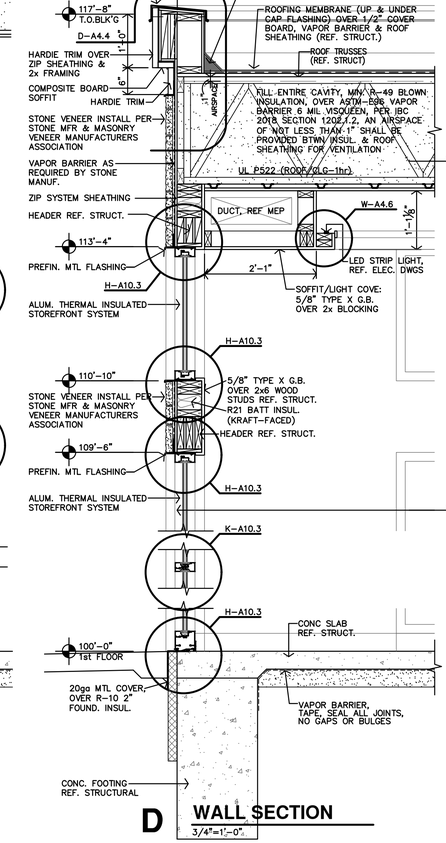
G RAILING SECTION
1 1/2"=1'-0"



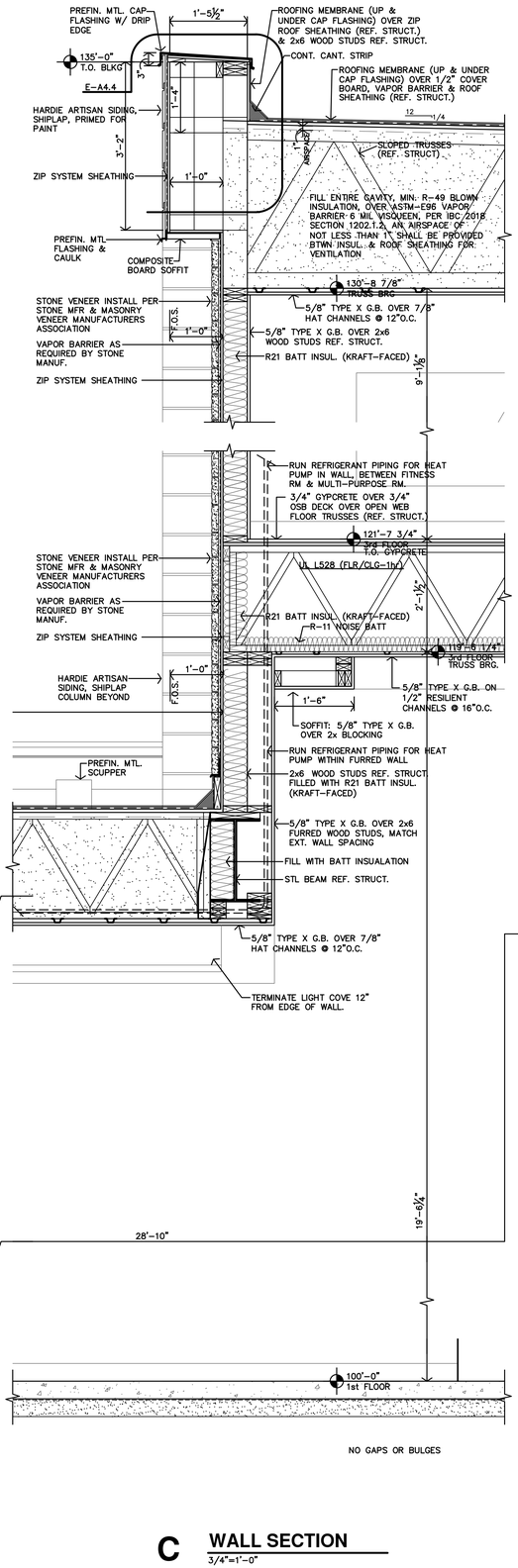
E WALL SECTION
3/4"=1'-0"



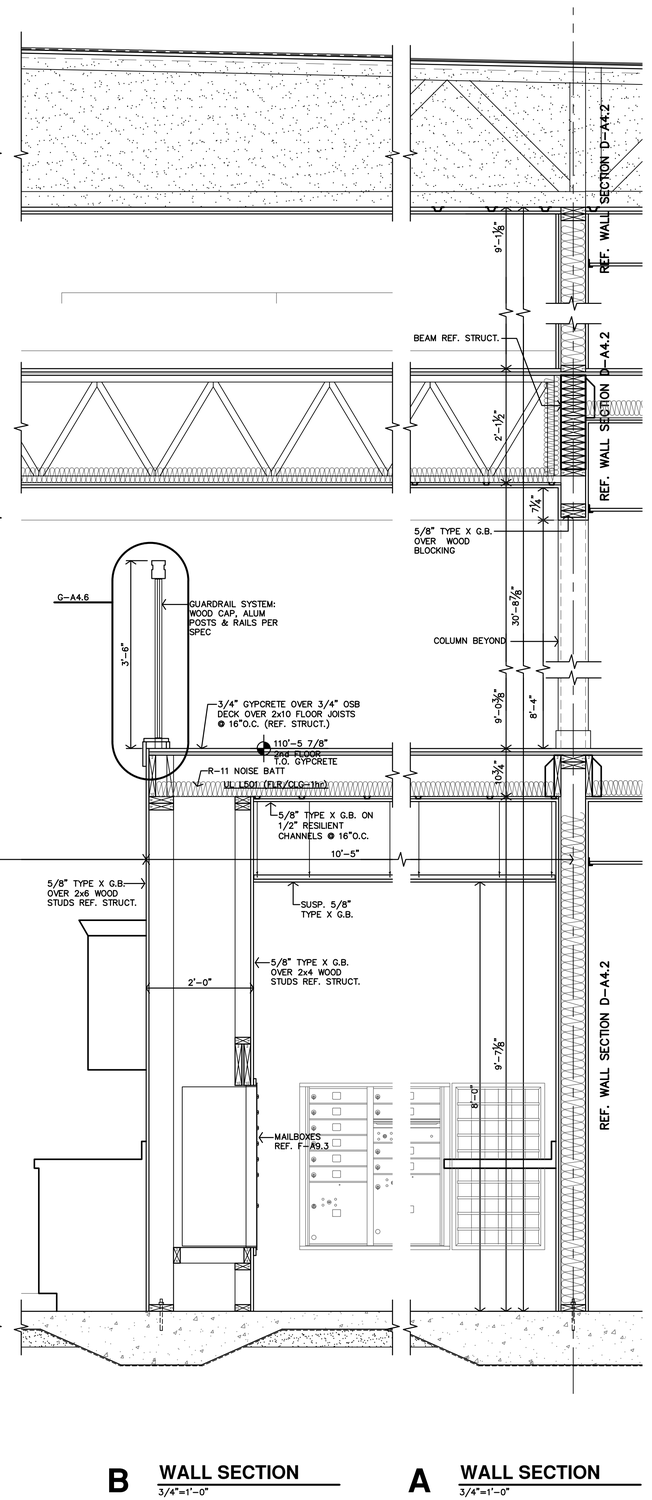
F WALL SECTION
3/4"=1'-0"



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



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



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

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

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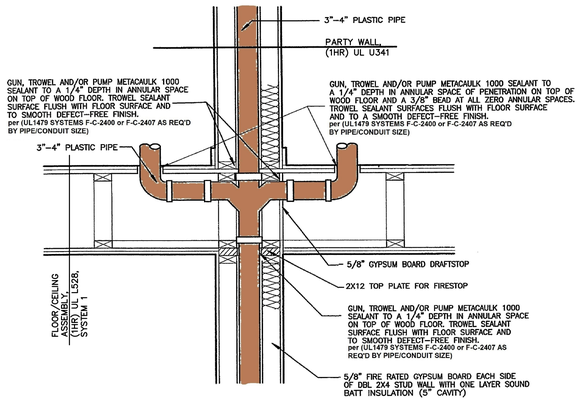
JEFFREY S. GILLAM 05687 IOWA LICENSED ARCHITECT

REVISION:

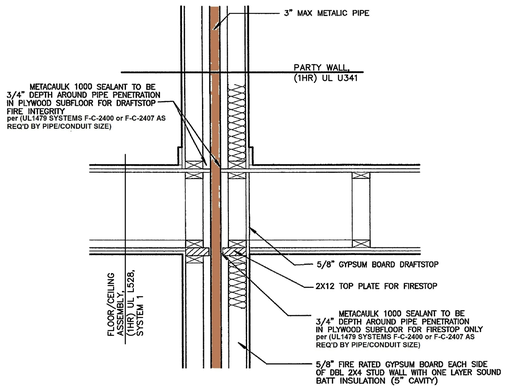
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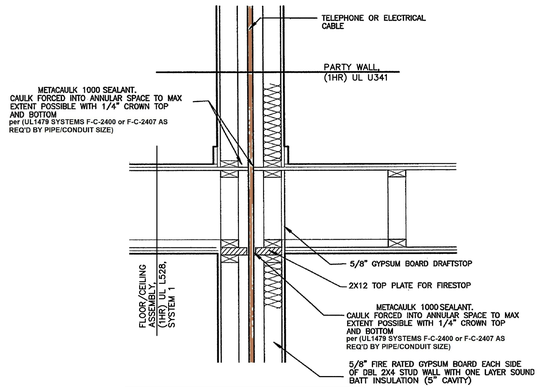
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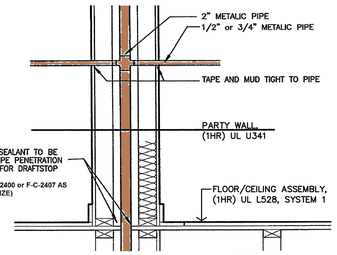
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PENETRATION ASSEMBLY #2

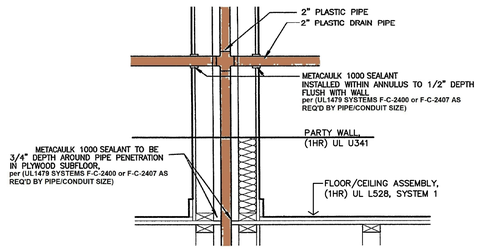


PENETRATION ASSEMBLY #3

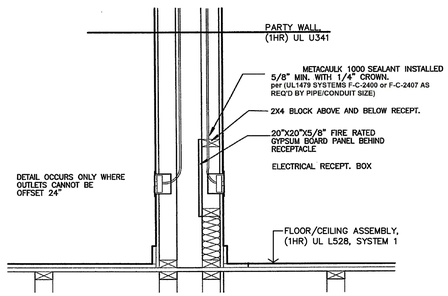


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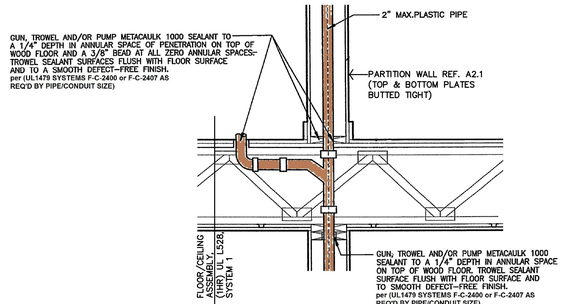
ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



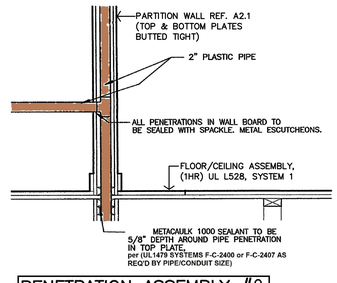
PENETRATION ASSEMBLY #5



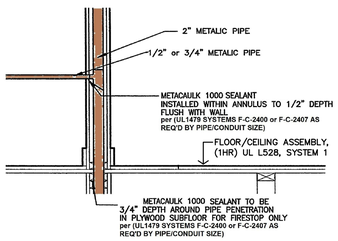
PENETRATION ASSEMBLY #6



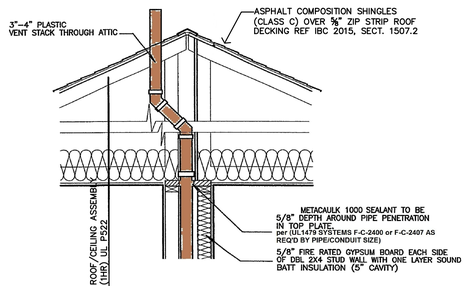
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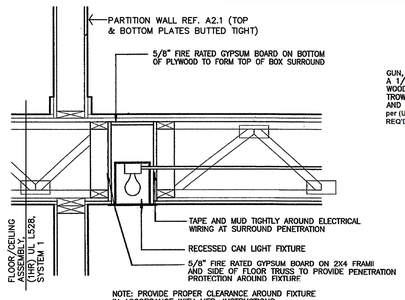
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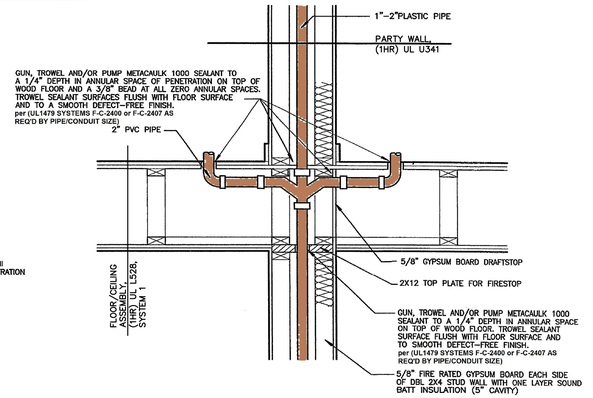
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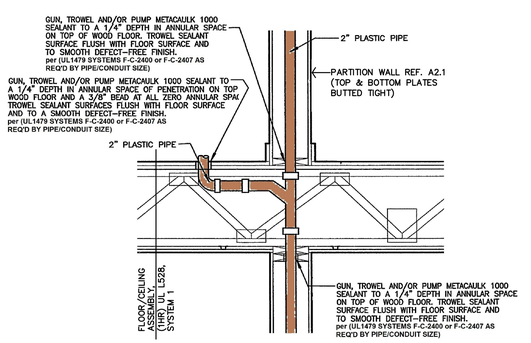
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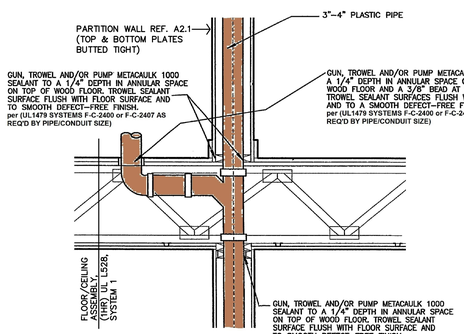
PENETRATION ASSEMBLY #11



PENETRATION ASSEMBLY #12



PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

NOT TO SCALE

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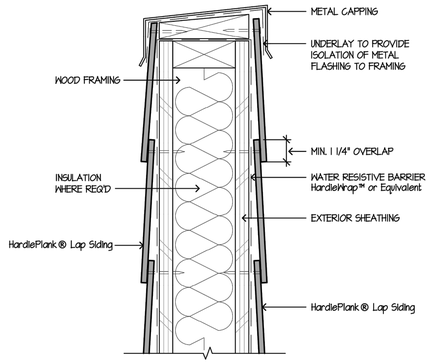
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

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DATE: 8-1-2025
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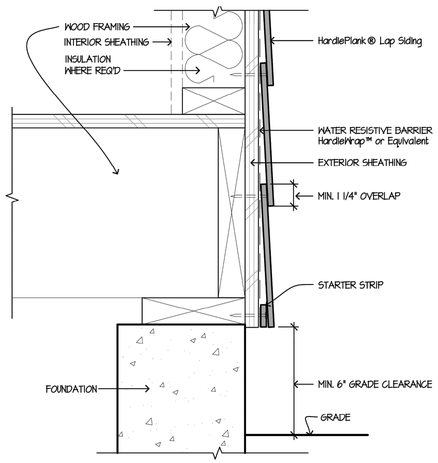
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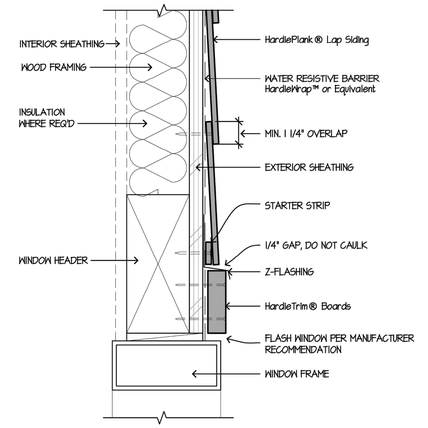
9 PARAPET

SCALE: 3"=1'-0"



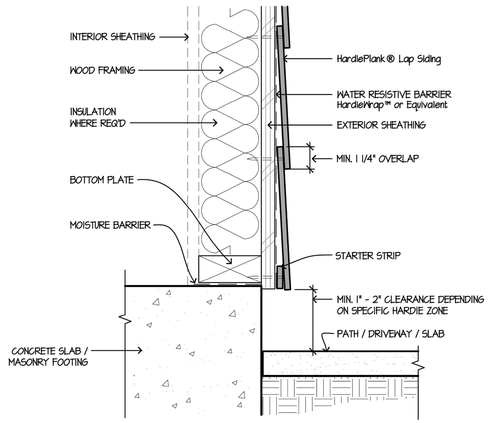
6 GRADE CLEARANCE

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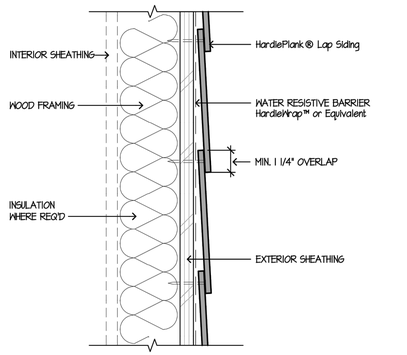
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



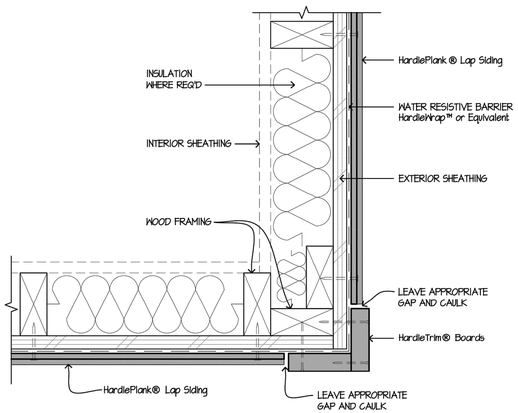
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



2 OUTSIDE CORNER

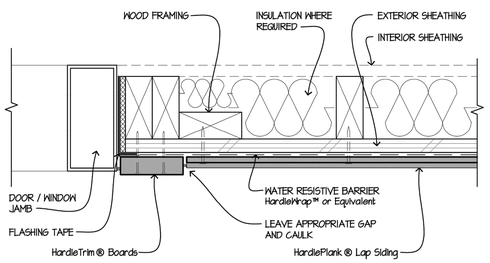
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HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

