



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: November 27, 2024</p> <p>Item #: P24-188</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: Tvalentine@jacksonwy.gov</p> <p>Owners: Teton Co. Hospital District PO BOX 428, JACKSON, WY 83001</p> <p>Applicant: HH Land Strategies Hal Hutchinson PO Box 1902 Wilson, WY 83014</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Pre-Application Conference (Development Plan) for a 72 unit ARU structure located at 460 E Broadway Ave. Street. Legally described as Parcel B Map-T74A.</p> <p>PIDN: 22-41-16-34-2-00-001</p> <p>For questions, please call Tyler Valentine at 307-733-0440 x1305, or email the address shown to the left. Thank you.</p>
<p>Please respond by: December 18, 2024 (with Comments)</p>	

RESPONSE: For Departments not using SmartGov, please send responses via email to: planning@jacksonwy.gov



PRE-APPLICATION CONFERENCE REQUEST (PAP)
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440 fax:
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001 | _____

For Office Use Only

Fees Paid _____ Time & Date Received _____
Application # _____

Please note: Applications received after 3 PM will be process the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

_____ Physical Development Permit	This pre-application conference is:
_____ Use Permit	_____ Required
_____ Development Option or Subdivision Permit	_____ Optional
_____ Interpretations of the LDRs	_____ For an Environmental Analysis
_____ Amendments to the LDRs	_____ For grading
_____ Relief from the LDRs	
_____ Environmental Analysis	

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

_____ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

- _____ Existing property conditions (buildings, uses, natural resources, etc)
- _____ Character and magnitude of proposed physical development or use
- _____ Intended development options or subdivision proposal (if applicable)
- _____ Proposed amendments to the LDRs (if applicable)

_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

- _____ Property boundaries
- _____ Existing and proposed physical development and the location of any uses not requiring physical development
- _____ Proposed parcel or lot lines (if applicable)
- _____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Hal Hutchinson

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title



Town of Jackson
 150 E Pearl Avenue
 PO Box 1687, Jackson, WY 83001
 P: (307)733-3932 F: (307)739-0919
 www.jacksonwy.gov

Date: September 20, 2024

LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual
 Jeff Sollis, CEO, St Johns Health

Being duly sworn, deposes and says that Teton Cty. Hospital Dist. is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 460 E Broadway Ave, Town of Jackson, WY 83001

Legal Description: Parcel B, Map T-74A

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hal Hutchinson, HH Land Strategies, LLC

Mailing address of Applicant/agent: PO Box 1902, Wilson, WY 83014

Email address of Applicant/agent: hal@hhlandstrategies.com

Phone Number of Applicant/agent: 307-699-0265

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

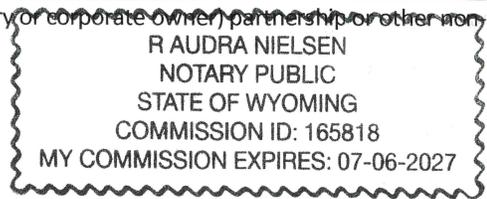
- Development/Subdivision Plat Permit Application Building Permit Application
- Public Right of Way Permit Grading and Erosion Control Permit Business License Application
- Demolition Permit Other (describe) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

[Signature]
 Property Owner Signature
 Chief Executive Officer

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
 COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Jett Sollis this 20th day of September. WITNESS my hand and official seal.

[Signature]
 Notary Public

My commission expires:

HH LAND STRATEGIES, LLC

PO BOX 1902, WILSON, WY 83014

307-699-0265 - HAL@HHLANDSTRATEGIES.COM

November 21, 2024

Paul Anthony, Planning Director
Town of Jackson Planning and Building Department
150 E Pearl Avenue
Jackson, WY 83001

Dear Mr. Anthony,

HH Land Strategies, LLC in association with Shopworks Architecture are pleased to submit the enclosed Pre-application Conference Request for a Development Plan application on the property located at 460 East Broadway, Town of Jackson, Wyoming (Parcel B, Map T-74A, PIDN 22-41-16-34-2-00-001).

The purpose of the Pre-Application Conference is to identify applicable standards and procedures of the Town of Jackson LDRs and identify submittal requirements for an application to for a Development Plan for the property located at 460 East Broadway, commonly known as the "Hitching Post". The property is currently zoned Public/Semi Public (P/SP). The Town of Jackson approved the P/SP zoning for the subject property on June 20, 2022 and was subsequently enacted through Town Council readings of the ordinance establishing zoning for the property. This zoning map amendment approval included certain conditions of approval, resulting in a conditional zoning for the subject property under existing P/SP zoning. These conditions are included with this Pre-application conference request as described in the attached "Staff Report for First Reading of Ordinance N".

460 East Broadway is generally rectangular in shape, with approximately 196 feet of street frontage on East Broadway. It is bordered on the east by five lots. The northernmost lot bordering the subject property to the East is zoned Office Residential (OR). The remaining four lots east of the subject property are zoned Neighborhood Low Density 5 (NL-5). Land to the South is also zoned NL-5 and contains residential uses. The property bordering the subject property to the West is zoned NM-2 and is used as a parking lot for the LDS Church.

460 East Broadway is currently developed and contains seventeen buildings. The uses on the subject property include residential uses and short-term rental uses that support the Hospital District operations. The Hospital District plans to redevelop the property to provide housing for hospital employees in a quantity that is needed to ensure meaningful employee retention and provides hospital employees with high quality dwelling units. The Hospital District will retain ownership of the property and any dwelling units that are developed on the land.

Included with this Pre-application Conference Request is a "Schematic Design" Package prepared by Shopworks Architects, Jorgenson Engineering and other design team members, dated November 8, 2024. The Schematic Design package includes an overall use/unit number and type matrix, detailed site plans, floor plans and building elevations, landscape design plans, and detailed construction schematics, including grading and erosion control plans, demolition plans, and utility plans, among other information. In addition, due to past discussions with the Town Planning Department specific to the street frontage of the Hitching Post property, and how it will be treated as part of this development plan application, this submittal includes photographs of the existing conditions of the street frontage of the subject property, as well as neighboring properties in an effort to facilitate discussion of this street frontage topic.

Please contact me with any questions or concerns, and to schedule the requested Pre-Application Conference at your earliest convenience.

Sincerely,



Hal Hutchinson



HITCHING POST

460 E. BROADWAY
JACKSON, WY

11.08.2024

SCHEMATIC DESIGN

PROJECT TEAM

ARCHITECT KYLE MEAD SHOPWORKS ARCHITECTURE 301 W. 45TH ST. DENVER, CO 80216 303.433.4094	CIVIL ENGINEER BRIAN BARNEY JORGENSEN 1315 HWY 80 S., SUITE 201 JACKSON, WY 83002 307.733.5150	LANDSCAPE ARCHITECT CHRISTOPHER HOY flow design collaborative 301 WEST 45TH AVE DENVER, CO 80216 970.214.4078	STRUCTURAL ENGINEER MATTHEW WATKINS IMEG GLENHARM PLACE, SUITE 101 DENVER, CO 80202	MECHANICAL ENGINEER BRYAN MOEN MEC INC. 4640 N. PECOS ST. UNIT F DENVER, CO 80211 303.907.4285	ELECTRICAL ENGINEER MARCUS VAHLING MV CONSULTING INC. 4640 N. PECOS ST. UNIT F DENVER, CO 80211 303.325.3271	PLUMBING ENGINEER BRYAN MOEN MEC INC. 4640 N. PECOS ST. UNIT F DENVER, CO 80211 303.907.4285	TELECOMMUNICATIONS NAME COMPANY ADDRESS LINE 1 ADDRESS LINE 2 NUMBER	GENERAL CONTRACTOR LIKIE ANDERSON SHAW CONSTRUCTION 460 SOUTH CACHE JACKSON, WY 83001 307.733.8401
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HITCHING POST APARTMENTS