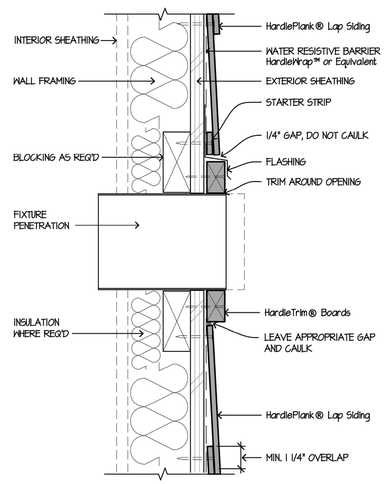
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



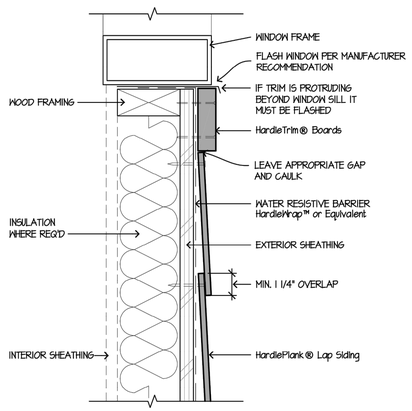
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



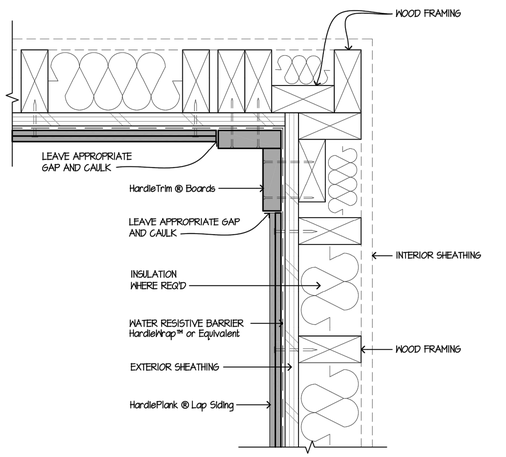
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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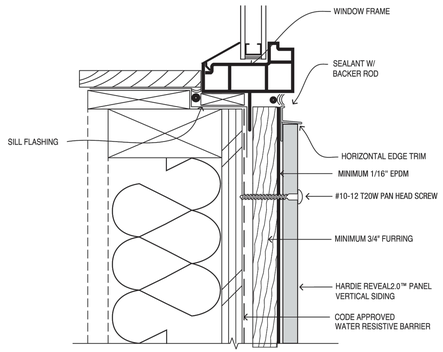
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:

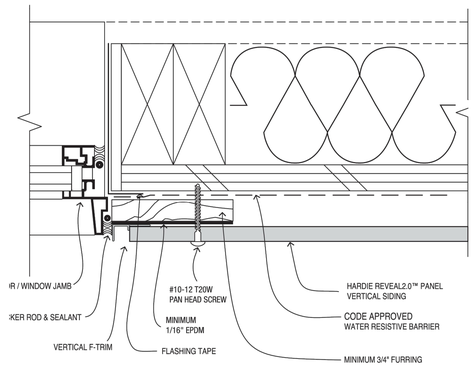
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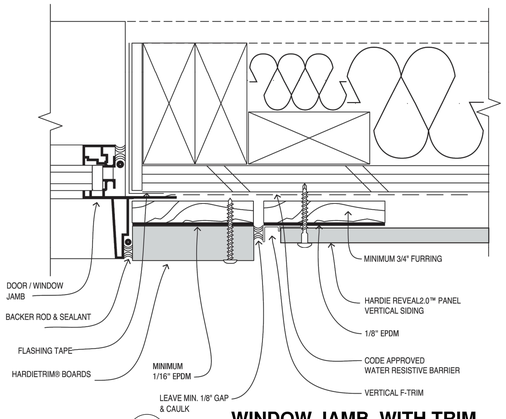
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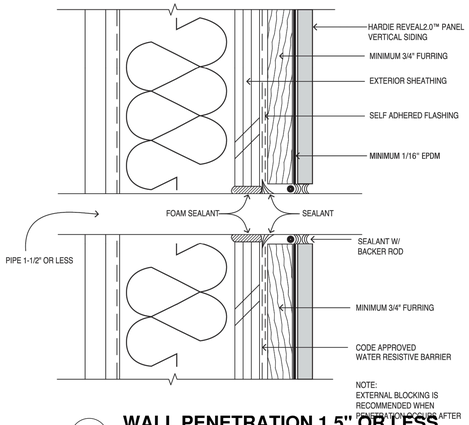
12 **WINDOW SILL**
NTS



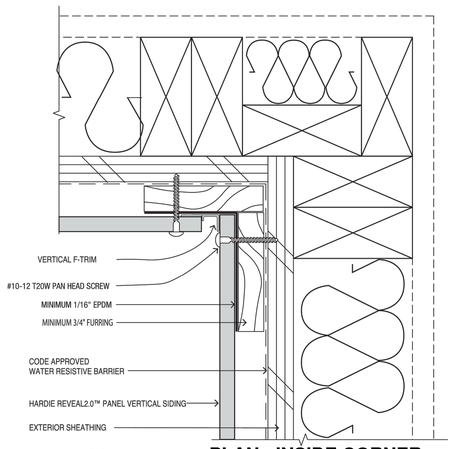
11 **WINDOW JAMB, NO TRIM**
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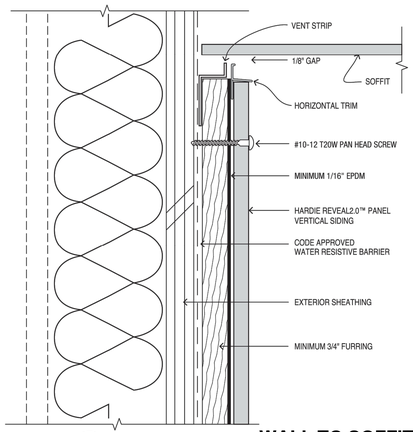
10 **WINDOW JAMB, WITH TRIM**
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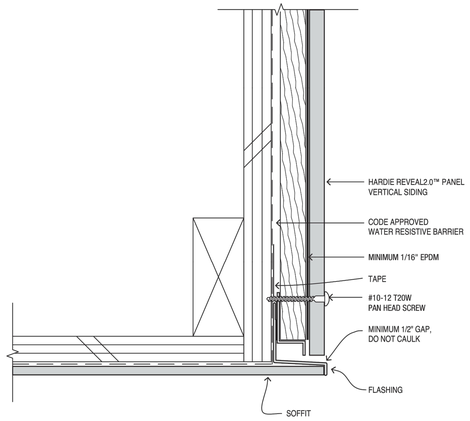
9 **WALL PENETRATION 1.5" OR LESS**
NTS



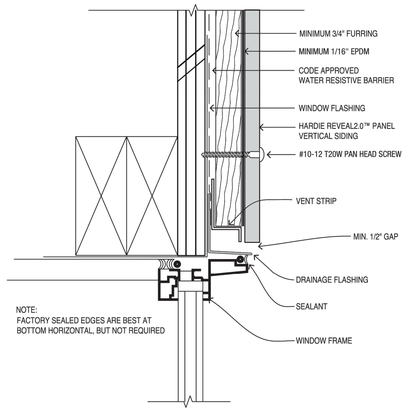
8 **PLAN - INSIDE CORNER**
NTS



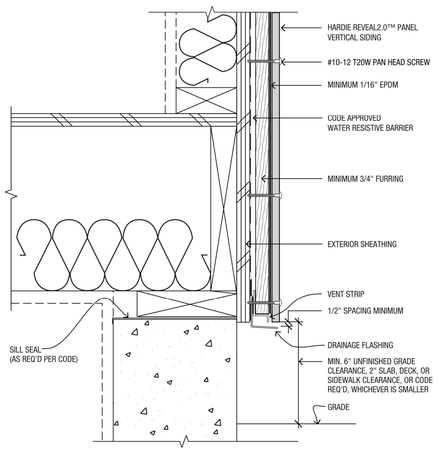
7 **WALL TO SOFFIT**
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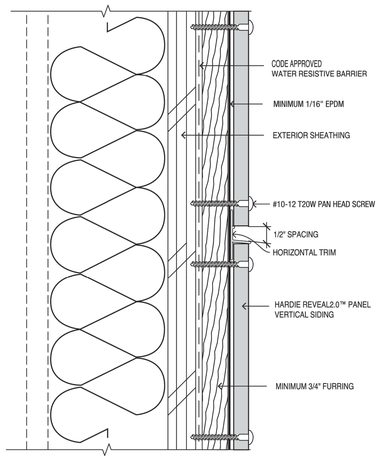
6 **SOFFIT TO OUTSIDE CORNER**
NTS



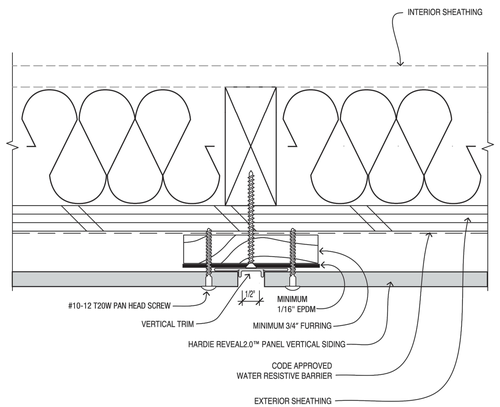
5 **WINDOW HEAD, DOOR SIM.**
NTS



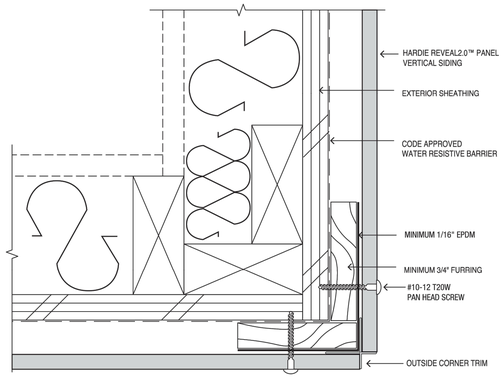
4 **SECTION - AT GRADE**
NTS



3 **SECTION - HORIZ REVEAL**
NTS



2 **PLAN - VERTICAL REVEAL**
NTS



1 **PLAN - OUTSIDE CORNER**
NTS

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

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CARTER LAKE, IOWA

JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

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JOB: 25-3489
SHEET NO.:

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FIGURE 1
WALL CAP - CMU RETAINING WALL

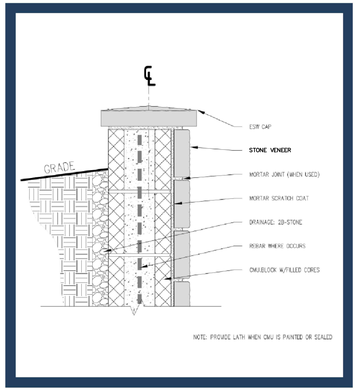


FIGURE 2
WALL-SECTION INSIDE CORNER W/ STUCCO

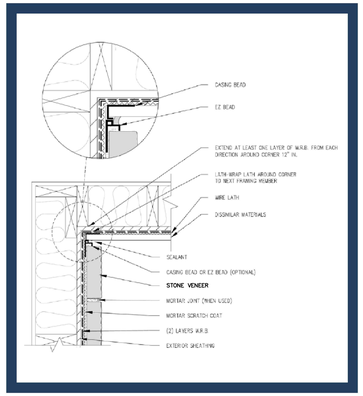


FIGURE 3
TYP. WOOD OR METAL STUD WALL

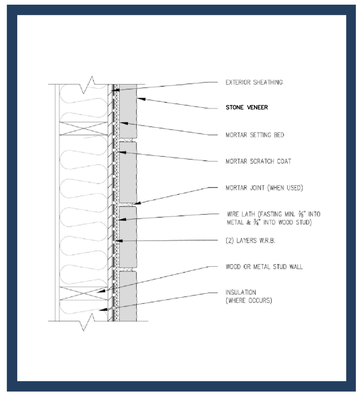


FIGURE 4
STONE BELOW CLADDING

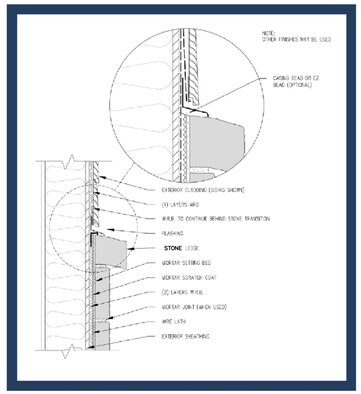


FIGURE 5
SIDE WALL FLASHING AT ROOF

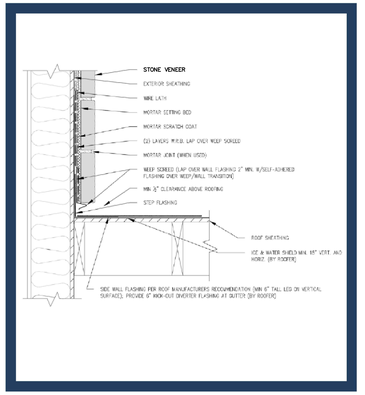


FIGURE 6
WINDOW HEAD

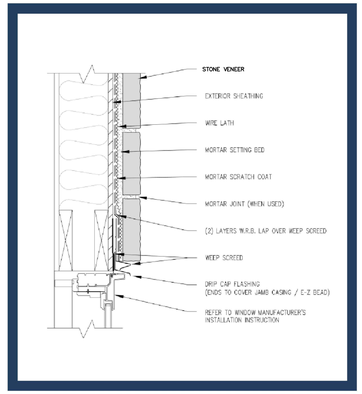


FIGURE 7
WINDOW SILL W/ STONE DRIP LEDGE

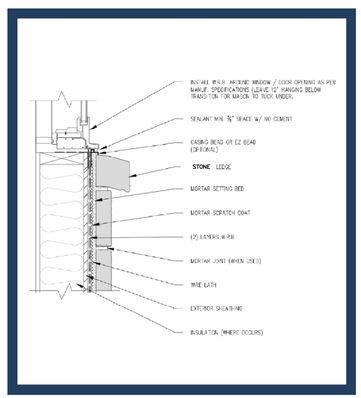


FIGURE 8
FOUNDATION WALL @ BASE

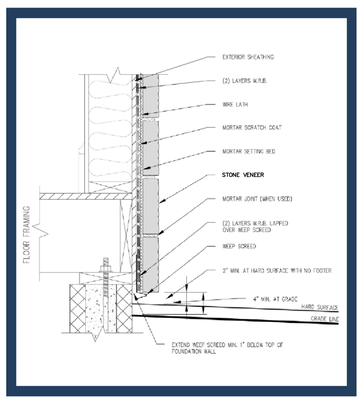


FIGURE 10
WOOD COLUMN BASE

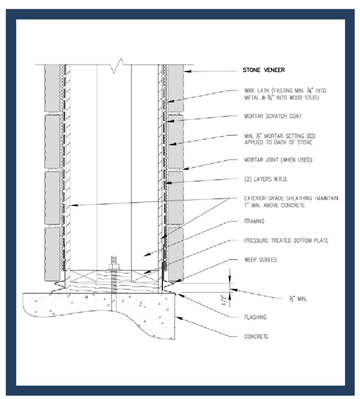


FIGURE 11
WALL OVER CONTINUOUS RIGID INSULATION

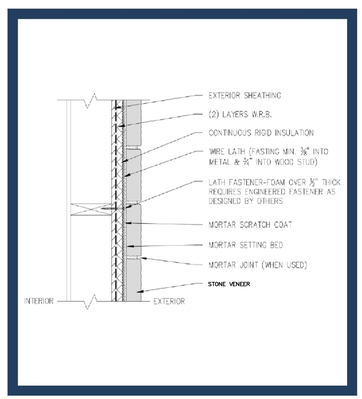


FIGURE 12
WINDOW JAMB - OPT DRAINAGE MAT

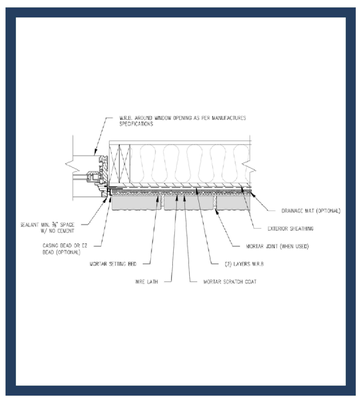


FIGURE 13
HORIZONTAL TRANSITION W/ STONE DRIP LEDGE

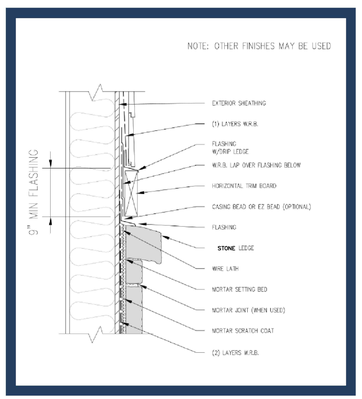


FIGURE 14
TOP OF WALL W/ DRAINAGE MAT

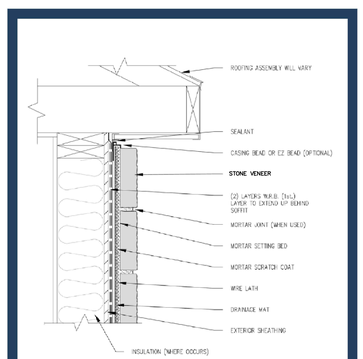


FIGURE 15
STONE WRAP ON ARCH OVERHANG

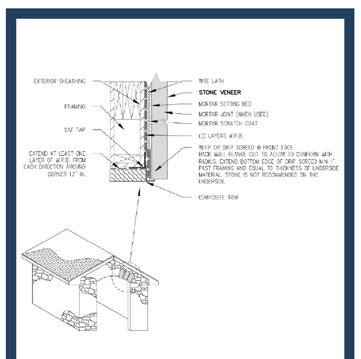


FIGURE 20
DRYER VENT

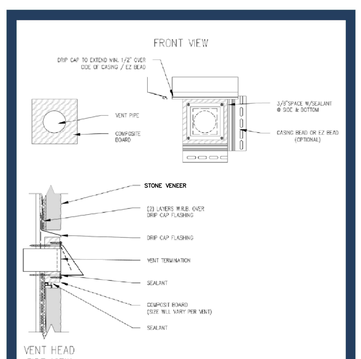


FIGURE 21
ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

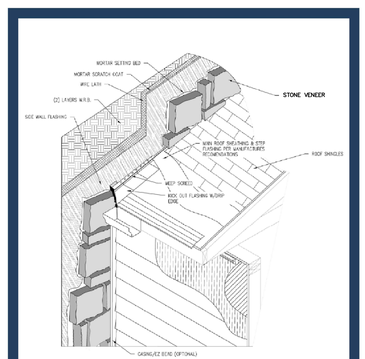
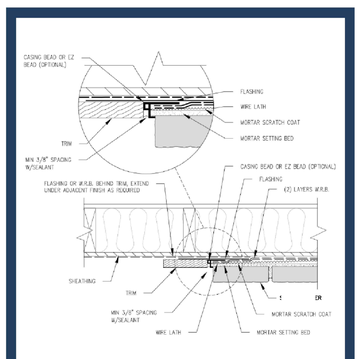


FIGURE 27
VERTICAL TRANSITION @ DISSIMILAR MATERIAL



MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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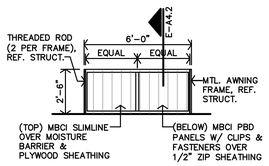
JEFFREY S. GILLAM
06687
IOWA
LICENSED ARCHITECT

REVISION:

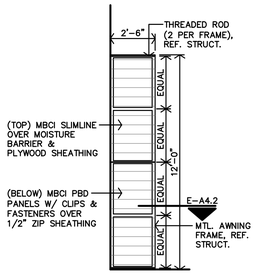
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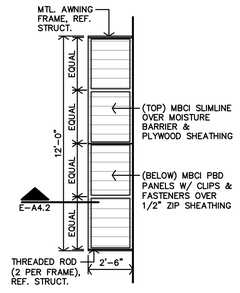
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D **MTL. AWNING PLAN**
1/4"=1'-0"



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



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

LEGEND

1	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	2-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
3	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.
4	LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
5	INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL D-A4.5
6	INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL E-A4.5
7	INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-18-QD, (MUST HAVE 1.83 SF OF NFA OR GREATER).

	INDICATES ROOFING MATERIAL
SDS	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. COORDINATE LOCATIONS WITH WINDOWS BELOW. AVOID CONFLICTS WHERE DOWNSPOUTS RUN IN FRONT OF WINDOWS OR ARE REQUIRED TO JOG AROUND WINDOWS.
OS	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED IN A LOCATION THAT IS APPROX. 2" ABOVE (VERTICALLY) FROM THE BOTTOM OF THE INLET OF THE ADJACENT SCUPPER BOX

ROOF GENERAL NOTES

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

DRAFTSTOPPING & ATTIC VENTILATION

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

AREA 1 (1,893 SF)
1,893/150 = 12.62 (of NFA VENTILATION REQ'D)
1.83 X 7 = 12.81 (of NFA VENTILATION PROVIDED)

AREA 2/16 (206 SF)
206/150 = 1.37 (of NFA VENTILATION REQ'D)
1.83 X 1 = 1.83 (of NFA VENTILATION PROVIDED)

AREA 3/11 (1,968 SF)
1,968/150 = 13.12 (of NFA VENTILATION REQ'D)
1.83 X 8 = 14.64 (of NFA VENTILATION PROVIDED)

AREA 4 (668 SF)
668/150 = 4.45 (of NFA VENTILATION REQ'D)
1.83 X 3 = 5.49 (of NFA VENTILATION PROVIDED)

AREA 5 (861 SF)
861/150 = 5.74 (of NFA VENTILATION REQ'D)
1.83 X 4 = 7.32 (of NFA VENTILATION PROVIDED)

AREA 6/14 (1,537 SF)
1,537/150 = 10.25 (of NFA VENTILATION REQ'D)
1.83 X 6 = 10.98 (of NFA VENTILATION PROVIDED)

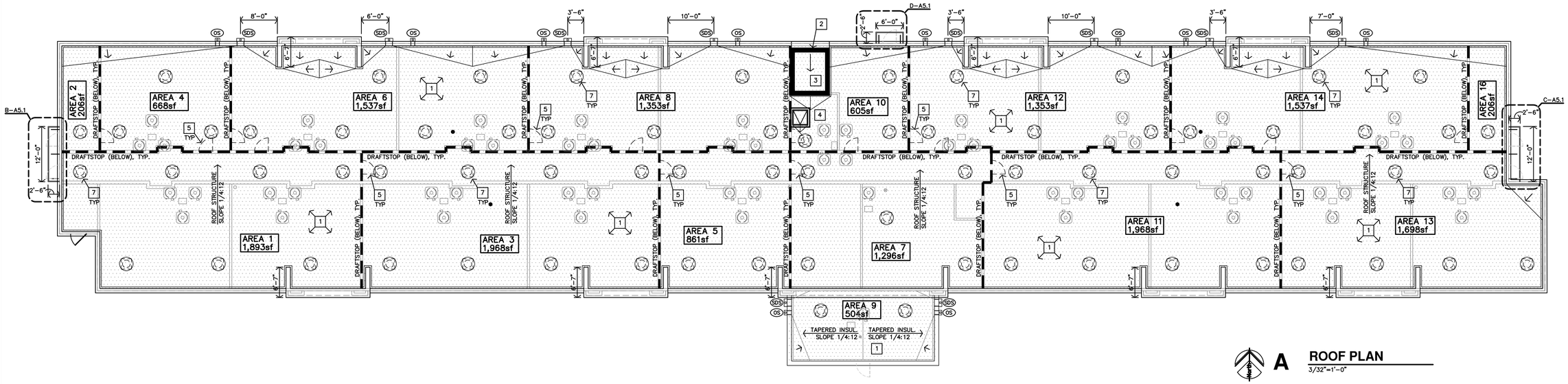
AREA 7 (1,296 SF)
1,296/150 = 8.64 (of NFA VENTILATION REQ'D)
1.83 X 5 = 9.15 (of NFA VENTILATION PROVIDED)

AREA 8/12 (1,353 SF)
1,353/150 = 9.02 (of NFA VENTILATION REQ'D)
1.83 X 5 = 9.15 (of NFA VENTILATION PROVIDED)

AREA 9 (504 SF)
504/150 = 3.36 (of NFA VENTILATION REQ'D)
1.83 X 2 = 3.66 (of NFA VENTILATION PROVIDED)

AREA 10 (605 SF)
605/150 = 4.03 (of NFA VENTILATION REQ'D)
1.83 X 3 = 5.49 (of NFA VENTILATION PROVIDED)

AREA 13 (1,698 SF)
1,698/150 = 11.32 (of NFA VENTILATION REQ'D)
1.83 X 7 = 12.81 (of NFA VENTILATION PROVIDED)



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

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785.827.0386 jgr@jgrarchitects.com

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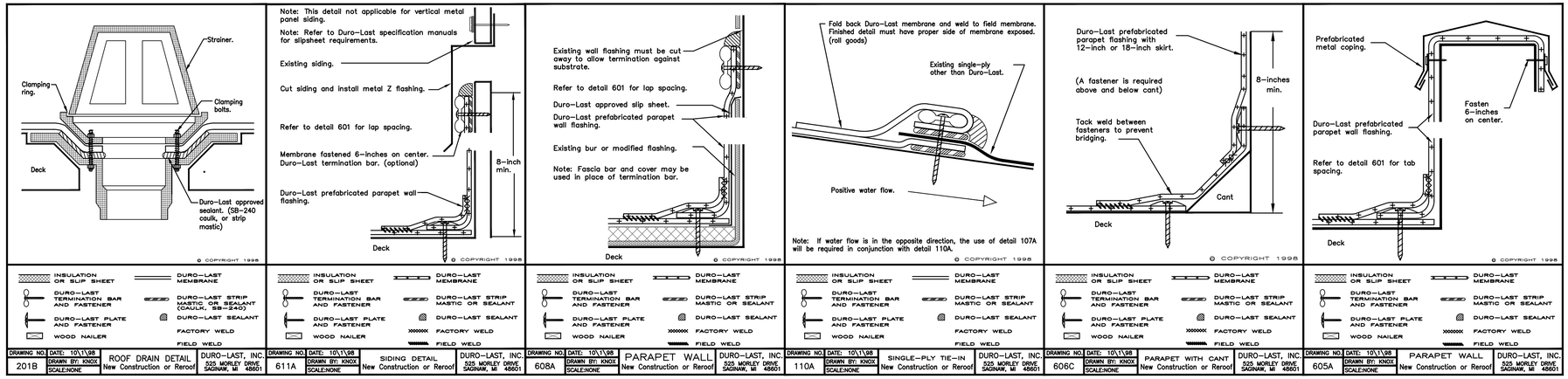
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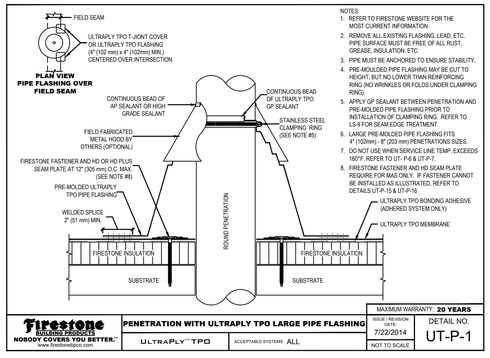


DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

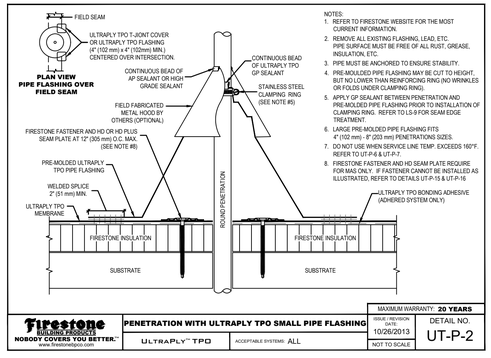
BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

ROOFING DETAIL NOTES

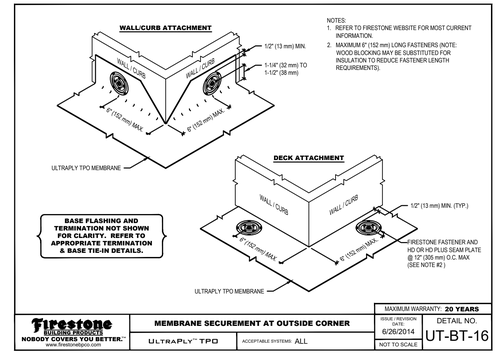
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE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



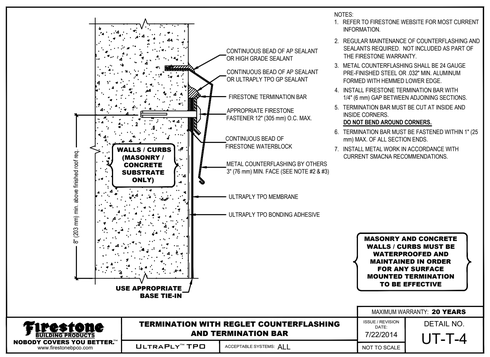
G LARGE PIPE DTL.
NO SCALE



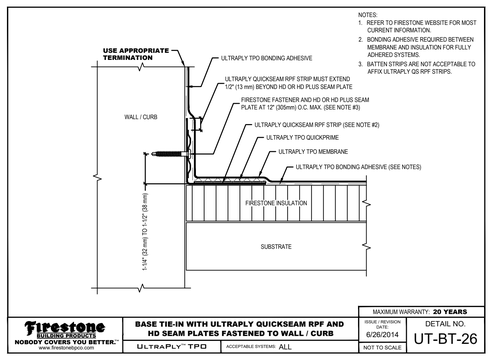
F SMALL PIPE DTL.
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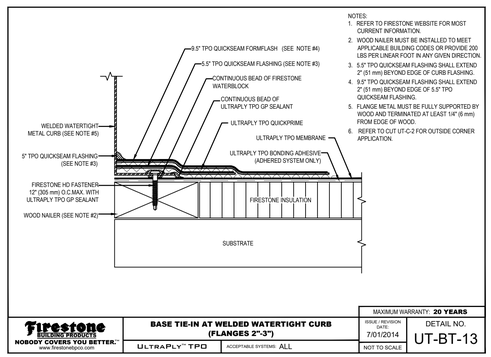
E OUTSIDE CORNER DTL.
NO SCALE



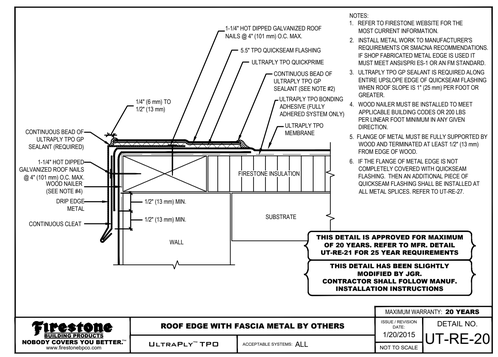
D FLASHING DETAIL
NO SCALE



C ROOF-TO-WALL TIE-IN
NO SCALE



B EQUIP. CURB DETAIL
NO SCALE



A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

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

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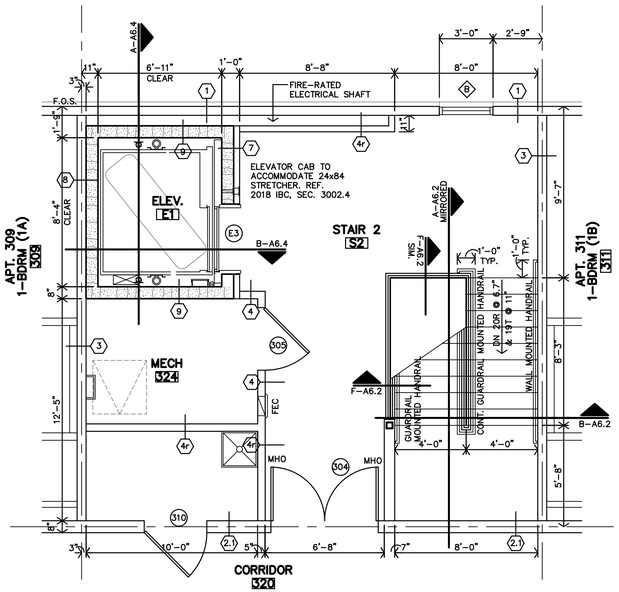
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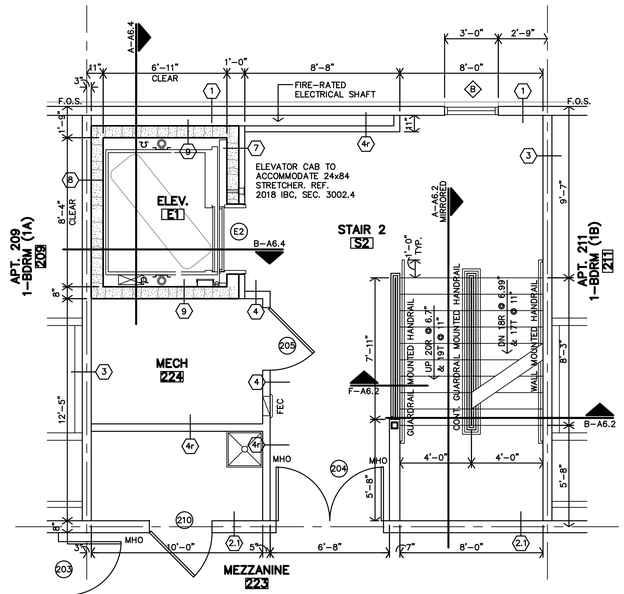
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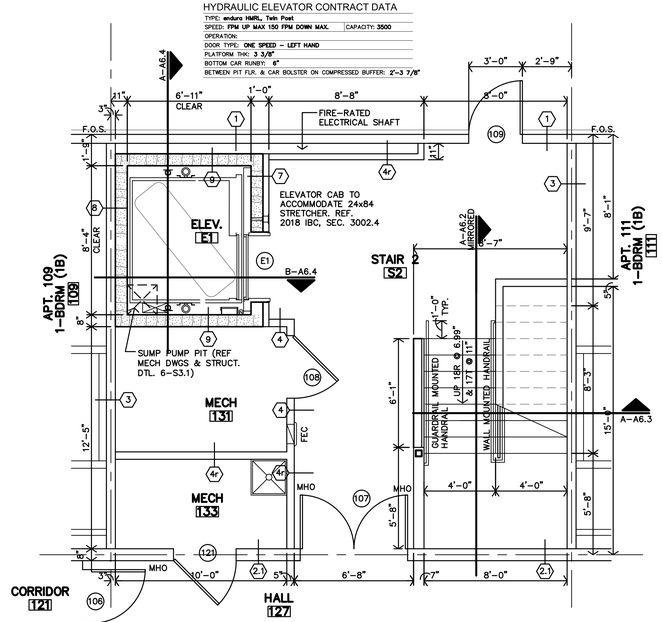
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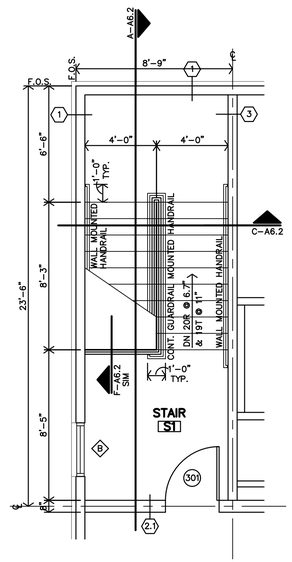
F **ELEV E1/STAIR S2 FIRST FLOOR PLAN**
1/4"=1'-0"



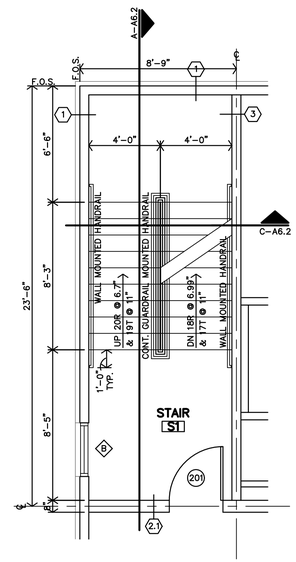
E **ELEV E1/STAIR S2 FIRST FLOOR PLAN**
1/4"=1'-0"



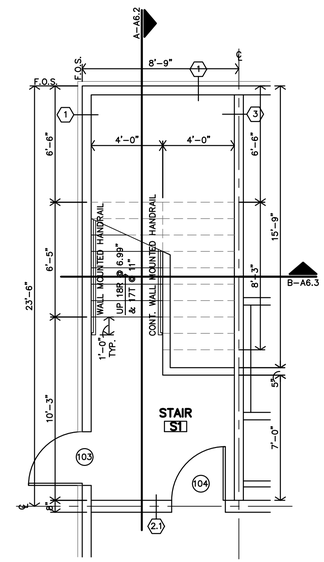
D **ELEV E1/STAIR S2 FIRST FLOOR PLAN**
1/4"=1'-0"



C **STAIR S1 3RD FLOOR PLAN**
1/4"=1'-0" STAIR S3 MIRRORED



B **STAIR S1 2ND FLOOR PLAN**
1/4"=1'-0" STAIR S3 MIRRORED



A **STAIR S1 FIRST FLOOR PLAN**
1/4"=1'-0" STAIR S3 MIRRORED

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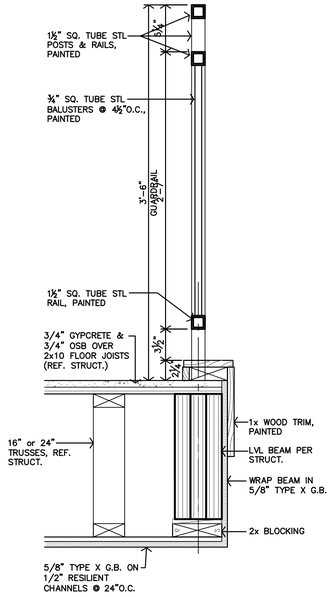
JEFFREY S. GILLAM 06827 IOWA LICENSED ARCHITECT