Unit Description					Unit Calculations							First Floor			Second Floor			Third Floor				
Unit type	Description	Unit Count	Kitchen Type	Bath Type	Av. Unit NRA	Av. Unit NLA	Av. Balcony	# of Balc.	Total Balc.	Unit GLA w/balc.	NLA	GLA	Unit Count	NLA/Floor	GLA/Floor	Unit Count	NLA/Floor	GLA/Floor	Unit Count	NLA/Floor	GLA/Floor	
One Bedroom Units																						
1.1	1 Bedroom, 1 Bath	11	TBD	TBD	616	0	0	0	0	616	6,776	6,776	1	616	616	5	3,080	3,080	5	3,080	3,080	11
1.2	1 Bedroom, 1 Bath (Bridge)	4	TBD	TBD	685	0	0	0	0	685	2,740	2,740	0	0	0	2	1,370	1,370	2	1,370	1,370	4
1.2	1 Bedroom, 1 Bath (End)	4	TBD	TBD	573	0	0	0	0	573	2,292	2,292	0	0	0	2	1,146	1,146	2	1,146	1,146	4
1.1	1 Bedroom, 1 Bath (Type A)	3	TBD	TBD	632	0	0	0	0	632	1,896	1,896	1	632	632	1	632	632	1	632	632	3
2.1	2 Bedroom, 1.5 Bath	40	TBD	TBD	865	0	0	0	0	865	34,600	34,600	8	6,920	6,920	16	13,840	13,840	16	13,840	13,840	40
2.2	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD	880	0	0	0	0	880	2,640	2,640	1	880	880	1	880	880	1	880	880	3
2.3	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD	851	0	0	0	0	851	2,553	2,553	1	851	851	1	851	851	1	851	851	3
2.4A	2 Bedroom, 1 Bath (Type A)	2	TBD	TBD	839	0	0	0	0	839	1,678	1,678	0	0	0	1	839	839	1	839	839	2
3.1	3 Bedroom, 2 Bath	2	TBD	TBD	1,353	0	0	0	0	1,353	2,706	3,334	0	0	0	1	1,353	1,667	1	1,353	1,667	2
Sub-total One Bedroom units		22	31%					0	314		57,881	58,509	12	9,899	9,899	30	23,991	24,305	30	23,991	24,305	72
Sub-total Two Bedroom units		48	67%	Type A Units	5	7%																
Sub-total Three Bedroom units		2	3%	Type B Units	67	93%																
Total Units		72	100%																			

RESIDENTIAL SUMMARY				
	First Floor	Second Floor	Third Floor	TOTAL
TOTAL UNITS	12	30	30	24,305
TOTAL BEDROOMS				24,377

SQUARE FOOTAGE SUMMARY				
	First Floor	Second Floor	Third Floor	TOTAL
Average Unit GLA				
Average Unit NLA				
NLA	57,881	9,899	23,991	23,991
GLA	58,509	9,899	24,305	24,305
Amenity Area	1,497	1,497		
Office Area	1,832	1,832		
Circulation and Support	10,347	551	4,898	4,898
SUBTOTAL GLA + ACESORY	72,185	13,779	29,203	29,203
BUILDING EFFICIENCY	72%	83%	83%	

BASEMENT STORAGE AREA	11,414
COVERED PARKING / BRIDGE	12,490
GBA	96,089

PARKING SUMMARY	
TOTAL PARKING PROVIDED	Cars 72

DEFINITIONS
 NET RENTABLE- The area of a living unit is measured from the inside faces of the corridor and exterior walls and from the inside faces of the partitions separating
 NET LEASABLE= Outside face of exterior/ Centerline of Units/ Corridor side of Units.

Blue = Formula - Do not Edit

S H O P W O R K S

ARCHITECTURE
 301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

S H O P W O R K S

BLUELINE
 PROPERTY MANAGEMENT

StJohn's
 HEALTH

SHAW
 CONSTRUCTION

HITCHING POST
 460 E. BROADWAY
 JACKSON, WY

REV: 1 2024 1108 SCHEMATIC DESIGN

DRAWN: Author
 REVIEWED: Approver
 DATE: 11.08.2024
 PROJECT #: 24008
 FILE:
 SHEET TITLE: BUILDING MATRIX

SCALE:

NO. G0.01

ABBREVIATIONS	
(E)	EXISTING
AD	AREA DRAIN
AF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AND	AND/ED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
AV	AUDIOVISUAL
AVG	AVERAGE
BD	BOARD
BLDG	BUILDING
BO	BOTTOM OF OR BY OTHERS
BR	BRICKER ROD
BRG	BEARING
CCD	CONSTRUCTION CHANGE DIRECTIVE
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLNG	CEILING
CLR	CLEAR
CLST	CLOSEST
CM	CENTIMETERS
CMU	CONCRETE MASONRY UNIT
CO	CHANGE ORDER or CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EJ	EACH
EA	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHER(S)
FD	FLOOR DRAIN or FIRE DAMPER
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHV	FIRE HOSE VALVE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PANELING
FRT	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
GWB	GYP-SUM WALLBOARD
GYP	GYP-SUM
GYP. BD.	GYP-SUM BOARD
HC	HOLLOW CORE or HANDICAPPED
HWWR	HARDWARE
HGHT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
IBC	INTERNATIONAL BUILDING CODE or INSTALLED BY CONTRACTOR
IN	INCH(ES)
INFO	INFORMATION
INSUL	INSULATION or INSULATED
INT	INTERIOR
JC	JANITOR CLOSET

ABBREVIATIONS	
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LTL	LINTEL
LVR	LOUVER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETERS
MO	MASONRY OPENING
MTL	METAL
OC	ON CENTER
NIC	NOT IN CONTRACT
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE
OH	OPPOSITE HAND
OPP	OPPOSITE
PKG	PARKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PR	PROPOSAL REQUEST
PRFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	PAINTED
PT	POST TENSIONING or PORCELAIN TILE
PVT	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RISER
RAD	RADIUS OR RAD
RD	ROAD
RE	REFER TO or REFERENCE
REIN	REINFORCED
REQD	REQUIRED
REV	REVERSE, REVERSE or REVISION(S)
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RVS	REVERSE (SIDE)
S	SOUTH or SEALANT
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SPECS	SPECIFICATION(S)
SS	STAINLESS STEEL
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&C	TOP OF BACK OF CURB
TELE	TELEPHONE
TEMP	TEMPORARY or TEMPERATURE
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
USGS	U.S. GEOLOGICAL SURVEY
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST or WIDE
WI	WITH
W/C	WATER CLOSET
W/O	WITHOUT
WD	WOOD
YD	YARD