REVISION:

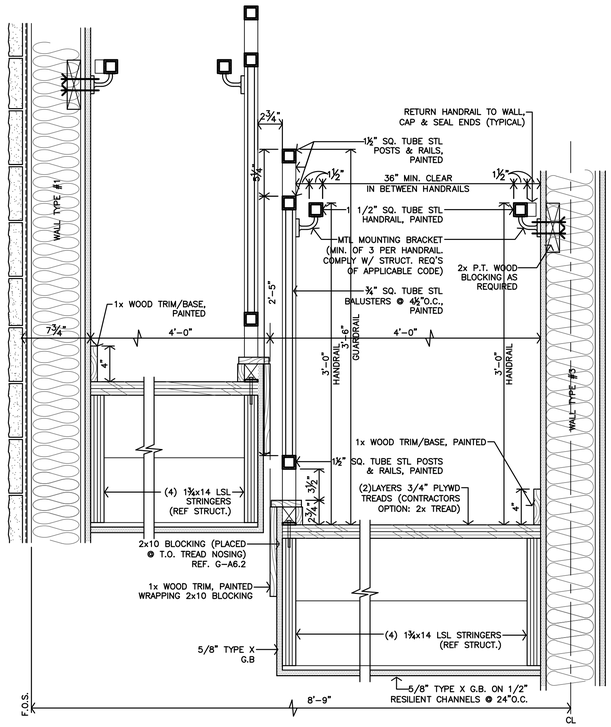
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JOB: 25-3489
SHEET NO.:

A6.1

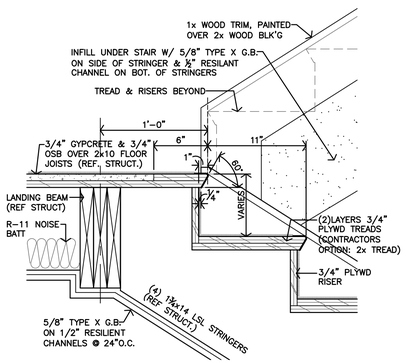
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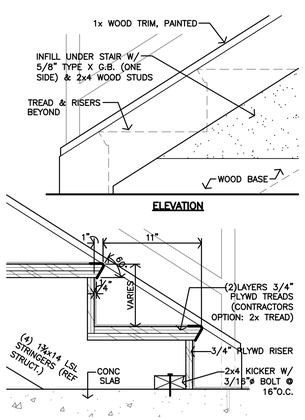
F **GUARDRAIL DTL.**
1 1/2"=1'-0"



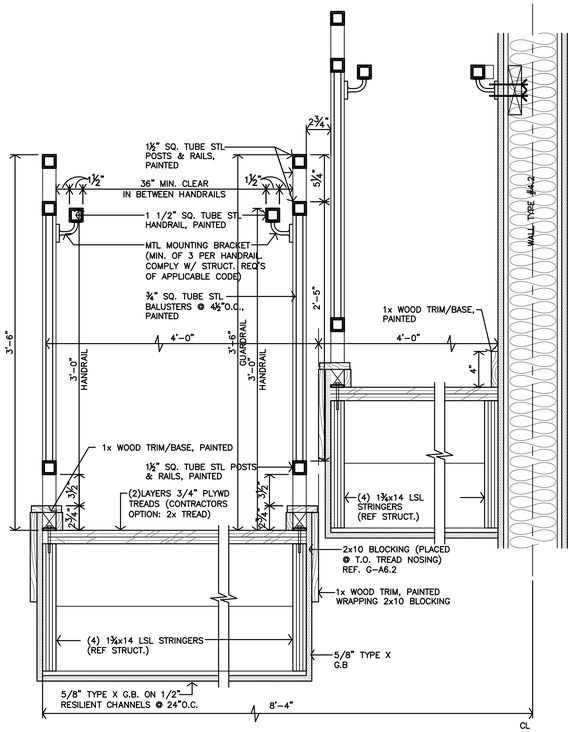
C **DETAIL (STAIR 1 & 3)**
1 1/2"=1'-0"



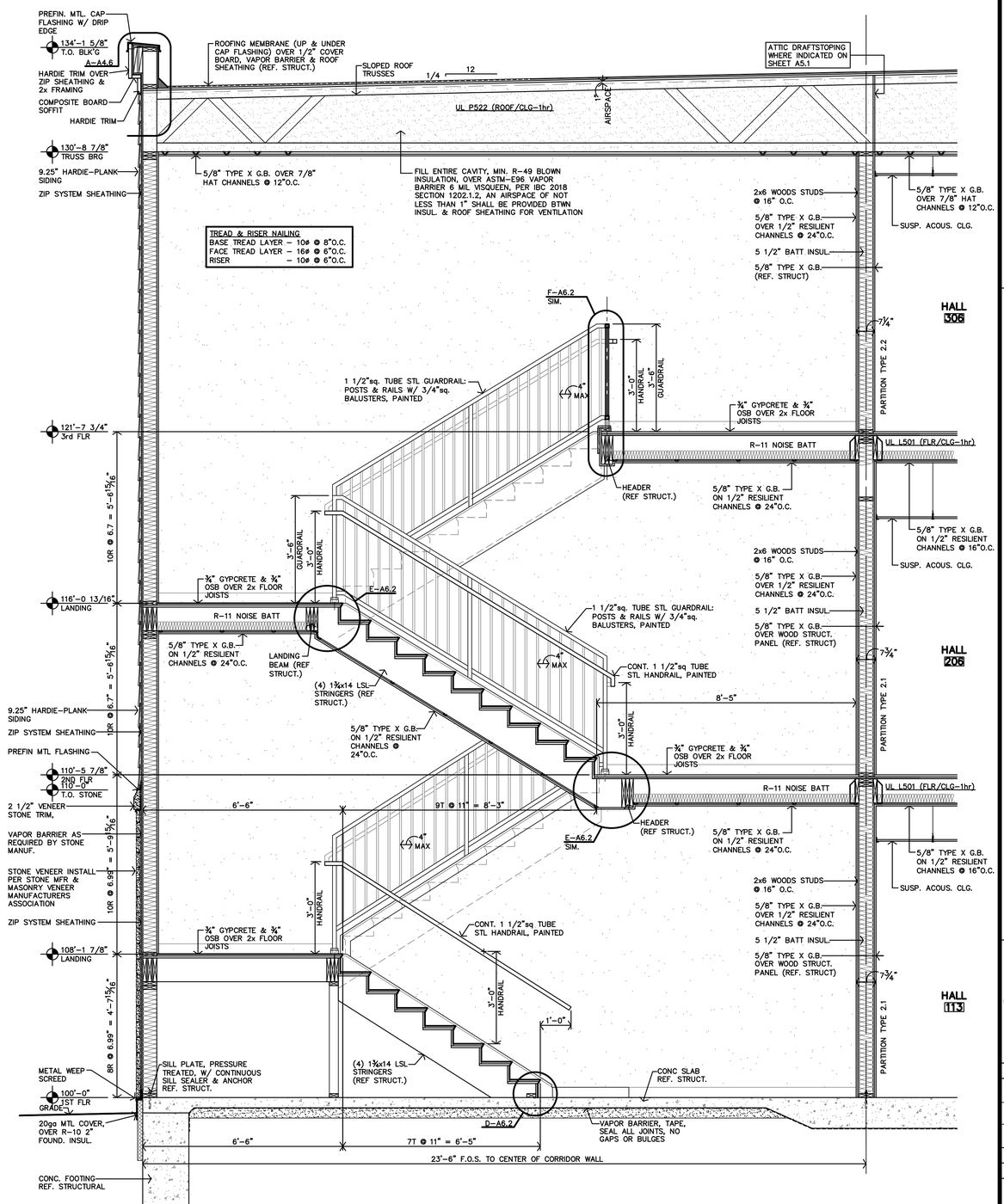
E **DETAIL**
1 1/2"=1'-0"



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



B **DETAIL (STAIR S2)**
1 1/2"=1'-0"



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

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

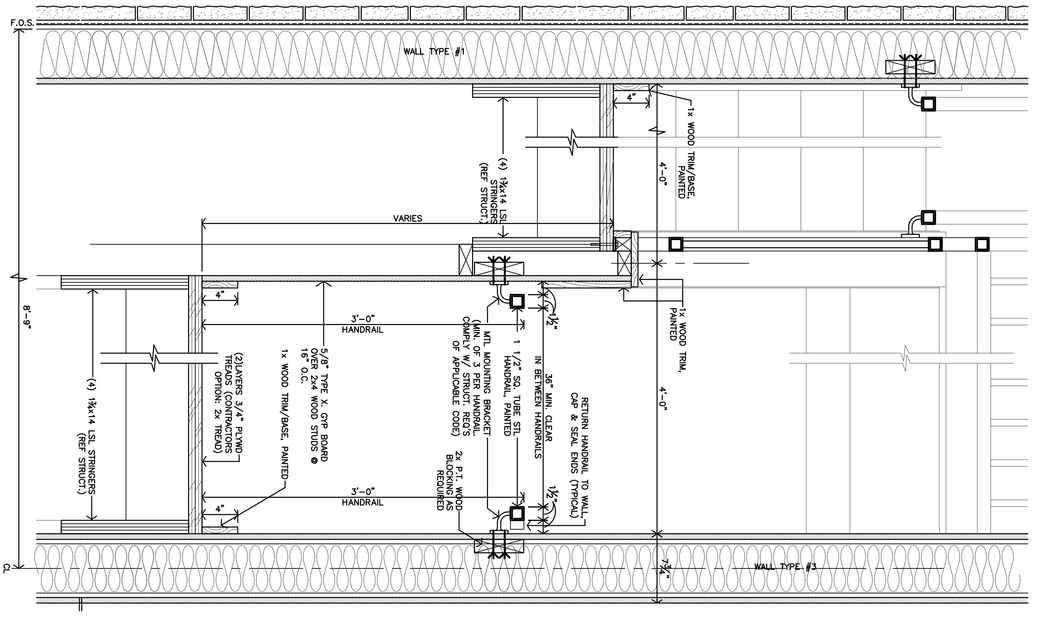
JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

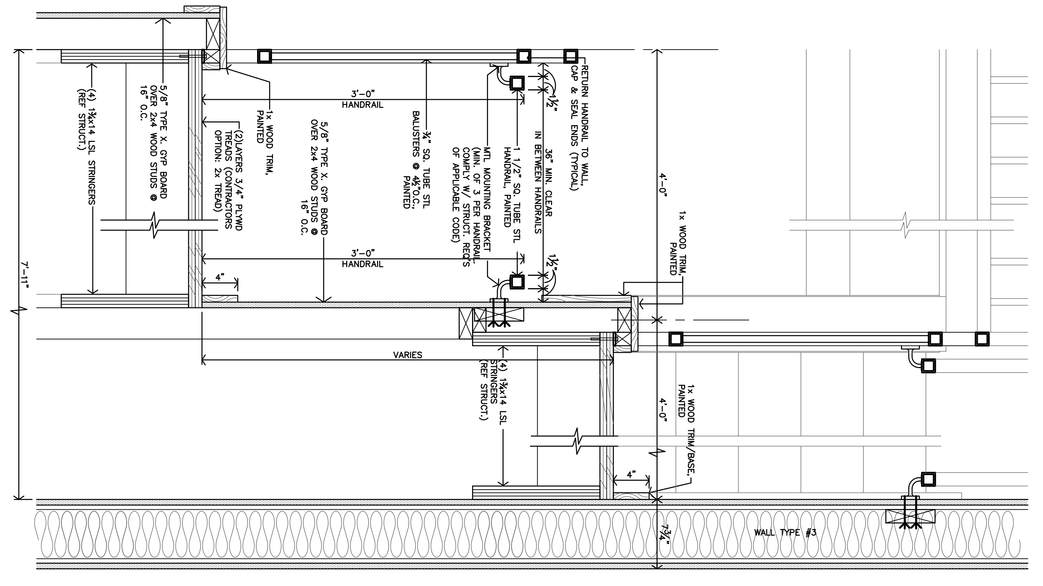
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B DETAIL (STAIR 1)
1 1/2"=1'-0"
STAIR 3 MIRRORED



A DETAIL (STAIR 2)
1 1/2"=1'-0"

A6.2

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LICENSED ARCHITECT
IOWA
08587

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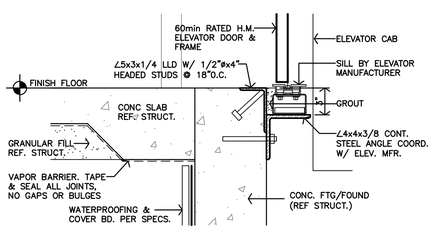
NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

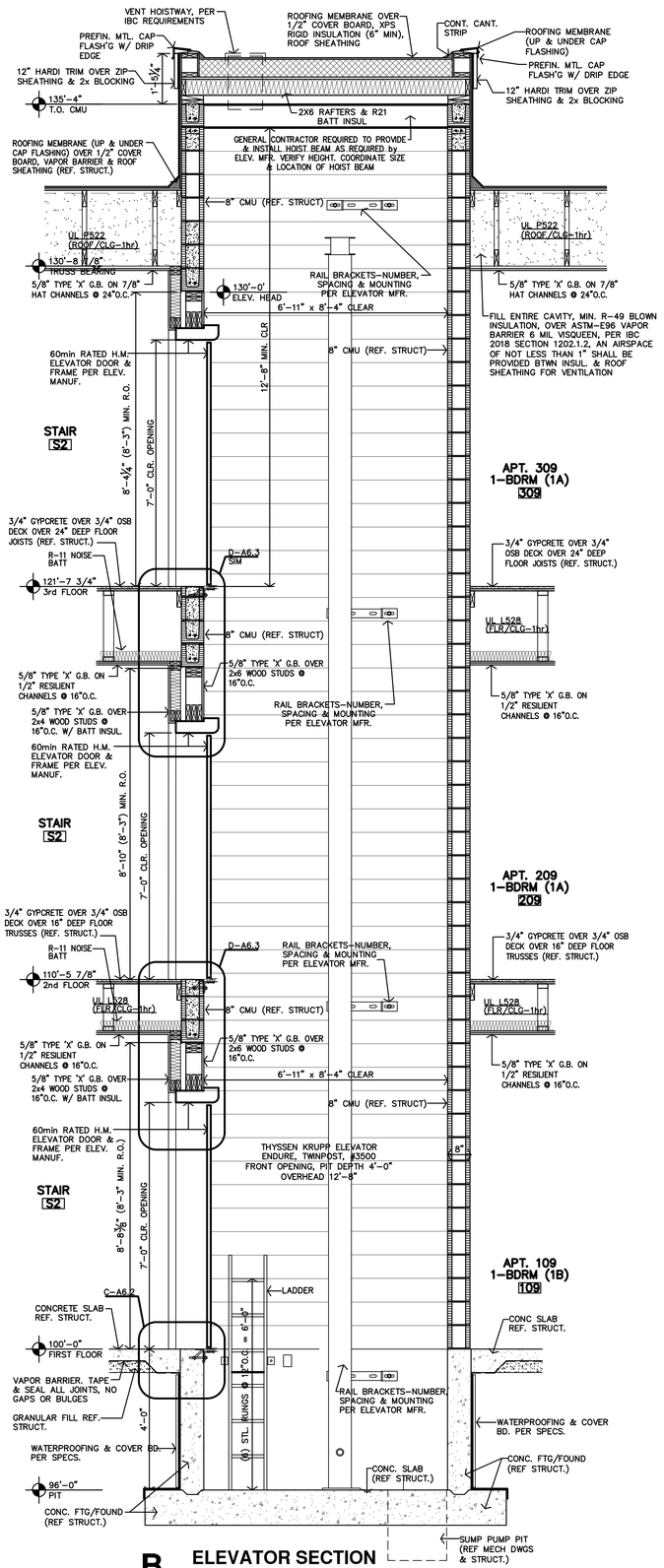
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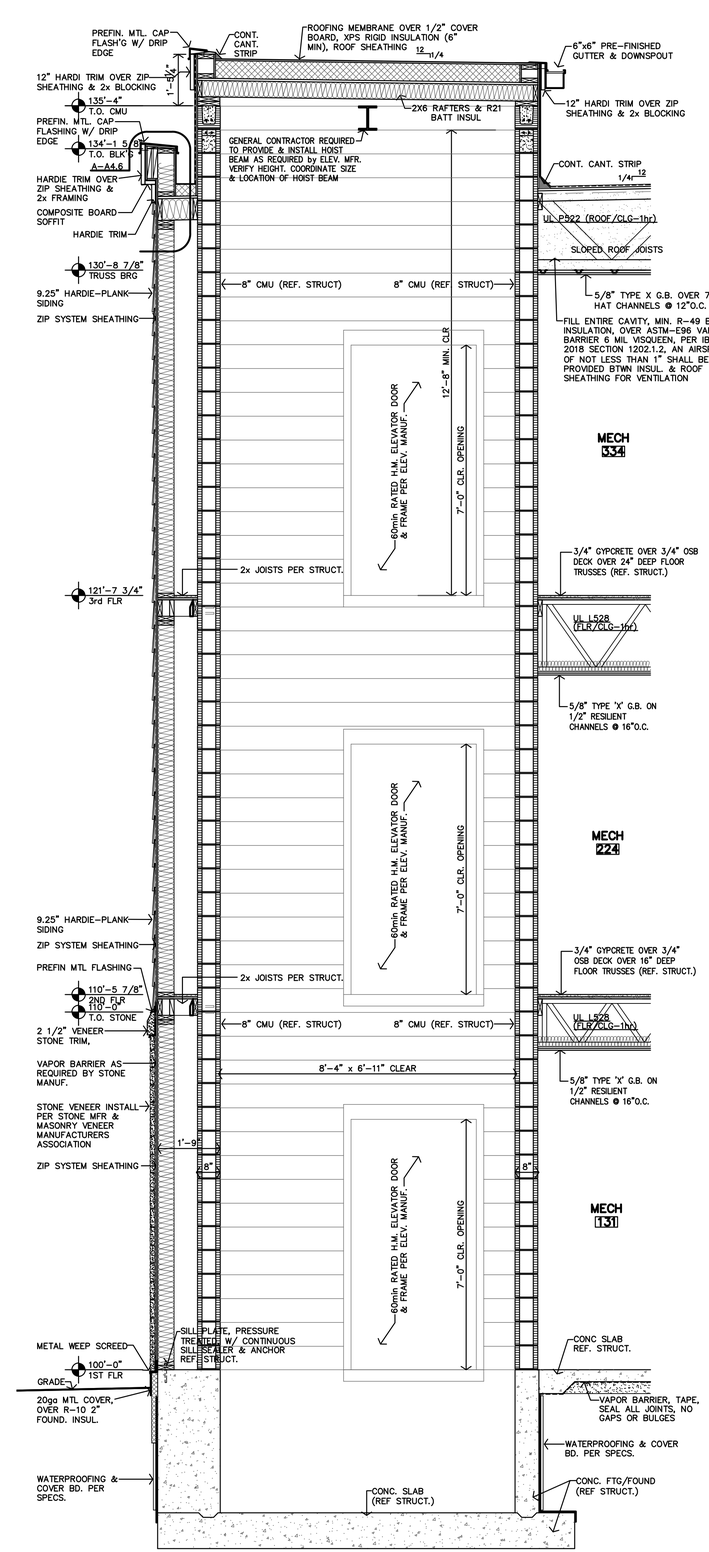
D **ELEVATOR DETAIL**
1 1/2"=1'-0"



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



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



A **ELEVATOR SECTION**
1/2"=1'-0"

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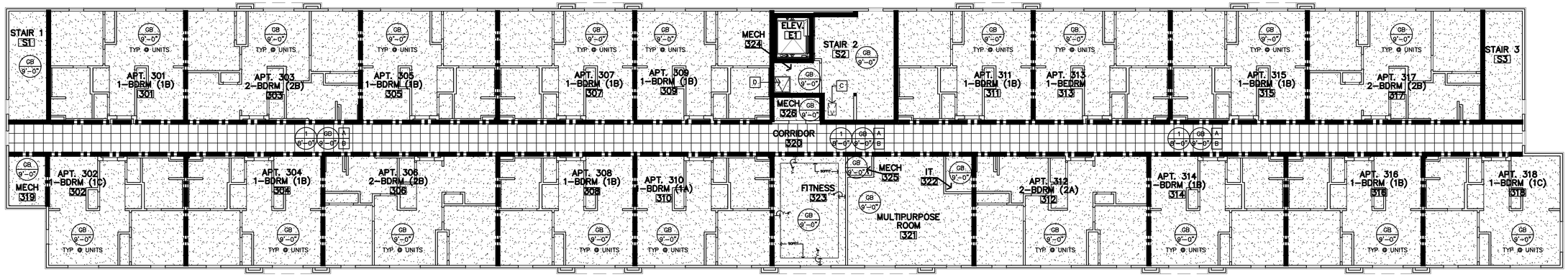
JEFFREY S. GILLAM 06537 IOWA LICENSED ARCHITECT

REVISION:

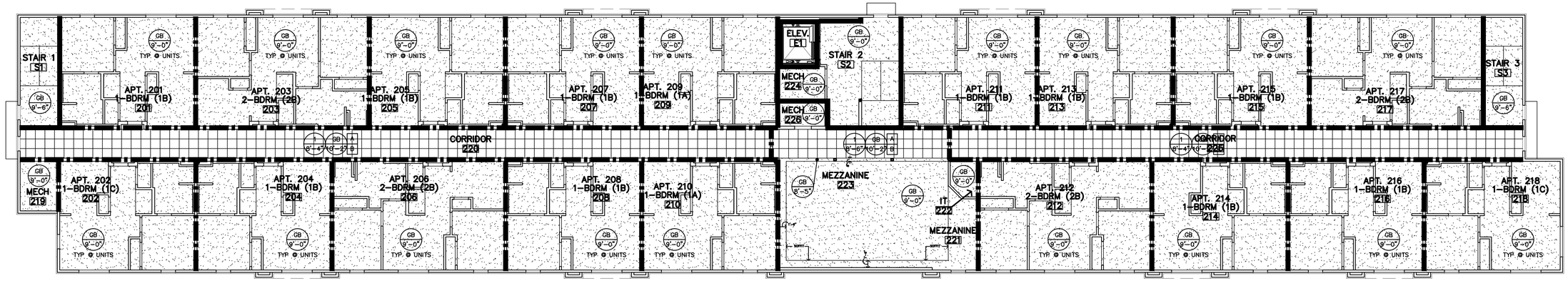
DATE: 8-1-2025
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SHEET NO.:

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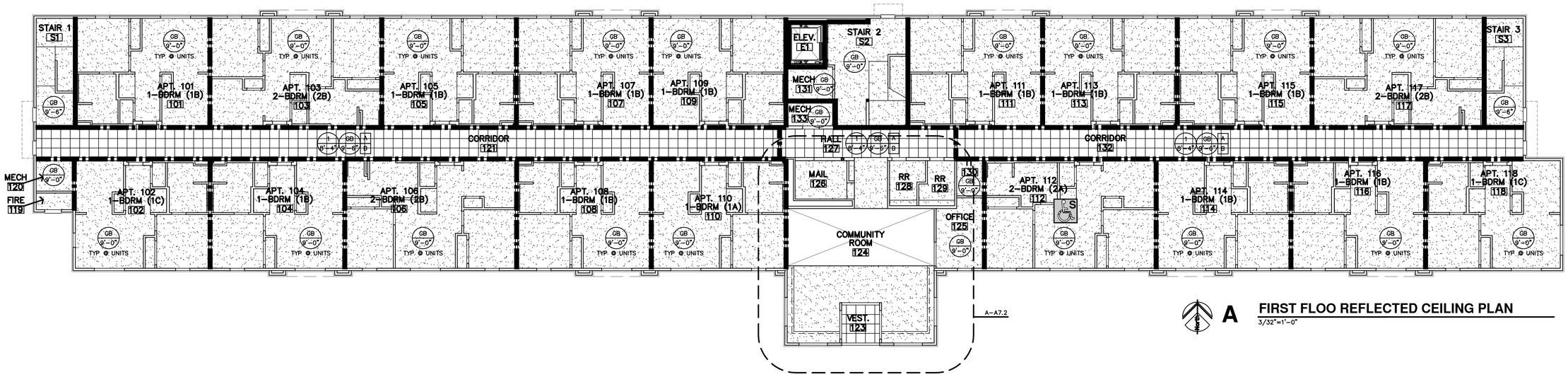
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C **THIRD FLOOR REFLECTED CEILING PLAN**
3/32"=1'-0"



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



A **FIRST FLOO REFLECTED CEILING PLAN**
3/32"=1'-0"

REFLECTED CEILING PLAN NOTES

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

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

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
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
SGB	SUSPENDED GYP BD (PAINTED)
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" CLG. TYPE / CLG. HEIGHT

KEY NOTES

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

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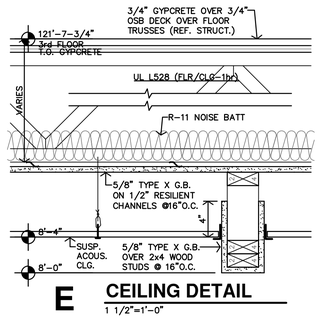
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

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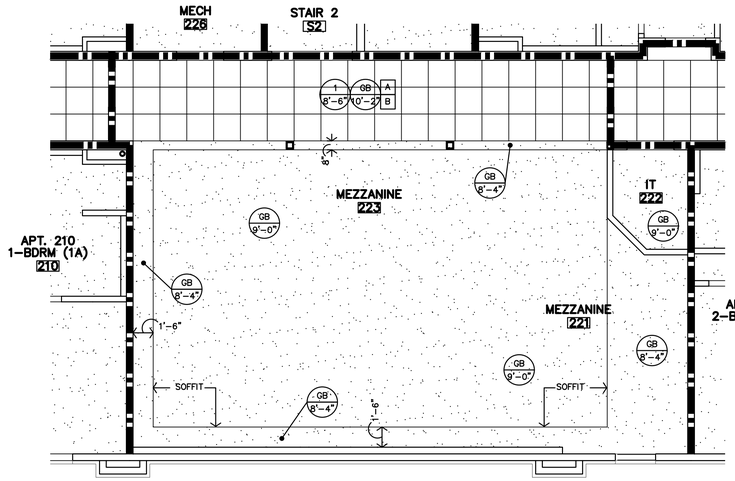
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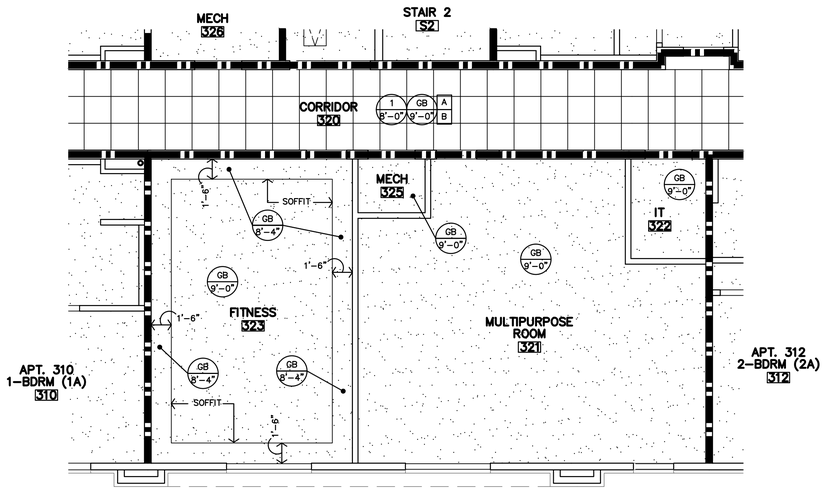
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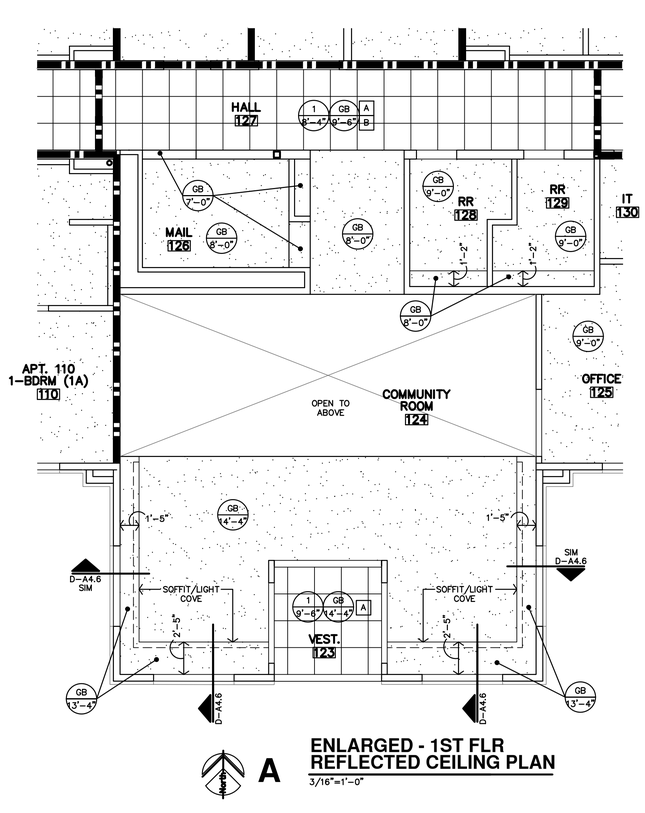
E **CEILING DETAIL**
1 1/2"=1'-0"



B **ENLARGED - 2ND FLR REFLECTED CEILING PLAN**
3/16"=1'-0"



C **ENLARGED - 3RD FLR REFLECTED CEILING PLAN**
3/16"=1'-0"



A **ENLARGED - 1ST FLR REFLECTED CEILING PLAN**
3/16"=1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
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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 (REFER SPECIFICATIONS)

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
SGB	SUSPENDED GYP BD (PAINTED)
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-6" — CLG. TYPE / CLG. HEIGHT

KEY NOTES

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

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

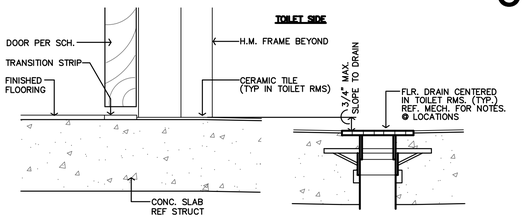
JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

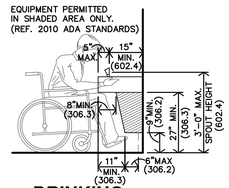
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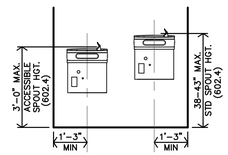
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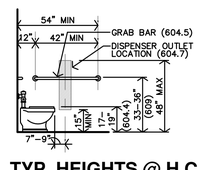
P FLOOR DRAIN DETAIL
3"=1'-0"



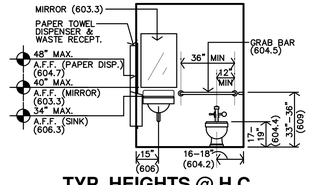
O DRINKING FOUNTAIN DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



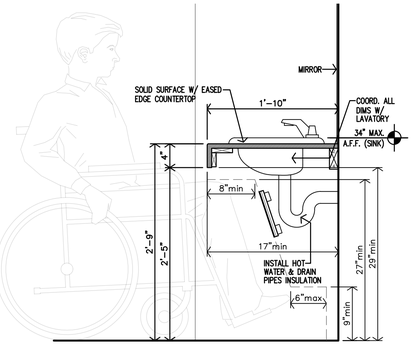
N DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



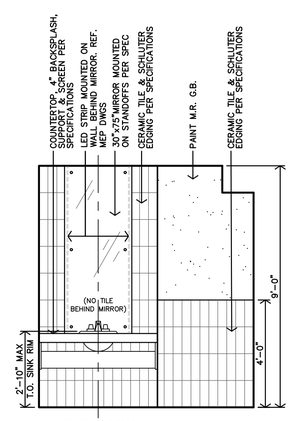
M TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



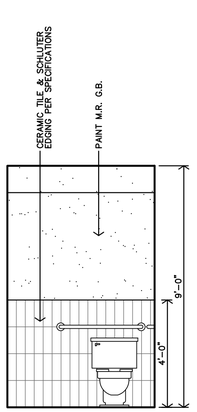
L TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



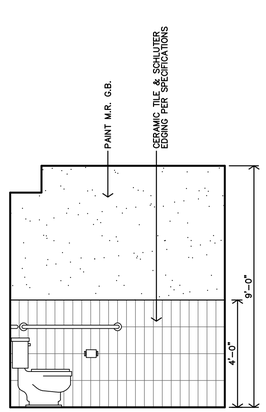
K VANITY DETAIL
1"=1'-0"



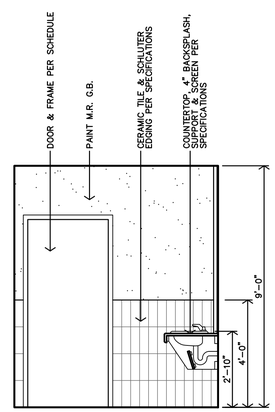
E RR #128 INTERIOR ELEVATION
3/8"=1'-0" RR #129 SIMILAR



D RR #128 INTERIOR ELEVATION
3/8"=1'-0" RR #129 SIMILAR



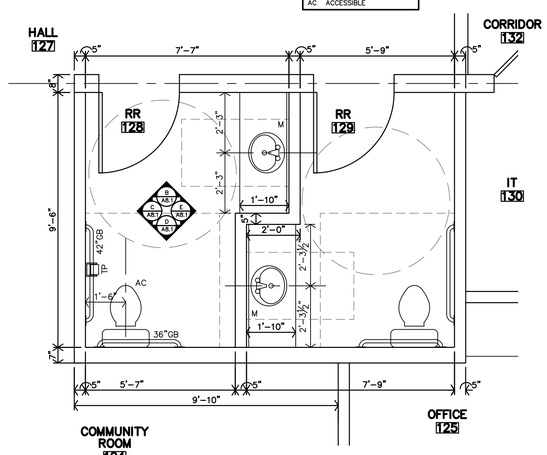
C RR #128 INTERIOR ELEVATION
3/8"=1'-0" RR #129 SIMILAR



B RR #128 INTERIOR ELEVATION
3/8"=1'-0" RR #129 SIMILAR

LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
AC	ACCESSIBLE



A RESTROOMS #128/129 ENLARGED BATH PLAN
3/8"=1'-0"

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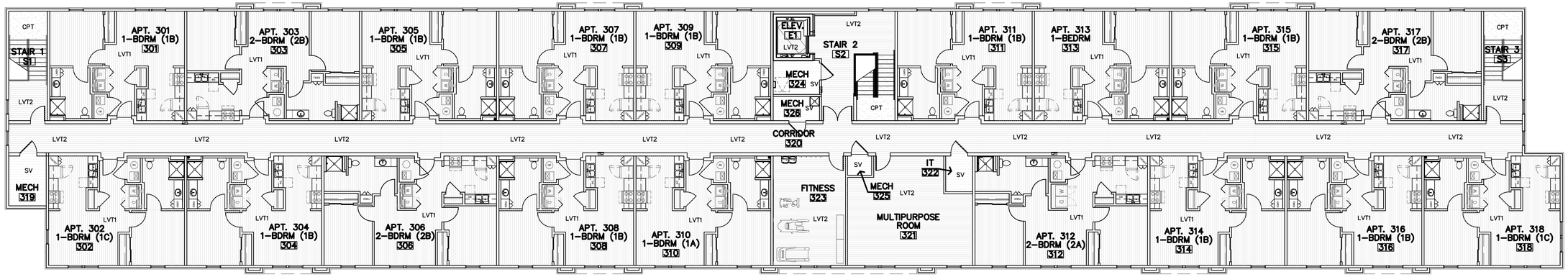
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:

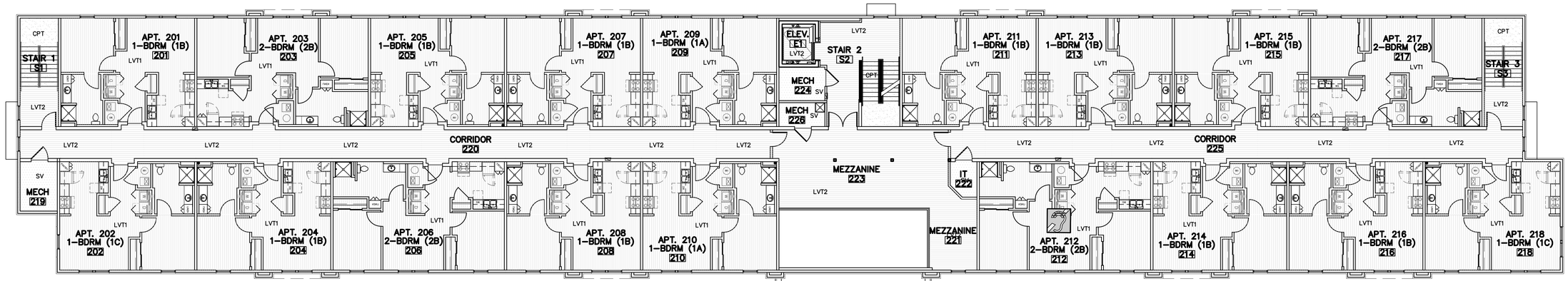
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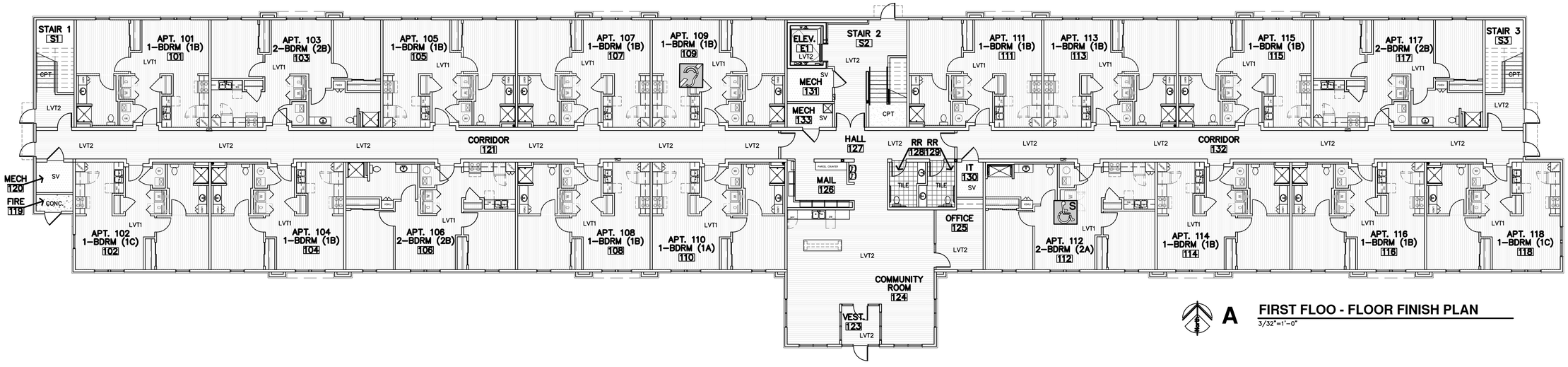
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C **THIRD FLOOR - FLOOR FINISH PLAN**
3/32"=1'-0"