GRAPHIC STANDARDS

NORTH ARROW

PROJECT NORTH vs TRUE NORTH

EXTERIOR ELEVATION SYMBOL

INTERIOR ELEVATION SYMBOL

DETAIL SYMBOL

BUILDING SECTION SYMBOL

WALL/DETAIL SECTION SYMBOL

ENLARGED DETAIL SYMBOL

STRUCTURAL GRID

ELEVATION / LEVEL DATUM

DOOR IDENTIFICATION

ROOM / SPACE / AREA IDENTIFICATION

KEYNOTE SYMBOL

REVISION IDENTIFICATION

FLOOR/CEILING IDENTIFICATION

EXTERIOR WALL / PARTITION IDENTIFICATION

WINDOW IDENTIFICATION

BUILDING & CODE INFORMATION

OCCUPANCY: A-3, R-2, B, S-2

CONSTRUCTION TYPE: VA

SPRINKLER SYSTEM: NFPA 13

NUMBER OF STORIES: 3 STORIES

GROSS BUILDING AREA: 92,xxx SF

DWELLING UNITS TOTAL: 72 UNITS

SURFACE PARKING: 74 SPACES + 30 SHARED OFF-SITE

JURISDICTION: TOWN OF JACKSON

BUILDING CODES: 2021- INTERNATIONAL BUILDING CODE, 2021- INTERNATIONAL MECHANICAL CODE, 2021- INTERNATIONAL PLUMBING CODE, 2021- INTERNATIONAL ENERGY CODE, 2023- NATIONAL ELECTRIC CODE, 2021- INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE

LOCAL AMENDMENTS: JACKSON, WY CODE OF ORDINANCES

ZONING: E-MX-3 / MULTI-FAMILY UNITS

PRIMARY STREET: BROADWAY

SIDE STREET: N/A

ENERGY COMPLIANCE: PERFORMANCE, NGBS BRONZE; RE: SHEET G0.05

PROJECT SUMMARY: NEW CONSTRUCTION OF A 3-STORY (PLUS PARTIAL BASEMENT) APARTMENT BUILDING WITH 72 UNITS, WITH A LEVEL 1 LEASING OFFICE AND A RESIDENT AMENITY SPACE AND COURTYARD. PARKING SPACE COUNT IS 74 + 30 SHARED PARKING SPACES OFF-SITE. CURRENT PLANS INCLUDE BOTH ON-GRADE AND TUCK UNDER PARKING.



CD SHEET INDEX

Sheet Number	Sheet Name	SD: 2024.1108
GENERAL		
G0.00	COVER SHEET	X
G0.01	BUILDING MATRIX	X
G0.02	PROJECT INDEX & GENERAL INFO	X
G1.00	LEVEL 1 CODE PLAN	X
CIVIL		
C1.1	PROJECT NOTES	X
C2.0	EXISTING CONDITIONS	X
C3.0	PROPOSED CONDITIONS OVERVIEW	X
C4.0	EROSION AND UTILITY DETAILS	X
C4.1	WATER DETAILS	X
C4.2	SEWER DETAILS	X
C4.4	STORM SEWER	X
C4.5	STREET DETAILS	X
C4.6	STREET DETAILS	X
LANDSCAPE		
LS101	LANDSCAPE CONCEPT	X
ARCHITECTURAL		
A0.00	CODE ANALYSIS	X
A0.01	SITE LIFE SAFETY PLAN	X
A0.02	BASEMENT & LEVEL 1 LIFE SAFETY PLAN	X
A0.03	LEVEL 2-3 LIFE SAFETY PLAN	X
A0.04	FRR ASSEMBLIES, UL	X
A0.05	FRR ASSEMBLIES, UL	X
A0.06	FRR ASSEMBLIES, UL	X
A0.20	PARTITION TYPES - EXTERIOR	X
A0.40	HORIZONTAL ASSEMBLIES	X
A0.50	ACCESSIBILITY - PUBLIC SPACES	X
A0.51	ACCESSIBILITY - MOBILITY UNITS	X
A0.52	ACCESSIBILITY - TYPE B UNITS	X
A0.53	CODE SIGN TYPES	X
A1.00	ARCHITECTURAL SITE PLAN	X
A1.03	ACCESS CONTROL / SECURITY PLANS	X
A1.10	FOUNDATION CONTROL PLAN	X
A2.00	BASEMENT LEVEL PLAN	X
A2.01N	LEVEL 1 FLOOR PLAN - NORTH	X
A2.01S	LEVEL 1 FLOOR PLAN - SOUTH	X
A2.02N	LEVEL 2 FLOOR PLAN - NORTH	X
A2.02S	LEVEL 2 FLOOR PLAN - SOUTH	X
A2.03N	LEVEL 3 FLOOR PLAN - NORTH	X
A2.03S	LEVEL 3 FLOOR PLAN - SOUTH	X

CD SHEET INDEX

Sheet Number	Sheet Name	SD: 2024.1108
GENERAL		
A2.03S	LEVEL 3 FLOOR PLAN - SOUTH	X
A2.04N	ROOF PLAN - NORTH	X
A2.04S	ROOF PLAN - SOUTH	X
A3.01N	LEVEL 1 RCP - NORTH	X
A3.01S	LEVEL 1 RCP - SOUTH	X
A3.02N	LEVEL 2 RCP - NORTH	X
A3.02S	LEVEL 2 RCP - SOUTH	X
A3.03N	LEVEL 3 RCP - NORTH	X
A3.03S	LEVEL 3 RCP - SOUTH	X
A4.01	BUILDING ELEVATIONS	X
A4.02	BUILDING ELEVATIONS	X
A5.01	BUILDING SECTIONS	X
A5.11	WALL SECTIONS	X
A5.12	WALL SECTIONS	X
A5.13	WALL SECTIONS	X
A6.00	AMENITY FINISHES	X
A6.01	LEVEL 1 FINISH PLAN	X
A6.02	LEVEL 2 FINISH PLAN	X
A6.03	LEVEL 3 FINISH PLAN	X
A6.04	ENLARGED PLANS AND RCPS	X
A6.05	ENLARGED PLANS AND RCPS	X
A6.06	INTERIOR ELEVATIONS	X
A6.10	UNIT FINISHES	X
A6.11	UNIT TYPES 1.1 & 1.2	X
A6.12	UNIT TYPES 1.3 & 1.4A	X
A6.13	UNIT TYPES 2.1 AND 2.4A	X
A6.14	UNIT TYPES 2.2, 2.3	X
A6.15	UNIT TYPES 3.1	X
A6.20	KITCHEN AND SHELVEING TYPES	X
A6.30	BATHROOM TYPES	X
A6.31	BATHROOM TYPES	X
A7.01	STAIR 1 & 3	X
A7.02	STAIR 2 & ELEVATOR	X
A8.00	DOORS SCHEDULE & TYPES	X
A8.10	WINDOWS SCHEDULE & TYPES	X
STRUCTURAL		
S2.00N	FOUNDATION PLAN - NORTH	X
S2.00S	FOUNDATION PLAN - NORTH	X
S2.01S	LEVEL 1 FRAMING PLAN - FOUNDATION PLAN - SOUTH	X
S2.02N	LEVEL 2 FRAMING PLAN - NORTH	X
S2.02S	LEVEL 2 FRAMING PLAN - SOUTH	X
S2.03N	LEVEL 3 FRAMING PLAN - NORTH	X
S2.03S	LEVEL 3 FRAMING PLAN - SOUTH	X
S2.04N	ROOF FRAMING PLAN - NORTH	X
S2.04S	ROOF FRAMING PLAN - SOUTH	X
PLUMBING		
P0.00	PLACEHOLDER	
MECHANICAL		
M0.00	PLACEHOLDER	
ELECTRICAL		
E0.1	ELECTRICAL ONE-LINE	X
LOW VOLTAGE		
Q0.00	PLACEHOLDER	

SHAW CONSTRUCTION

StJohn's HEALTH

BLUELINE PROPERTY MANAGEMENT

HITCHING POST

460 E. BROADWAY JACKSON, WY

REV: 1 2024.1108 SCHEMATIC DESIGN

DRAWN: Author
REVIEWED: Approver

DATE: SCHEMATIC DESIGN 11.08.2024
PROJECT #: 24008
FILE:
SHEET TITLE: PROJECT INDEX & GENERAL INFO

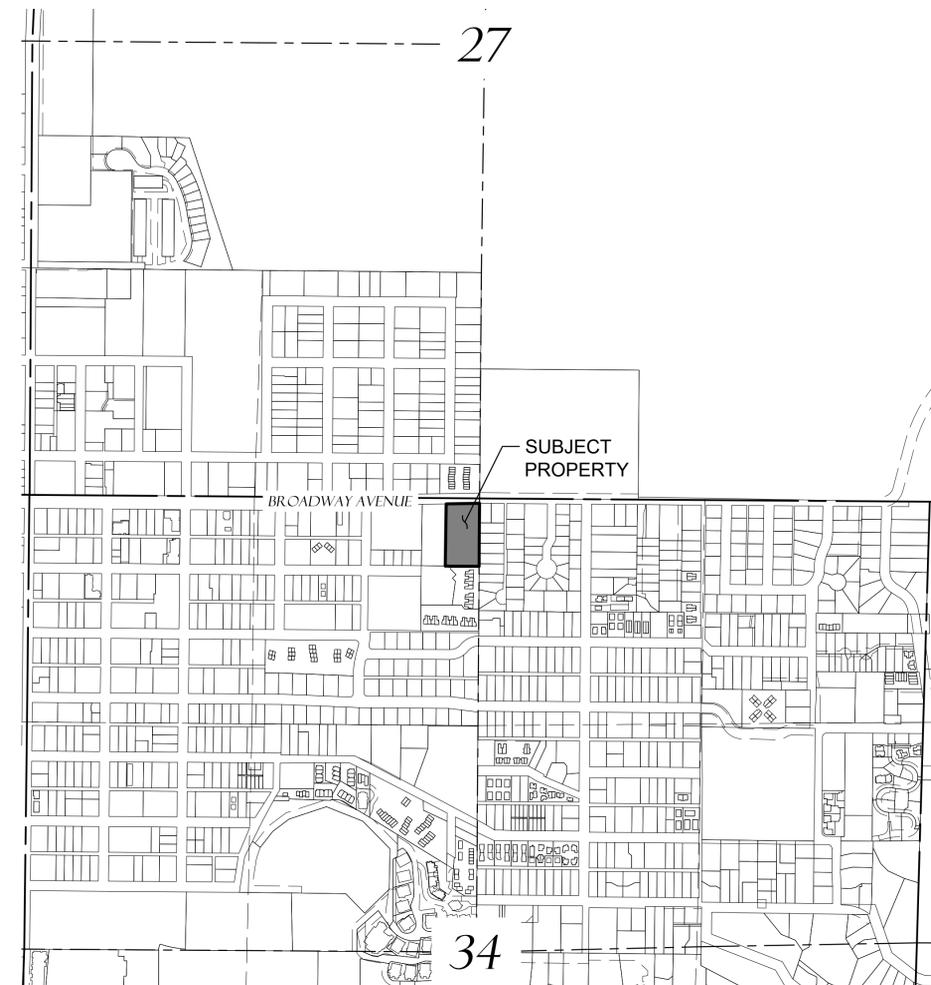
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HITCHING POST WORKFORCE HOUSING GRADING AND EROSION CONTROL PLAN

LOCATED WITHIN
 NE1/4NW1/4 SECTION 34, T41N, R116W, 6TH P.M.
 JACKSON, WYOMING



VICINITY MAP
 1" = 500'
 FOR 24x36 PRINTS

SHEET INDEX TABLE

SHEET NUMBER	SHEET TITLE
C1.0	TITLE, VICINITY, & INDEX
C1.1	PROJECT NOTES AND LEGEND
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C4.1	WATER DETAILS
C4.2	SEWER DETAILS
C4.3	STORM SEWER DETAILS
C4.4	STORM SEWER DETAILS
C4.5	STREET DETAILS
C4.6	STREET DETAILS

OWNER:

Teton County Hospital District
 P.O. Box 428
 Jackson, Wyoming 83001
 307.733.3636

CIVIL ENGINEER:

Jorgensen Associates, Inc.
 P.O. Box 9550 / 1315 HWY 89 S., Suite 201
 Jackson, Wyoming 83002
 307.733.5150

ARCHITECT:

Shopworks Architecture
 301 W. 45th Avenue
 Dencer, Colorado 80216
 303.433.4094x105

- PRELIMINARY -
 SUBJECT TO CORRECTION
 AND APPROVAL



PROJECT TITLE:
 HITCHING POST
 ST. JOHN'S HEALTH
 WORKFORCE HOUSING
 460 E. BROADWAY AVENUE
 JACKSON, WYOMING

SHEET TITLE:
 TITLE, VICINITY, & INDEX

DESIGNED BY:	UC/AS
REVIEWED BY:	BB
PLAN VERSION	DATE
50% SD	11/8/2024

PROJECT NUMBER
 24127

SHEET
C1.0

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GENERAL PROJECT NOTES:

- PROJECT SCOPE: CONSTRUCTION WILL INCLUDE A **XX** UNIT APARTMENT COMPLEX AND ITS ASSOCIATED UTILITIES.
- PROJECT LOCATION: 460 E. BROADWAY AVENUE, JACKSON, WYOMING, PID: 22-41-16-34-2-00-001
- PROPERTY ZONING, OVERLAYS, AND FLOODWAYS:
 ZONE: P/SP
 SCENIC OVERLAY: NOT WITHIN
 NATURAL RESOURCES OVERLAY: NOT WITHIN
 WILDLAND-URBAN INTERFACE: NOT WITHIN
 FLOOD ZONE: ZONE X
- PROJECT SCHEDULE: CONSTRUCTION TO BEGIN **SPRING 2025** AND TO BE COMPLETED **FALL 2027**.
- PROPERTY AREA = ±1.67 ACRES (±72,573 SF)
 TOTAL AREA OF DISTURBANCE = 1.74 ACRES (±75,762 SF)
 -UTILITIES
 IMPERVIOUS SURFACE: (~74% OF LOT)
- BASE MAPPING PREPARED FROM GROUND SURVEY PERFORMED BY JORGENSEN ASSOCIATES, INC. IN JULY 2021 USING GPS RTK METHODS AND REFERENCE NGVD29. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO THE EASET PROPERTY BOUNDARY WITH A BEARING OF S 00°09'43" E.
- ALL PROPOSED FENCING SHALL MEET THE WILDLIFE FRIENDLY FENCING STANDARDS AS DEFINED IN SECTION 5.1.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS, NO PERMANENT FENCING IS CURRENTLY PROPOSED FOR THIS PROJECT.
- ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, ARTICLE 5 OF TETON COUNTY LAND DEVELOPMENT REGULATIONS, AND THE REQUIREMENTS OF THE ASPEN WATER AND SEWER DISTRICT.
- CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. REFER TO TYPICAL DETAILS FOR APPROVED EROSION CONTROL STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING W. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY). IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
- ALL EXCAVATED MATERIALS INCLUDING STRIPPED AND SALVAGED TOPSOIL SHALL BE STOCKPILED AND PROCESSED ON-SITE. CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING, PRIOR TO REVEGETATION.