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



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

FLOORING GENERAL NOTES

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

CARTER LAKE, IOWA

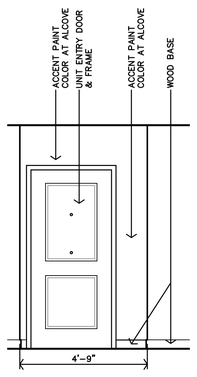
JEFFREY S. GILLAM 06687 IOWA LICENSED ARCHITECT

REVISION:

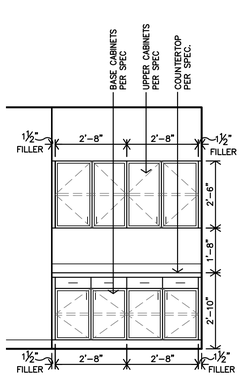
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A9.1

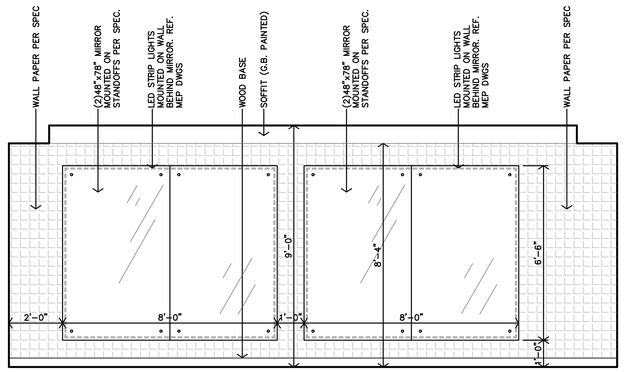
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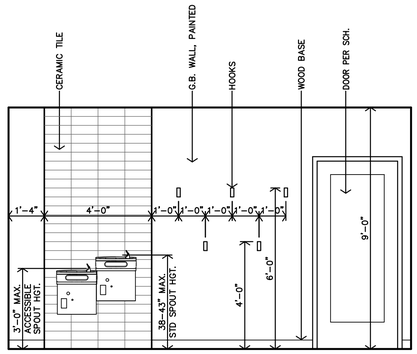
O TYP. APT. UNIT ENTRY INTERIOR ELEVATION
3/8"=1'-0"



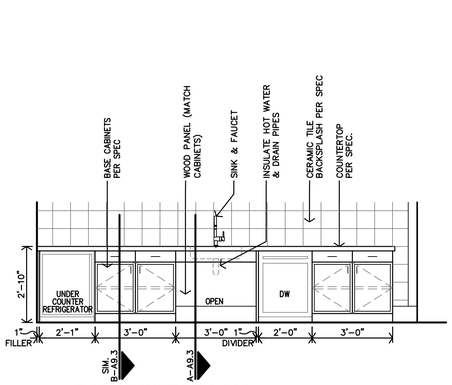
N OFFICE #125 INTERIOR ELEVATION
3/8"=1'-0"



M FITNESS #323 INTERIOR ELEVATION
3/8"=1'-0"

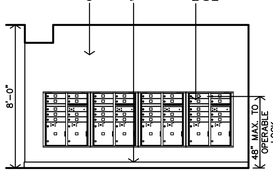


L FITNESS #323 INTERIOR ELEVATION
3/8"=1'-0"

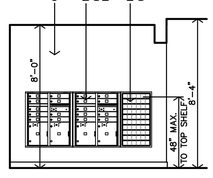


K COMMUNITY ROOM #124 CASEWORK ELEVATION
3/8"=1'-0"

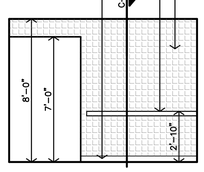
J DTL. NOT USED



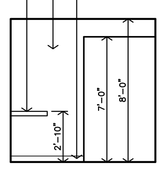
H MAIL ROOM #126 INTERIOR ELEVATION
1/4"=1'-0"



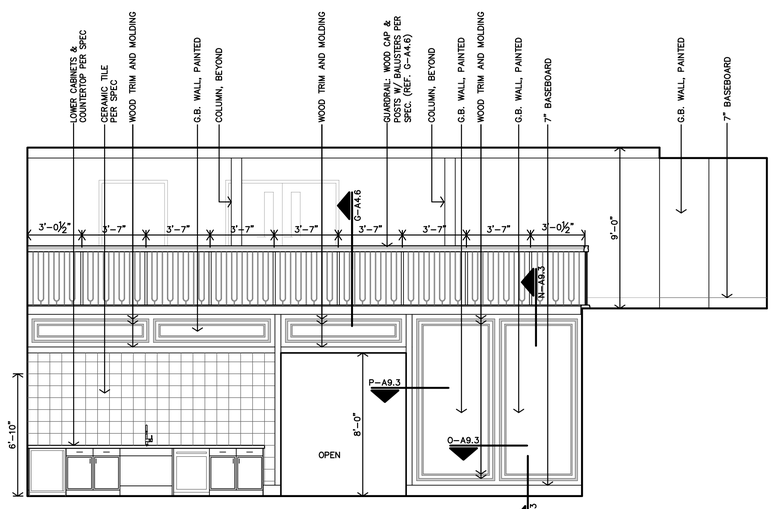
G MAIL ROOM #126 INTERIOR ELEVATION
1/4"=1'-0"



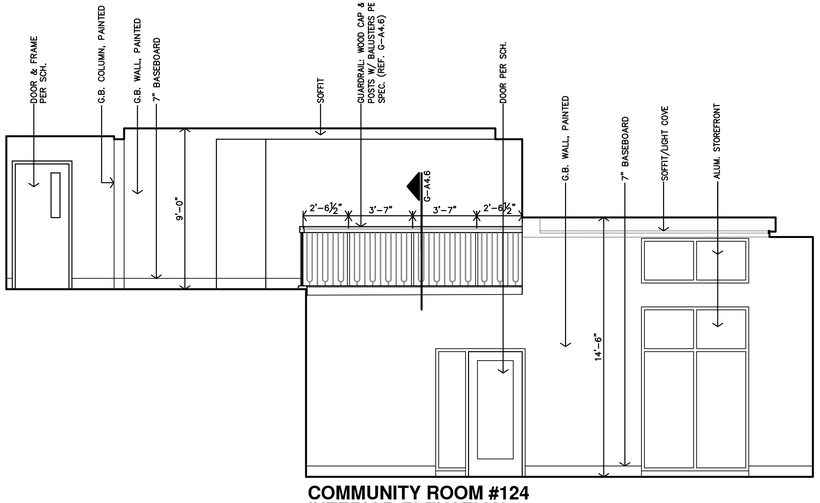
F MAIL ROOM #126 INTERIOR ELEVATION
1/4"=1'-0"



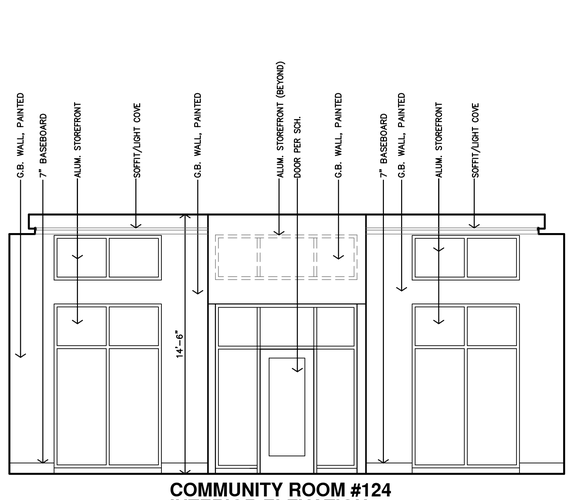
E MAIL ROOM #126 INTERIOR ELEVATION
1/4"=1'-0"



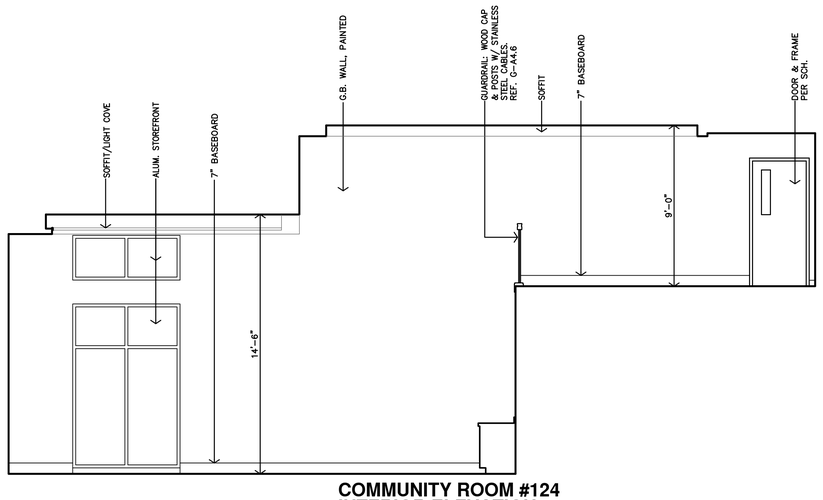
D COMMUNITY ROOM #124 INTERIOR ELEVATION
1/4"=1'-0"



C COMMUNITY ROOM #124 INTERIOR ELEVATION
1/4"=1'-0"



B COMMUNITY ROOM #124 INTERIOR ELEVATION
1/4"=1'-0"



A COMMUNITY ROOM #124 INTERIOR ELEVATION
1/4"=1'-0"

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

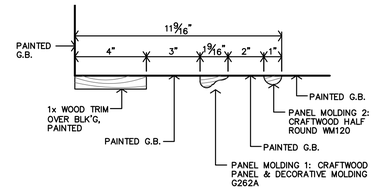
CARTER LAKE, IOWA

JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

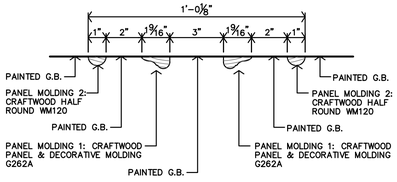
REVISION:
DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A9.2

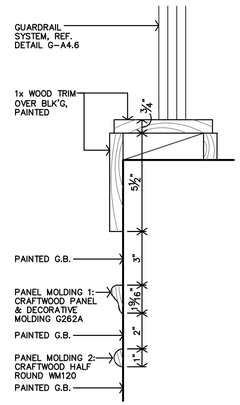
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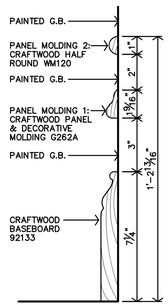
P **WOOD PANEL DETAIL**
3"=1'-0"



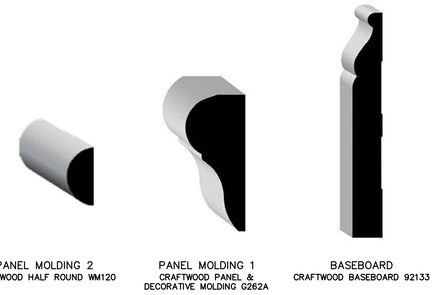
O **WOOD PANEL DETAIL**
3"=1'-0"



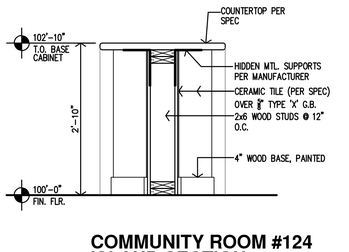
N **WOOD PANEL DETAIL**
3"=1'-0"



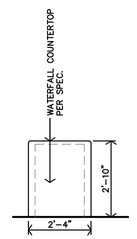
M **WOOD PANEL DETAIL**
3"=1'-0"



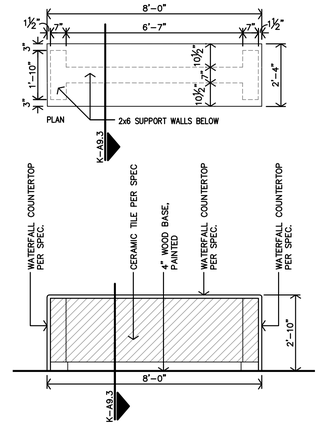
L **TRIM AND MOLDING PROFILES**
N.T.S.



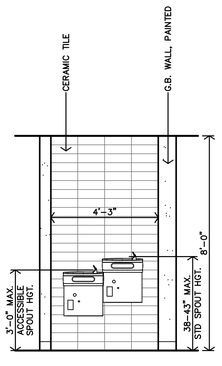
K **COMMUNITY ROOM #124 ISLAND SECTION**
3/4"=1'-0"



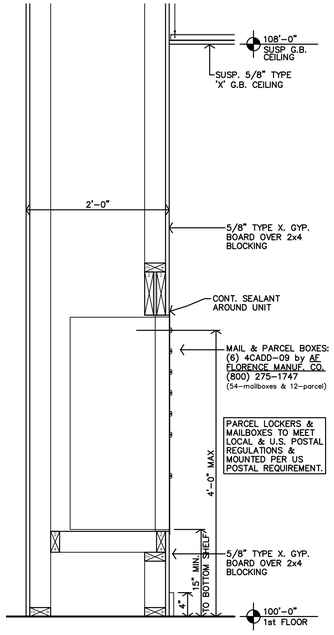
J **COMMUNITY ROOM #124 ISLAND ELEVATION**
3/8"=1'-0"



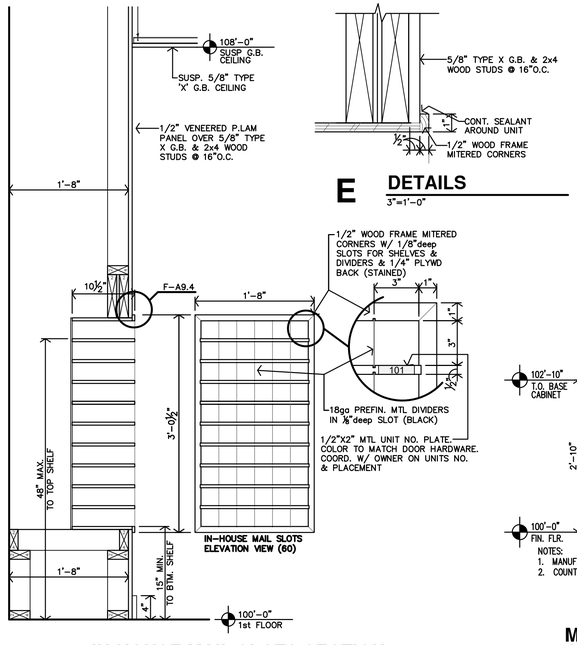
H **COMMUNITY ROOM #124 ISLAND ELEVATION**
3/8"=1'-0"



G **DRINKING FOUNTAIN INTERIOR ELEVATION**
3/8"=1'-0"

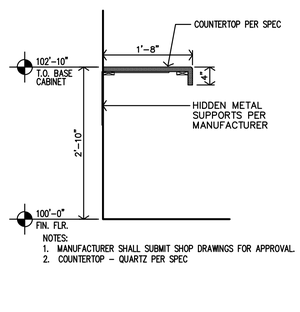


F **WALL SECTION @ MAIL CENTER**
1"=1'-0"

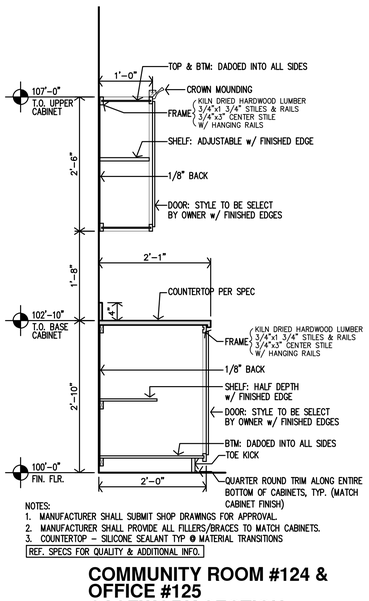


D **IN-HOUSE MAIL SLOTS SECTION**
1"=1'-0"

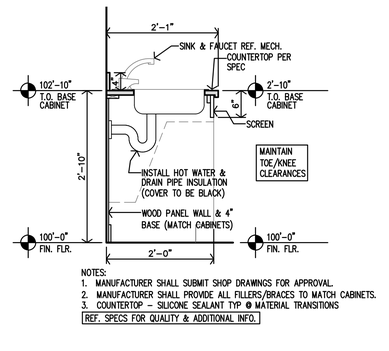
E **DETAILS**
3"=1'-0"



C **MAIL ROOM #126 COUNTERTOP SECTION**
3/4"=1'-0"



B **COMMUNITY ROOM #124 & OFFICE #125 CASEWORK SECTION**
3/4"=1'-0"



A **COMMUNITY ROOM #124 CASEWORK SECTION**
3/4"=1'-0"

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JGR

THE RESIDENCE AT CARTER LAKE

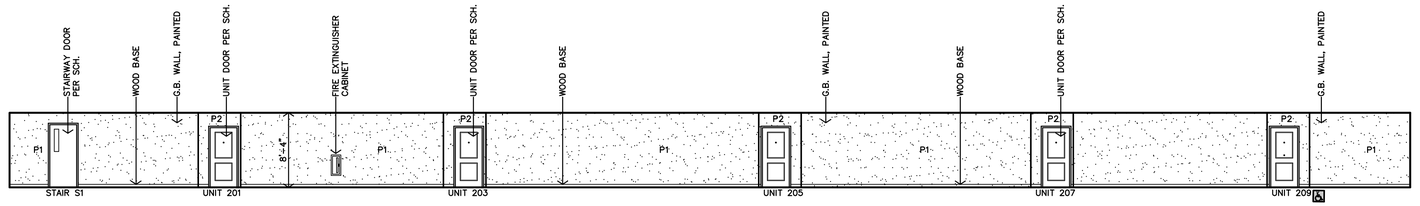
NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

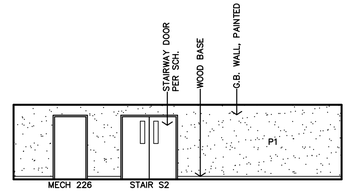
JEFFREY S. GILLAM 06537 IOWA LICENSED ARCHITECT

REVISION:	
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	A9.3

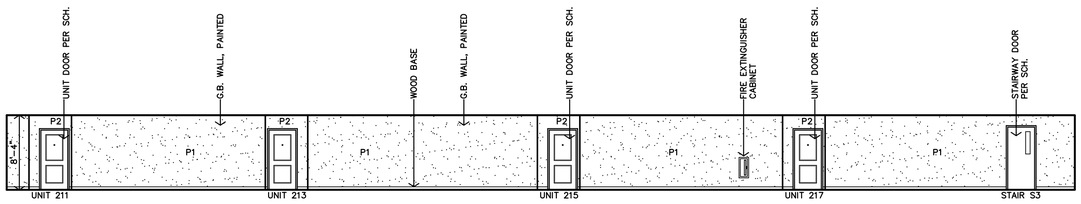
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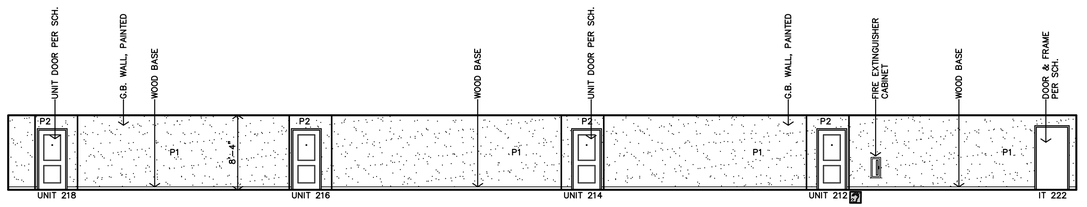
L CORRIDOR #220 (NORTH) INTERIOR ELEVATION
1/8"=1'-0"



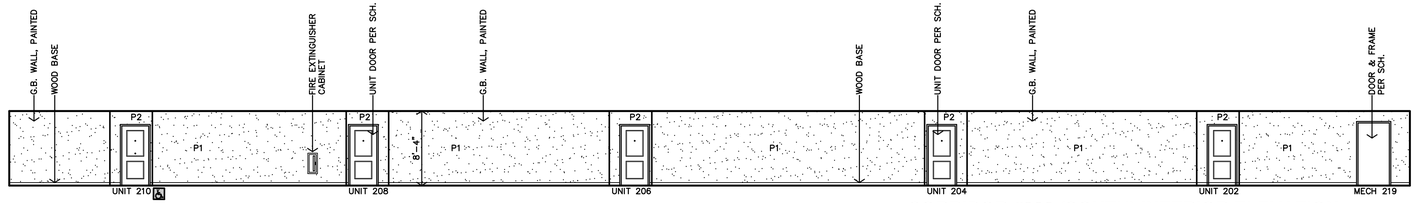
K MEZZANINE #223 (NORTH) INTERIOR ELEVATION
1/8"=1'-0"



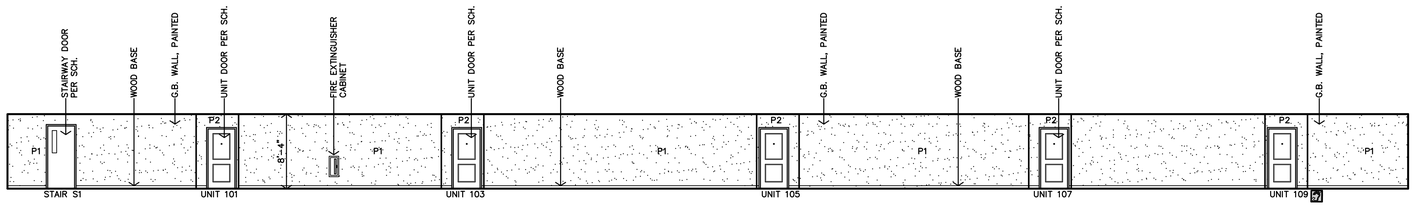
J CORRIDOR #225 (NORTH) INTERIOR ELEVATION
1/8"=1'-0"



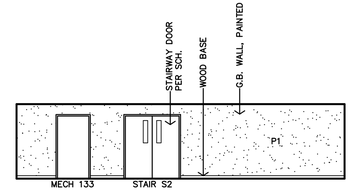
H CORRIDOR #225 (SOUTH) INTERIOR ELEVATION
1/8"=1'-0"



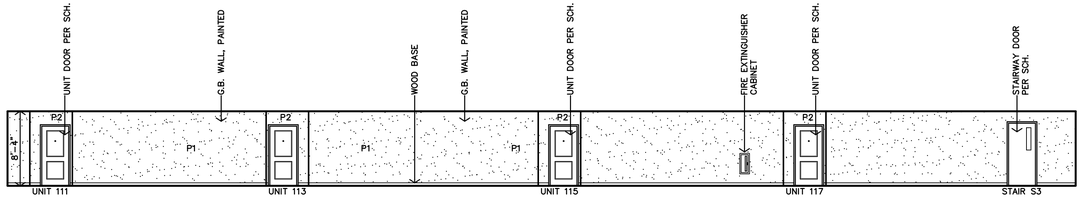
G CORRIDOR #220 (SOUTH) INTERIOR ELEVATION
1/8"=1'-0"



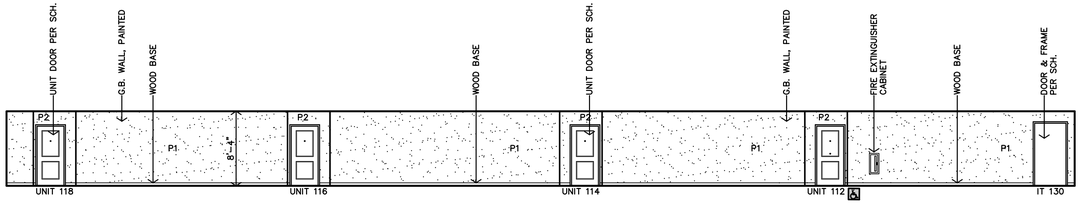
F CORRIDOR #121 (NORTH) INTERIOR ELEVATION
1/8"=1'-0"



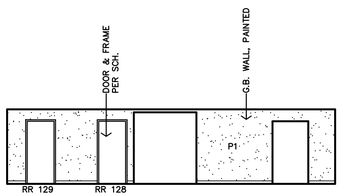
E HALL #127 (NORTH) INTERIOR ELEVATION
1/8"=1'-0"

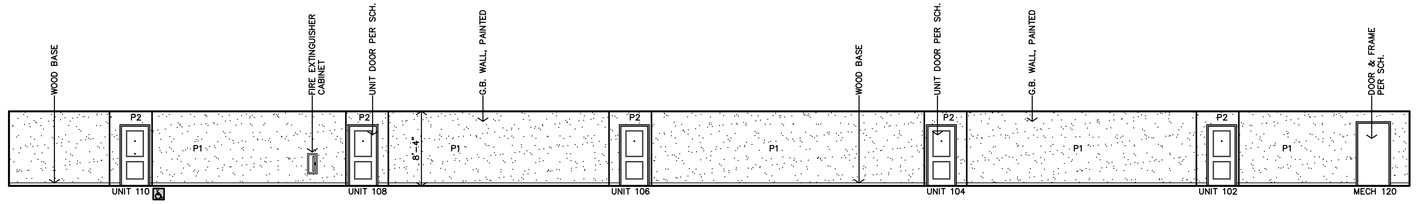


D CORRIDOR #132 (NORTH) INTERIOR ELEVATION
1/8"=1'-0"



C CORRIDOR #132 (SOUTH) INTERIOR ELEVATION
1/8"=1'-0"





B HALL #127 (SOUTH) INTERIOR ELEVATION
1/8"=1'-0"

A CORRIDOR #121 (SOUTH) INTERIOR ELEVATION
1/8"=1'-0"

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THE RESIDENCE AT CARTER LAKE

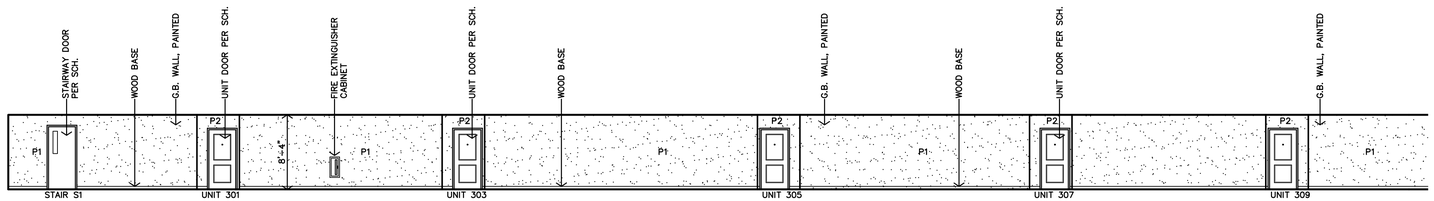
NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

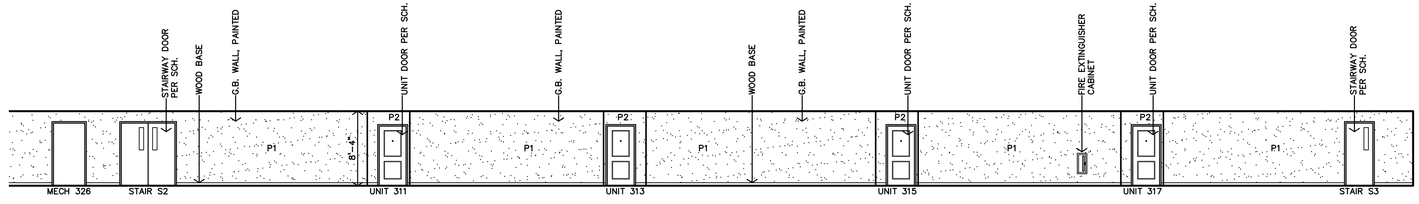
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:	
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	A9.4

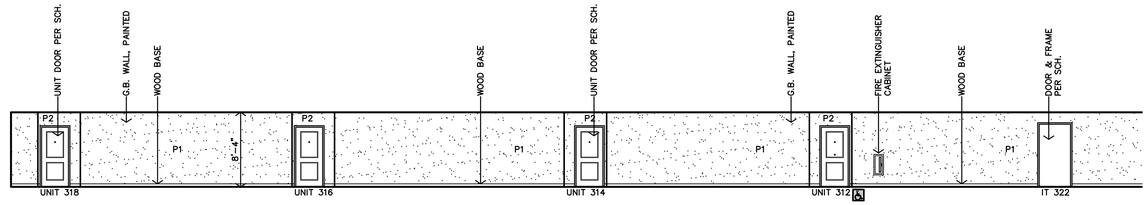
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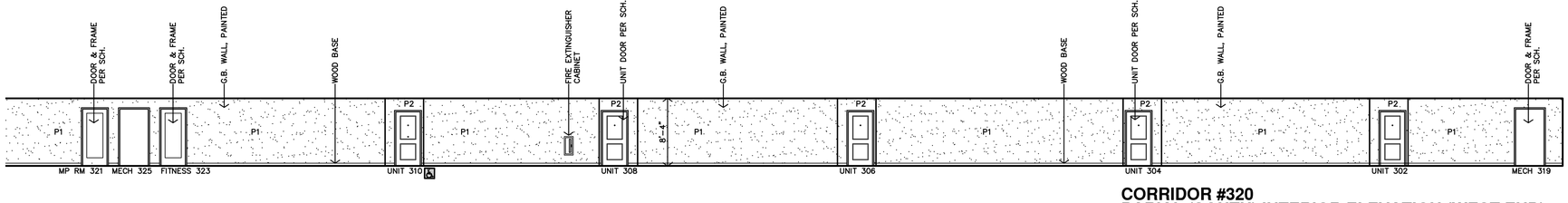
D **CORRIDOR #320**
PARIAL (NORTH) INTERIOR ELEVATION (WEST END)
1/8"=1'-0"



C **CORRIDOR #320**
PARIAL (NORTH) INTERIOR ELEVATION (EAST END)
1/8"=1'-0"



B **CORRIDOR #320**
PARIAL (SOUTH) INTERIOR ELEVATION (EAST END)
1/8"=1'-0"



A **CORRIDOR #320**
PARIAL (SOUTH) INTERIOR ELEVATION (WEST END)
1/8"=1'-0"

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

JEFFREY S. GILLAM 05687 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A9.5

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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 / NONE	5/8" TYPE X G.B. / 5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B. / 5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B. / 5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B. / 5/8" TYPE X M.R. G.B.	5/8" TYPE X G.B. / STRUCTURE		
01	KITCHEN	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	NOTE 1
02	CLOSET	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
03	MECHANICAL	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
04	LAUNDRY	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	NOTE 1
05	HALL	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
06	BATH	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	NOTE 1 & 2
07	LIVING ROOM	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
08	CLOSET	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
09	BEDROOM	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
10	CLOSET	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	
11	BEDROOM	●	P1	P2 / T	P2 / T	P2 / T	P2 / T	P2 / ST	9'-0"	

NOTES:
1. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET 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.
4. INSTALL 7-1/4" CRAFTWOOD BASEBOARD AS SPECIFIED. REFERENCE DETAIL G-A9.3
5. REFERENCE SHEETS A9.2 AND A9.3 FOR PANELIZED WALL DETAILS.

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX ENAMEL | LVT VINYL PLANK FLR'G TILE | RB RUBBER BASE | CT CERAMIC TILE | FP FIBERGLAS REINF. PANEL
C1 CARPET | SC SEALED CONCRETE | GT GLUE-UP TILE | ST STAIN & SEAL | TX TEXTURE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	FLOOR: SHEET VINYL	BASE: 2 1/2" WOOD	BASE: 7" CRAFTWOOD BASEBRD	BASE: SELF COVE RUBBER BASE	BASE: CERAMIC TILE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC TILE	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC TILE	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC TILE	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC TILE	CEILING: ACOUS SUSP CLG	CEILING: 5/8" FIRE RATED G.B.	REMARKS
FIRST FLOOR																					
101	APT 101 1-BED (1B)																				
102	APT 102 1-BED (1C)																				
103	APT 103 2-BED (2B)																				
104	APT 104 1-BED (1B)																				
105	APT 105 1-BED (1B)																				
106	APT 106 2-BED (2B)																				
107	APT 107 1-BED (1B)																				
108	APT 108 1-BED (1B)																				
109	APT 109 1-BED (1B)																				
110	APT 110 1-BED (1A)																				
111	APT 111 1-BED (1B)																				
112	APT 112 2-BED (2A)																				
113	APT 113 1-BED (1B)																				
114	APT 114 1-BED (1B)																				
115	APT 115 1-BED (1B)																				
116	APT 116 1-BED (1B)																				
117	APT 117 2-BED (2B)																				
118	APT 118 1-BED (1C)																				
119	FIRE SPRINKLER ROOM				SC				RB		P1		P1		P1		P1		P1		
120	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
121	HALL		LVT				P1				P1		P1		P1		P1		P1		3
122																					
123	VESTIBULE		LVT					P1			P1		P1		P1		P1		P1		3,4
124	COMMUNITY ROOM		LVT					P1			P1		P1		P1		P1		P1		1,3,4,5
125	OFFICE		LVT					P1			P1		P1		P1		P1		P1		3,4
126	MAIL		LVT					P1			P1		P1		P1		P1		P1		3,4,5
127	HALL		LVT					P1			P1		P1		P1		P1		P1	●	4
128	RR			CT						CT	P1	CT	P1	CT	P1	CT	P1	CT	P1		3
129	RR			CT						CT	P1	CT	P1	CT	P1	CT	P1	CT	P1		3
130	I.T.					SV			RB		P1		P1		P1		P1		P1		
131	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
132	HALL		LVT					P1			P1		P1		P1		P1		P1	●	
133	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		3
SECOND FLOOR																					
201	APT 201 1-BED (1B)																				
202	APT 202 1-BED (1C)																				
203	APT 203 2-BED (2B)																				
204	APT 204 1-BED (1B)																				
205	APT 205 1-BED (1B)																				
206	APT 206 2-BED (2B)																				
207	APT 207 1-BED (1B)																				
208	APT 208 1-BED (1B)																				
209	APT 209 1-BED (1A)																				
210	APT 210 1-BED (1A)																				
211	APT 211 1-BED (1B)																				
212	APT 212 2-BED (2B)																				
213	APT 213 1-BED (1B)																				
214	APT 214 1-BED (1B)																				
215	APT 215 1-BED (1B)																				
216	APT 216 1-BED (1B)																				
217	APT 217 2-BED (2B)																				
218	APT 218 1-BED (1C)																				
219	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
220	HALL		LVT				P1				P1		P1		P1		P1		P1	●	
221	MEZZANINE		LVT					P1			P1		P1		P1		P1		P1		1,3,4,5
222	I.T.					SV			RB		P1		P1		P1		P1		P1		
223	MEZZANINE		LVT					P1			P1		P1		P1		P1		P1	●	1,4,5
224	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
225	HALL		LVT				P1				P1		P1		P1		P1		P1	●	
226	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		2
THIRD FLOOR																					
301	APT 301 1-BED (1B)																				
302	APT 302 1-BED (1C)																				
303	APT 303 2-BED (2B)																				
304	APT 304 1-BED (1B)																				
305	APT 305 1-BED (1B)																				
306	APT 306 2-BED (2B)																				
307	APT 307 1-BED (1B)																				
308	APT 308 1-BED (1B)																				
309	APT 309 1-BED (1B)																				
310	APT 310 1-BED (1A)																				
311	APT 311 1-BED (1B)																				
312	APT 312 2-BED (2A)																				
313	APT 313 1-BED (1B)																				
314	APT 314 1-BED (1B)																				
315	APT 315 1-BED (1B)																				
316	APT 316 1-BED (1B)																				
317	APT 317 2-BED (2B)																				
318	APT 318 1-BED (1C)																				
319	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
320	HALL		LVT				P1				P1		P1		P1		P1		P1	●	
321	MULTI-PURPOSE ROOM		LVT				P1				P1		P1		P1		P1		P1		1,3
322	I.T.					SV			RB		P1		P1		P1		P1		P1		
323	FITNESS		LVT				P1				P1		P1		P1		P1		P1		1,3
324	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
325	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		
326	MECHANICAL					SV			RB		P1		P1		P1		P1		P1		2
STAIRS & ELEVATOR																					
E1	ELEVATOR		LVT				- - - REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER - - -														
S1	STAIR	C1	LVT				P1				P1		P1		P1		P1		P1		
S2	STAIR	C1	LVT				P1				P1		P1		P1		P1		P1		
S3	STAIR	C1	LVT				P1				P1		P1		P1		P1		P1		

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THE RESIDENCE AT CARTER LAKE
NEW SENIOR LIVING FACILITY
CARTER LAKE, IOWA

JEFFREY S. GILLAM 05837 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8-1-2025
JOB: 25-3489
SHEET NO.:

A10.1

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

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL WOOD S.C.	DOOR MATERIAL WOOD H.C.	DOOR MATERIAL WOOD LOUVER	DOOR TYPE	DOOR TYPE BI-FOLD	DOOR TYPE BI-PASS	DOOR FINISH PAINT	FRAME MAT'L HOLLOW METAL	FRAME MAT'L WOOD	FRAME FINISH PAINT	FRAME FINISH SYP. BD.	RATING	DETAILS	NOTES
A	3'-0"	6'-8"	1 3/8"	●			A			●	1	2	●		45min	D/E-A10.2	NOTES 1,2,3,4,5
B	3'-0"	6'-8"	1 3/8"		●		B			●		2	●			F/G-A10.2	NOTES 6,7
C	3'-6"	6'-8"	1 3/8"			●	C			●		2	●			F/G-A10.2	NOTE 8
D	(4)1'-3"	6'-8"	1 3/8"			●		D		●		2		●		H/J-A10.2	
E	(2)2'-6"	6'-8"	1 3/8"	●					E	●		2		●		H/J-A10.2	
F	(2)3'-0"	6'-8"	1 3/8"	●					F	●		2		●		H/J-A10.2	

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, 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. WEATHER STRIPPING TO BE INSTALLED.
2. ENTRY DOOR – NOISE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING.
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. DOOR – LOUVER SIZE PER MECH.