REVEGETATION SPECIFICATIONS:

- SEED MIXTURE (OR APPROVED EQUAL). USE THIS REVEGETATION SPECIFICATION IN THE ABSENCE OF OTHER REVEGETATION SPECIFICATIONS OR DIRECTION FROM LANDSCAPE ARCHITECT.

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
- SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
- ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
- TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
- SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
- SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, AND WYOMING STATE ENGINEERS OFFICE PERMIT. CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA.
- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING W. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE FALL OF 2025 OR SPRING OF 2026.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING OR OTHER METHODS DURING DRY PERIODS OR AS REQUIRED BY OWNER.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
- A LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
- NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
- AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
- ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
- ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE WYOMING GAME AND FISH DEPARTMENT.
- BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
- CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
- STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TETON COUNTY LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
- DURING CONSTRUCTION CONTRACTOR SHALL MONITOR THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.
- GRADES SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING FOUNDATION.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL SLOPE MIN. 2% AWAY FROM THE BUILDING.
- ALL SITE AND UTILITY WORK TO BE PERFORMED IN ACCORDANCE TO THE GEOTECHNICAL RECOMMENDATIONS PREPARED FOR THIS PROJECT, WHICH ARE INCLUDED IN THE PROJECT SPECIFICATIONS.

WATER AND SEWER UTILITY NOTES

- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TETON COUNTY WATER AND SEWER REGULATIONS
- TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS. IF BACKFILL TYPE IS NOT SHOWN TYPE A SHALL BE USED.
- CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 6 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR WATER MAINS, SEWER FORCE MAINS, AND WATER SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
- WATER SERVICE LINES 3" OR LESS IN DIAMETER SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200.
- SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
- SEWER TESTING: MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION, INCLUDING MANHOLES, SHALL NOT EXCEED 50 GALLONS PER DAY PER MILE OF SEWER PER INCH OF PIPE DIAMETER.
- AIR TEST ALTERNATE FOR SEWER PIPELINES: MAINTAIN 4.0 PSI FOR 4 MINUTES WITH NO APPRECIABLE LOSS. GAGE SHALL HAVE MAXIMUM 1 PSI GRADATIONS.
- LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER TO DETERMINE CONNECTION LOCATIONS, DEPTH, SIZE AND TYPE OF PIPE, AND OTHER PERTINENT INFORMATION REQUIRED FOR THE PROJECT. ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.
- GROUNDWATER IS PRESENT AT THE SITE AND CONSTRUCTION DEWATERING WILL MOST LIKELY BE REQUIRED TO INSTALL THE WATER AND SEWER MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THE CONSTRUCTION DEWATERING PLAN AND SYSTEM AND OBTAINING ANY NECESSARY PERMITS FOR THE DEWATERING ACTIVITIES.

EXISTING	PROPOSED

LEGEND

- BOUNDARY, SUBJECT PROPERTY
- BOUNDARY, ADJOINING PROPERTY
- EDGE OF PAVEMENT
- INDEX CONTOUR, 10' INTERVAL
- INTERMEDIATE CONTOUR, 2' INTERVAL
- FENCE, WOODEN, POST AND RAIL
- FENCE, CHAINLINK
- FENCE, SILT
- LIMITS OF DISTURBANCE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- SEWER LINE
- WATER LINE
- SIGN
- COMMUNICATIONS PEDESTAL
- FIBER OPTIC PEDESTAL
- UTILITY VAULT
- GAS METER
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY ANCHOR
- CLEANOUT
- SEWER MANHOLE
- CURBSTOP
- SPIGOT
- ASPEN TREE
- COTTONWOOD TREE
- CANIFER TREE
- SHRUB



PROJECT TITLE:
HITCHING POST
ST. JOHN'S HEALTH
WORKFORCE HOUSING
460 E. BROADWAY AVENUE
JACKSON, WYOMING

SHEET TITLE:
PROJECT NOTES AND LEGEND

DESIGNED BY:	UC/AS
REVIEWED BY:	BB
PLAN VERSION	DATE
50% SD	11/8/2024
PROJECT NUMBER	24127
SHEET	C1.1

- PRELIMINARY -
SUBJECT TO CORRECTION
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EAST BROADWAY AVENUE

Teton County Hospital District
Doc. 416P928

L. ANNETTE FURMAN
IRREVOCABLE TRUST
DOC. 0889375

THE JACKSON HOUSE, LLC
DOC. 0811945

FULL SEND
PROPERTIES, LLC
DOC. 0965138

VIKING, LLC
DOC. 0933959

CLARENCE & RODICA
STOLTZFUS
DOC. 0976709

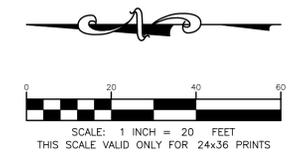
SARAH TOLLISON
DOC. 0867929

MOUNTAIN SAGE
TOWNHOUSES
PLAT 817

TETON COUNTY
PLAT 772

CHURCH OF
JESUS CHRIST
OF LATTER DAY
SAINTS

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL



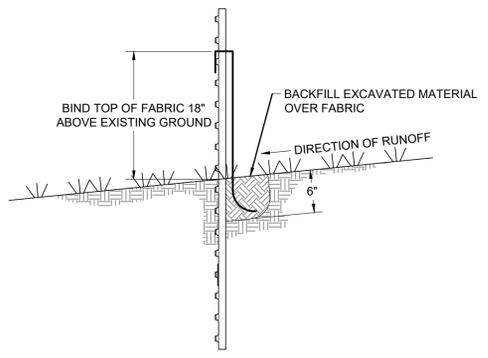
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460 E. BROADWAY AVENUE
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PROJECT NUMBER
24127
SHEET
C2.0

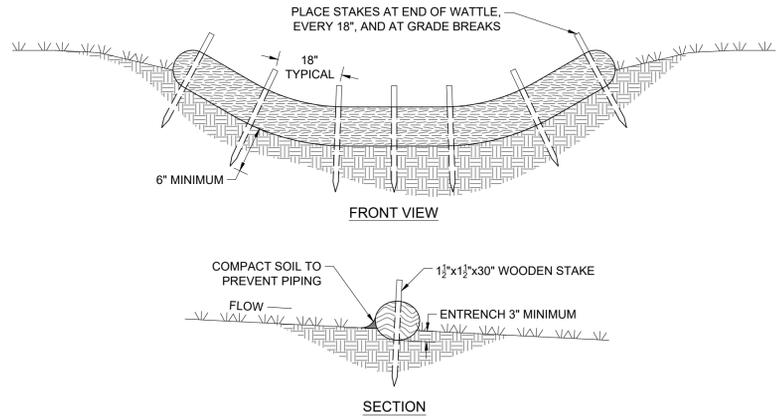
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NOTE

1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10' ON CENTER OR APPROVED EQUAL.
2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING SITE.

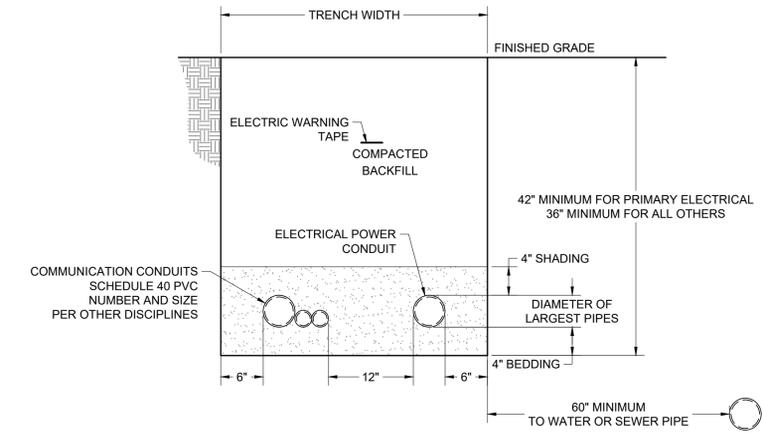
SILT FENCE DETAIL
NOT TO SCALE



NOTE

1. WATTLES LOCATED IN AREAS WHERE RUNOFF IS COLLECTED BEFORE LEAVING THE SITE. AREAS SHOWN ON THE PLANS MAY BE ADJUSTED BY ENGINEER TO LOCATE EROSION PROTECTION IN AREAS OF MAXIMUM BENEFIT. WHERE SPACE ALLOWS, PLACE WATTLES IN TWO ROWS SPACED 5' APART.

EROSION CONTROL WATTLE BARRIER
NOT TO SCALE



NOTE

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 3/8" SCREEN (SAND RECOMMENDED).

CABLE UTILITY TRENCH DETAIL
NOT TO SCALE

- PRELIMINARY -
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 AND APPROVAL

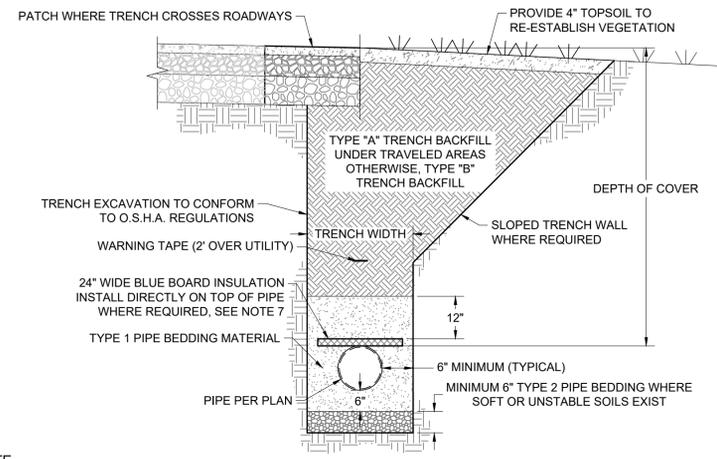
PROJECT TITLE:
HITCHING POST
ST. JOHN'S HEALTH
WORKFORCE HOUSING
460 E. BROADWAY AVENUE
JACKSON, WYOMING

SHEET TITLE:
EROSION AND UTILITY DETAILS

DESIGNED BY:	UC/AS
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PROJECT NUMBER
24127
 SHEET
C4.0

Ver. 18.0
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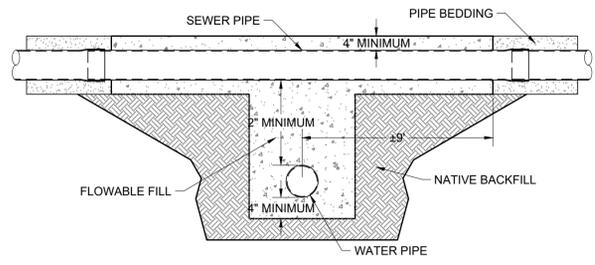


NOTE

- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - TYPE A: 95% MODIFIED PROCTOR DENSITY.
 - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
- COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS.
- PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
- UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
- ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
- PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
- PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA:
 - WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
 - WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
 - WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
 - WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
 - DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.

TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

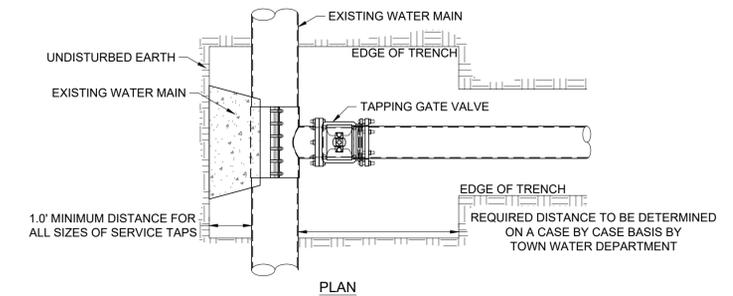


NOTE

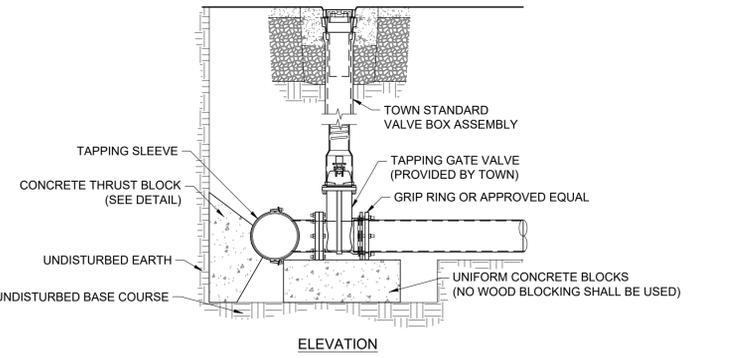
- PARALLEL INSTALLATION:**
 NORMAL CONDITIONS:
 SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.
- UNUSUAL CONDITIONS:**
 WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
- THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
 - WHERE 18" VERTICAL SEPARATION AS NOTED ABOVE CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
 - CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
 - PLACED IN A SEPARATE CASING PIPE, OR;
 - THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

CROSSING:

- NORMAL CONDITIONS:**
 SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.
- UNUSUAL CONDITIONS:**
 WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
- THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
 - THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING
 - WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).