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	1/2" FIRE RATED	3/4" INSULATED	TINTED	TEMPERED	SPANDREL GLASS
A1		●			●	●	●	
A2		●			●	●		●
A3		●			●			
B1	●		●				●	
B2	●		●					
C1	●			●			●	

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	INTERIOR	EXTERIOR	DETAILS
A	6'-4"	5'-8"	PICTURE/FIXED		●	Q/S/U-A10.3
B	3'-0"	5'-8"	SINGLE HUNG		●	P/R/T-A10.3
C	3'-0"	5'-8"	PICTURE/FIXED	●		Q/S/U-A10.3
D1	6'-0"	9'-6"	ALUM. STOREFRONT SYSTEM		●	H/K-A10.3
D2	6'-0"	2'-6"	ALUM. STOREFRONT SYSTEM		●	H/K-A10.3
E1	8'-0"	9'-6"	ALUM. STOREFRONT SYSTEM		●	H/J/K-A10.3
E2	8'-0"	2'-6"	ALUM. STOREFRONT SYSTEM		●	H/J/K-A10.3
F	6'-0"	9'-6"	ALUM. STOREFRONT SYSTEM	●		H(sim)/K-A10.3
G	8'-0"	9'-6"	ALUM. STOREFRONT SYSTEM	●		J(sim)/K-A10.3

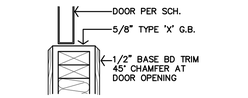
GENERAL NOTES:
A. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
B. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
C. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR 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

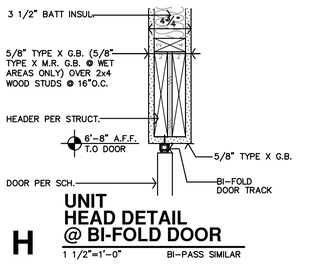
MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL ALUMINUM	DOOR MATERIAL SOLID CORE WOOD	DOOR MATERIAL INSULATED METAL	DOOR MATERIAL HOLLOW METAL	DOOR TYPE	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	FRAME MATERIAL ALUMINUM	FRAME MATERIAL HOLLOW METAL	FRAME MATERIAL WOOD	FRAME TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	RATING	DETAILS	NOTES
FIRST FLOOR																			
101	3'-6"	7'-0"	1 3/4"				●	K		●		●		1		●		O/G-A10.3	
102	3'-0"	7'-0"	1 3/4"	●				G	●		●		●	1	●			H(sim)/J-A10.3	
103	3'-0"	7'-0"	1 3/4"				●	J		●		●		1		●		O/G-A10.3	
104	3'-0"	7'-0"	1 3/4"		●			J	●			● ●		1/2		●	60min	E/F-A10.3	
105	3'-6"	7'-0"	1 3/4"		●			K	●			● ●		1/2		●	45min	E/F-A10.3	
106	3'-0"	7'-0"	1 3/4"		●			J	●			● ●		1/2		●	45min	E/F-A10.3	1.
107	PR3'-0"	7'-0"	1 3/4"		●			J	●			● ●		1/2		●	60min	E/F-A10.3	1.
108	3'-6"	7'-0"	1 3/4"		●			K	●			● ●		1/2		●		E/F-A10.3 sim	
109	3'-0"	7'-0"	1 3/4"	●				G	●		●			1	●			H(sim)/J-A10.3	
110	3'-0"	7'-0"	1 3/4"		●			J	●			● ●		1/2		●	45min	E/F-A10.3	1.
111	3'-6"	7'-0"	1 3/4"		●			K	●			● ●		1/2		●	45min	E/F-A10.3	
112	3'-0"	7'-0"	1 3/4"		●			L	●			● ●		1/2		●		E/F-A10.3	
113	3'-0"	7'-0"	1 3/4"		●			L	●			● ●		1/2		●		E/F-A10.3	
114	3'-0"	7'-0"	1 3/4"	●				G	●		●			3	●			M/N-A10.3	
115	3'-0"	7'-0"	1 3/4"	●				G	●		●				G	●		J(sim)/K/L-A10.3	
116	3'-0"	7'-0"	1 3/4"	●				G	●		●				E	●		H/J/K-A10.3	
117	3'-0"	7'-0"	1 3/4"				●	J		●		● ●		1/2		●	60min	E/F-A10.3	
118	3'-0"	7'-0"	1 3/4"				●	J		●		●		1		●		O/G-A10.3	
119	3'-0"	7'-0"	1 3/4"	●				G	●		●			1	●			H(sim)/J-A10.3	
120	3'-6"	7'-0"	1 3/4"		●			K	●			● ●		1/2		●		E/F-A10.3	
SECOND FLOOR																			
201	3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	60min	E/F-A10.3	
202	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
203	3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	45min	E/F-A10.3	1.
204	PR3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	60min	E/F-A10.3	1.
205	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
206	3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	45min	E/F-A10.3	1.
207	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
208	NOT USED																		
209	3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	60min	E/F-A10.3	
210	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●		E/F-A10.3	
THIRD FLOOR																			
301	3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	60min	E/F-A10.3	
302	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
303	3'-0"	7'-0"	1 3/4"		●			G		●		● ●		1/2		●	45min	E/F-A10.3	
304	PR3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	60min	E/F-A10.3	1.
305	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
306	3'-0"	7'-0"	1 3/4"		●			G		●		● ●		1/2		●	45min	E/F-A10.3	
307	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
308	3'-0"	7'-0"	1 3/4"		●			J		●		● ●		1/2		●	60min	E/F-A10.3	
309	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
310	3'-6"	7'-0"	1 3/4"		●			K		●		● ●		1/2		●	45min	E/F-A10.3	
ELEVATOR																			
E1	3'-6"	7'-0"					●		●			●				●	60min	REF. SHEETS A6.1 & A6.3	
E2	3'-6"	7'-0"					●		●			●				●	60min	REF. SHEETS A6.1 & A6.3	
E3	3'-6"	7'-0"					●		●			●				●	60min	REF. SHEETS A6.1 & A6.3	

GENERAL NOTES:
A. ALL EXPOSED LINTELS 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.
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.

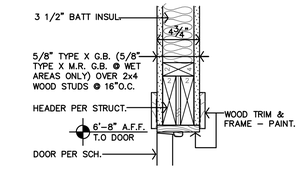
SPECIFIC NOTES
1. DOORS TO BE EQUIPPED WITH MAGNETIC HOLD OPEN DEVICES.



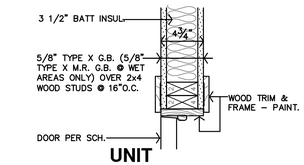
J UNIT BASE DETAIL @ BI-PASS DOOR
1 1/2"=1'-0" BI-FOLD SIMILAR



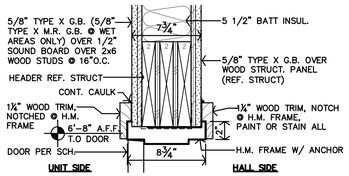
H UNIT HEAD DETAIL @ BI-FOLD DOOR
1 1/2"=1'-0" BI-PASS SIMILAR



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

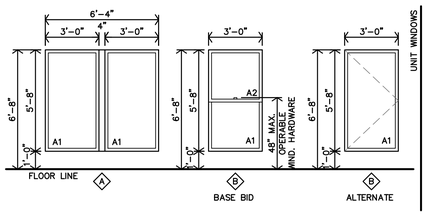


F UNIT DOOR JAMB DTL.
1 1/2"=1'-0"

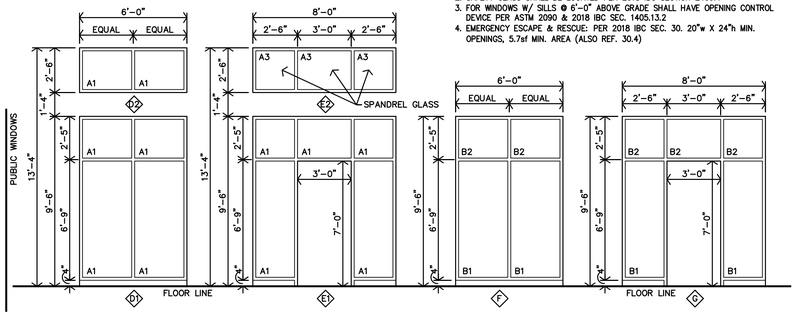


E UNIT DOOR HEAD DTL.
1 1/2"=1'-0"

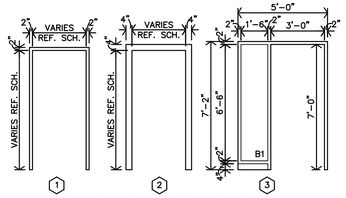
D UNIT DOOR JAMB DTL.
1 1/2"=1'-0"



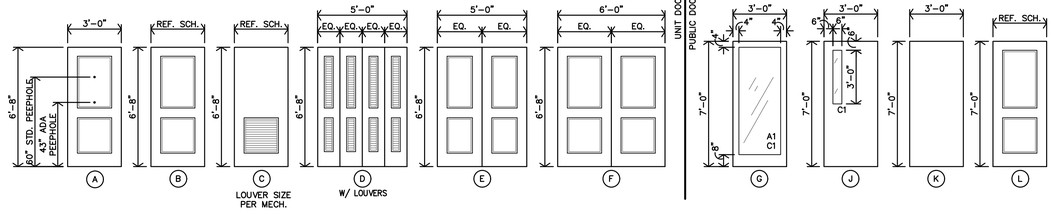
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U-VALUE OF 0.32.
2. SAFETY GLASS SHALL BE LOCATED PER 2018 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1405.13.2
4. EMERGENCY ESCAPE & RESCUE: PER 2018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



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



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



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

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THE RESIDENCE AT CARTER LAKE

NEW SENIOR LIVING FACILITY

CARTER LAKE, IOWA

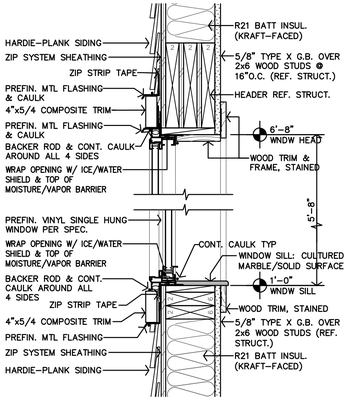
JEFFREY S. GILLAM 06837 IOWA LICENSED ARCHITECT

REVISION:

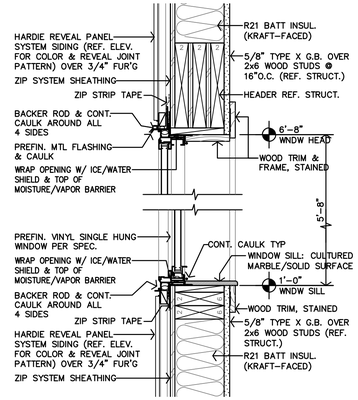
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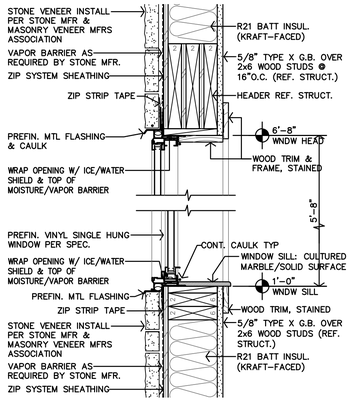
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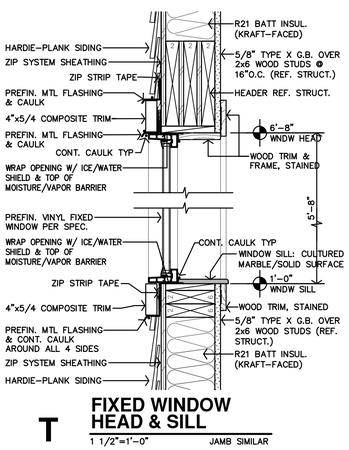
U OPERABLE WINDOW HEAD & SILL
1 1/2"=1'–0" JAMB SIMILAR



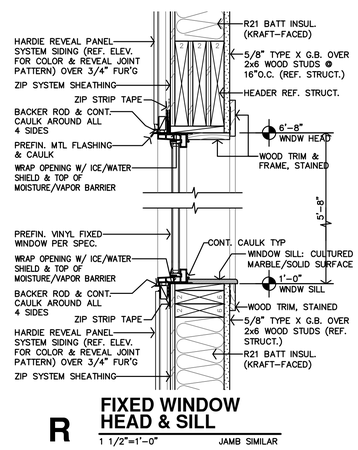
S OPERABLE WINDOW HEAD & SILL
1 1/2"=1'–0" JAMB SIMILAR



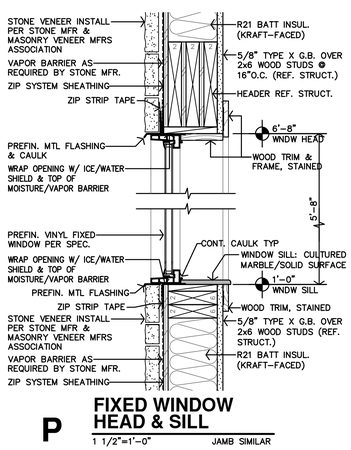
Q OPERABLE WINDOW HEAD & SILL
1 1/2"=1'–0" JAMB SIMILAR



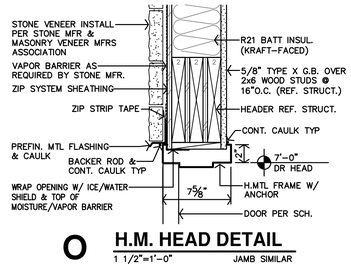
T FIXED WINDOW HEAD & SILL
1 1/2"=1'–0" JAMB SIMILAR



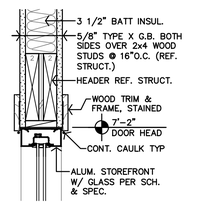
R FIXED WINDOW HEAD & SILL
1 1/2"=1'–0" JAMB SIMILAR



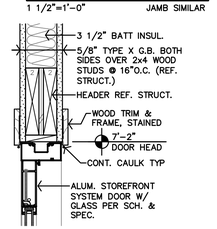
P FIXED WINDOW HEAD & SILL
1 1/2"=1'–0" JAMB SIMILAR



O H.M. HEAD DETAIL
1 1/2"=1'–0" JAMB SIMILAR

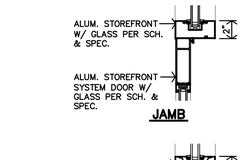


N ALUM STOREFRONT HEAD @ INTERIOR
1 1/2"=1'–0" JAMB SIMILAR

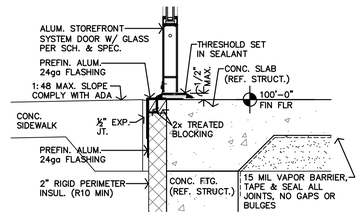


M ALUM STOREFRONT HEAD @ INTERIOR
1 1/2"=1'–0" JAMB SIMILAR

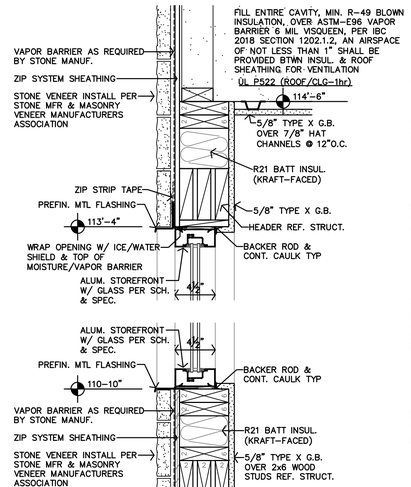
L DETAIL NOT USED



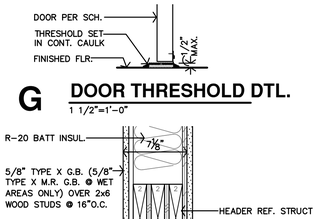
K ALUM STOREFRONT DETAILS
1 1/2"=1'–0"



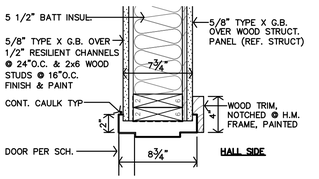
J ALUM STOREFRONT THRESHOLD DETAIL
1 1/2"=1'–0"



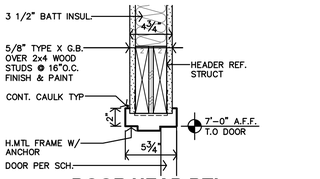
H ALUM STOREFRONT DETAILS
1 1/2"=1'–0"



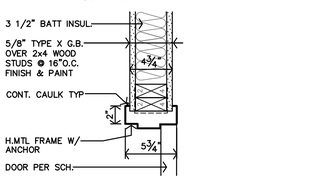
G DOOR THRESHOLD DTL.
1 1/2"=1'–0"



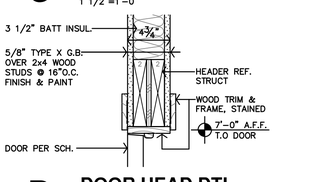
F DOOR HEAD DTL.
1 1/2"=1'–0"



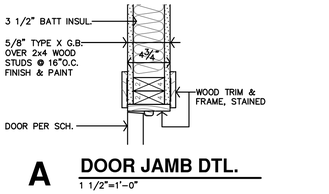
E DOOR JAMB DTL.
1 1/2"=1'–0"



D DOOR HEAD DTL.
1 1/2"=1'–0"



C DOOR JAMB DTL.
1 1/2"=1'–0"



B DOOR HEAD DTL.
1 1/2"=1'–0"

A DOOR JAMB DTL.
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CARTER LAKE, IOWA

JEFFREY S. GILLAM 06587 IOWA LICENSED ARCHITECT

REVISION:

DATE: 8–1–2025
JOB: 25–3489
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