PLAN



ELEVATION

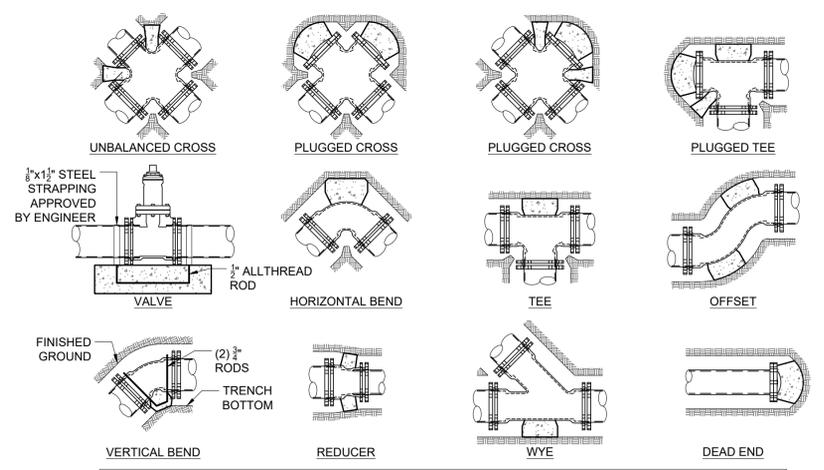
NOTE

- THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
- TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
- EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

NOT TO SCALE

TOJ W-118



FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"

NOTE

- SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
- ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
- DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
- 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

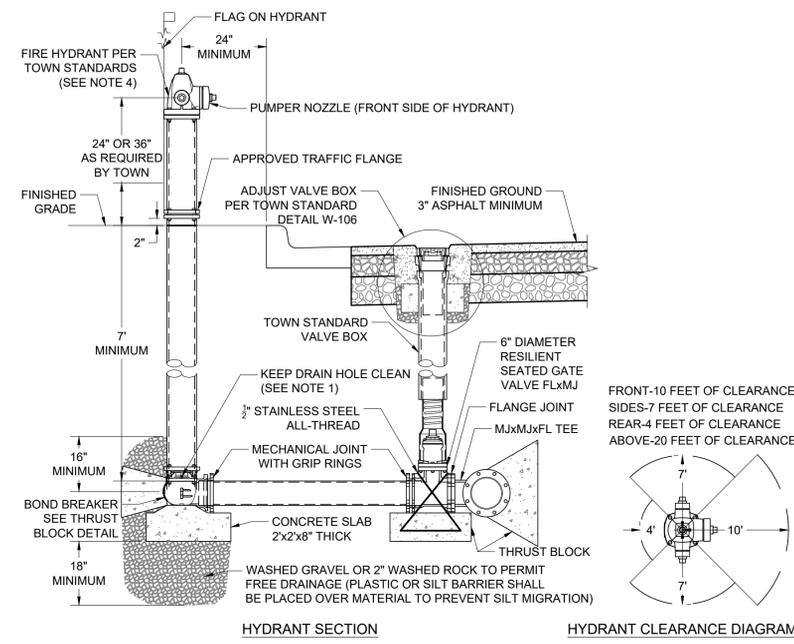
- PRELIMINARY -
THRUST BLOCK DETAIL
 SUBJECT TO CORRECTION
 AND APPROVAL

B/3 (6" MINIMUM)

TOJ W-111

WATER SEWER UNUSUAL PROXIMITY DETAIL

NOT TO SCALE



HYDRANT SECTION

HYDRANT CLEARANCE DIAGRAM

NOTE

- HYDRANT DRAIN HOLE NOT PERMITTED IF BELOW WATER TABLE
- HYDRANT LOCATION TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION
- THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THE AREAS SHOWN IN THE HYDRANT CLEARANCE DIAGRAM UNLESS APPROVED BY THE TOWN.
- FIRE HYDRANTS SHALL BE WATEROUS PACER OR CLOW MOUNTAIN MEDALLION.

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

TOJ W-101

WATER GATE VALVE DETAIL

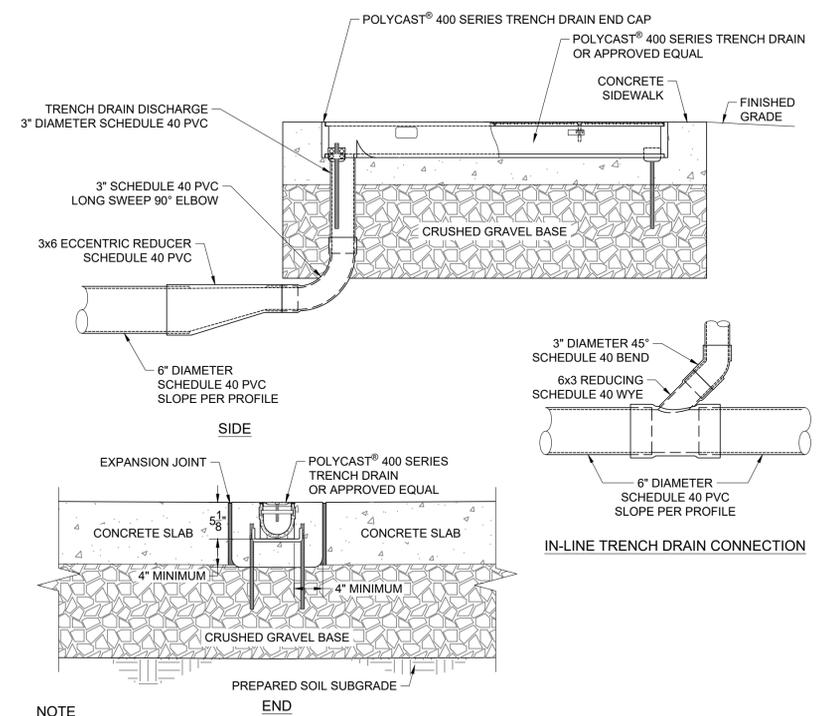
NOT TO SCALE

TOJ W-106

NOTE

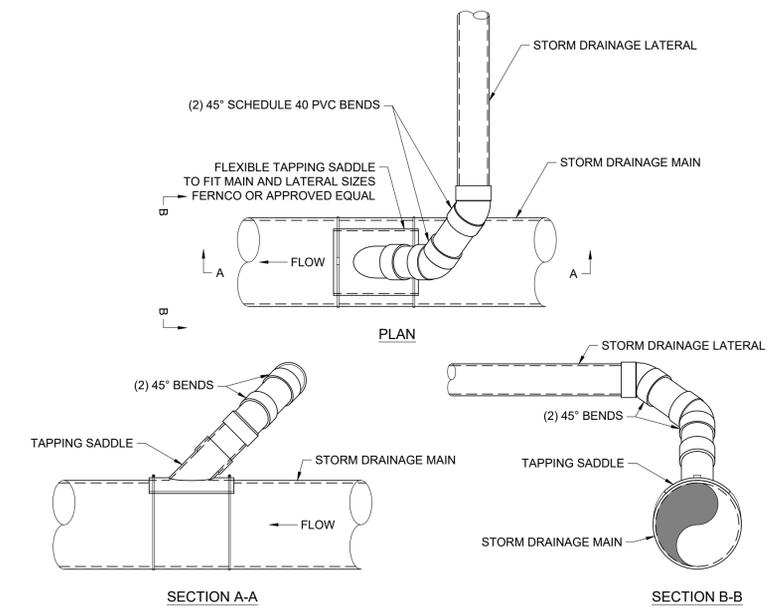
- ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
- THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
- MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

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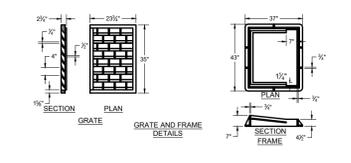
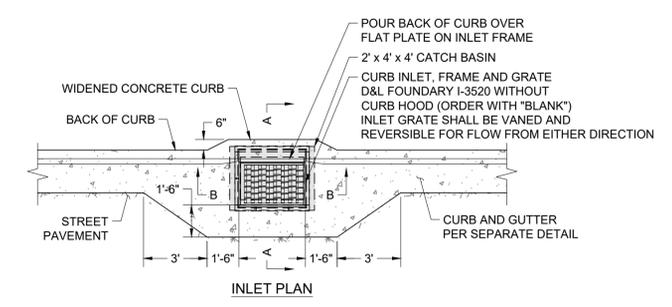


- NOTE**
1. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
 2. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
 3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

TRENCH DRAIN DETAIL
NOT TO SCALE



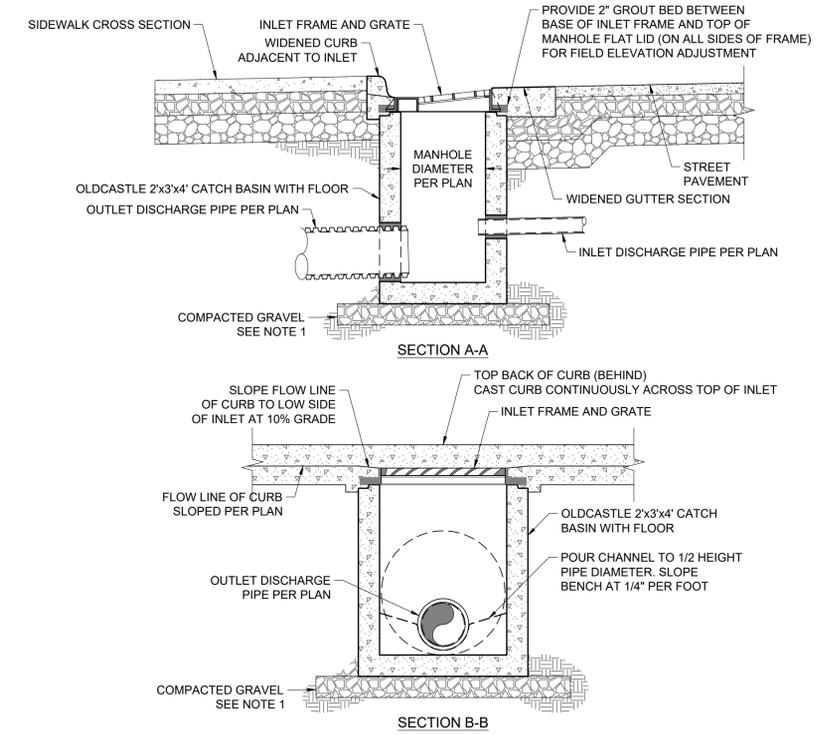
STORM WATER LATERAL CONNECTION DETAIL
NOT TO SCALE



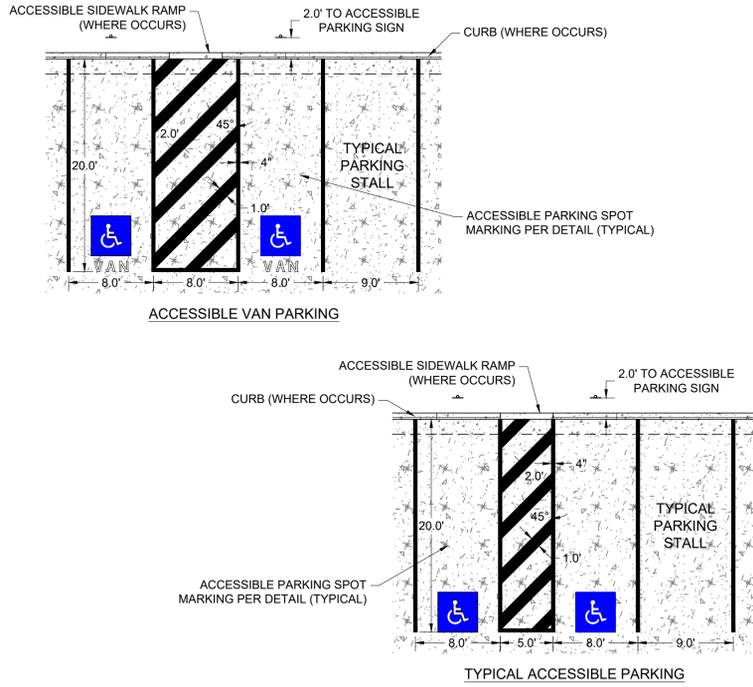
SIZE (LxWxD)	RIM	INVERT IN	INVERT OUT
2' x 6' x 4"	6128.21'	6124.89'	6123.89'

- NOTE**
1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

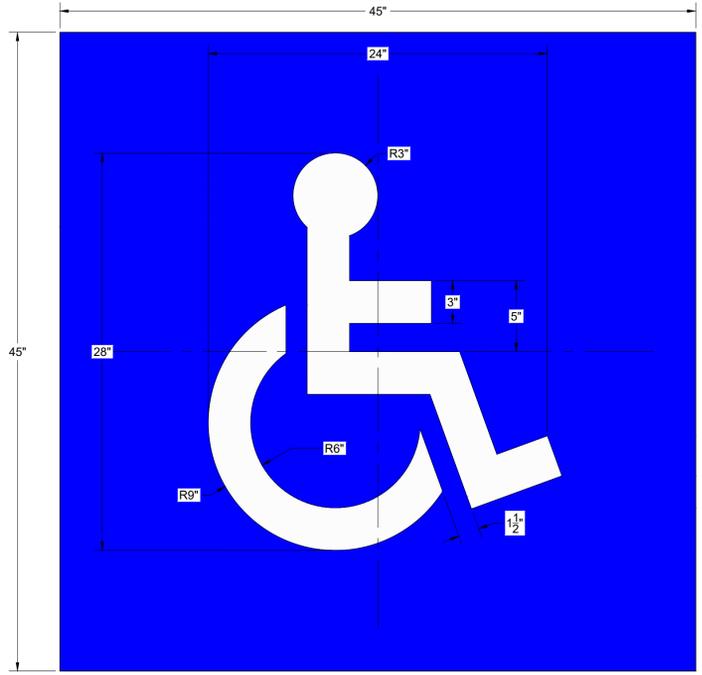
2'x3' STORM INLET WITH GRATE AND FRAME DETAIL
NOT TO SCALE



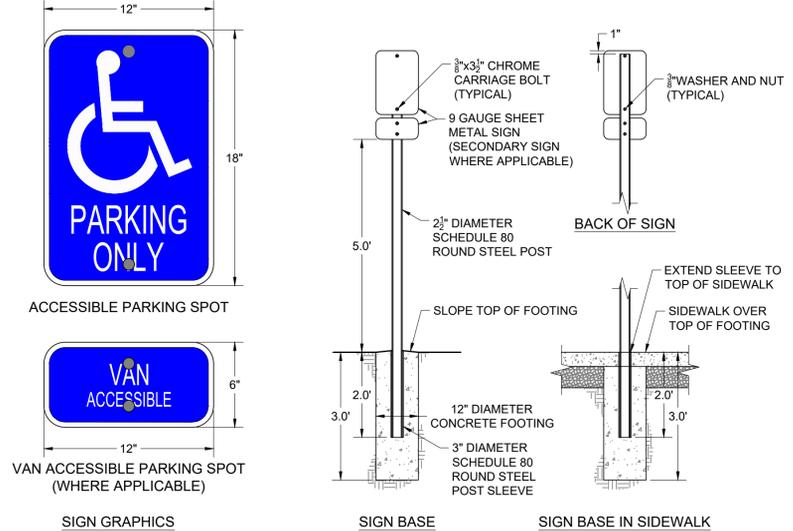
- PRELIMINARY -
 SUBJECT TO CORRECTION
 AND APPROVAL



ACCESSIBLE PARKING STALL DETAIL
 NOT TO SCALE



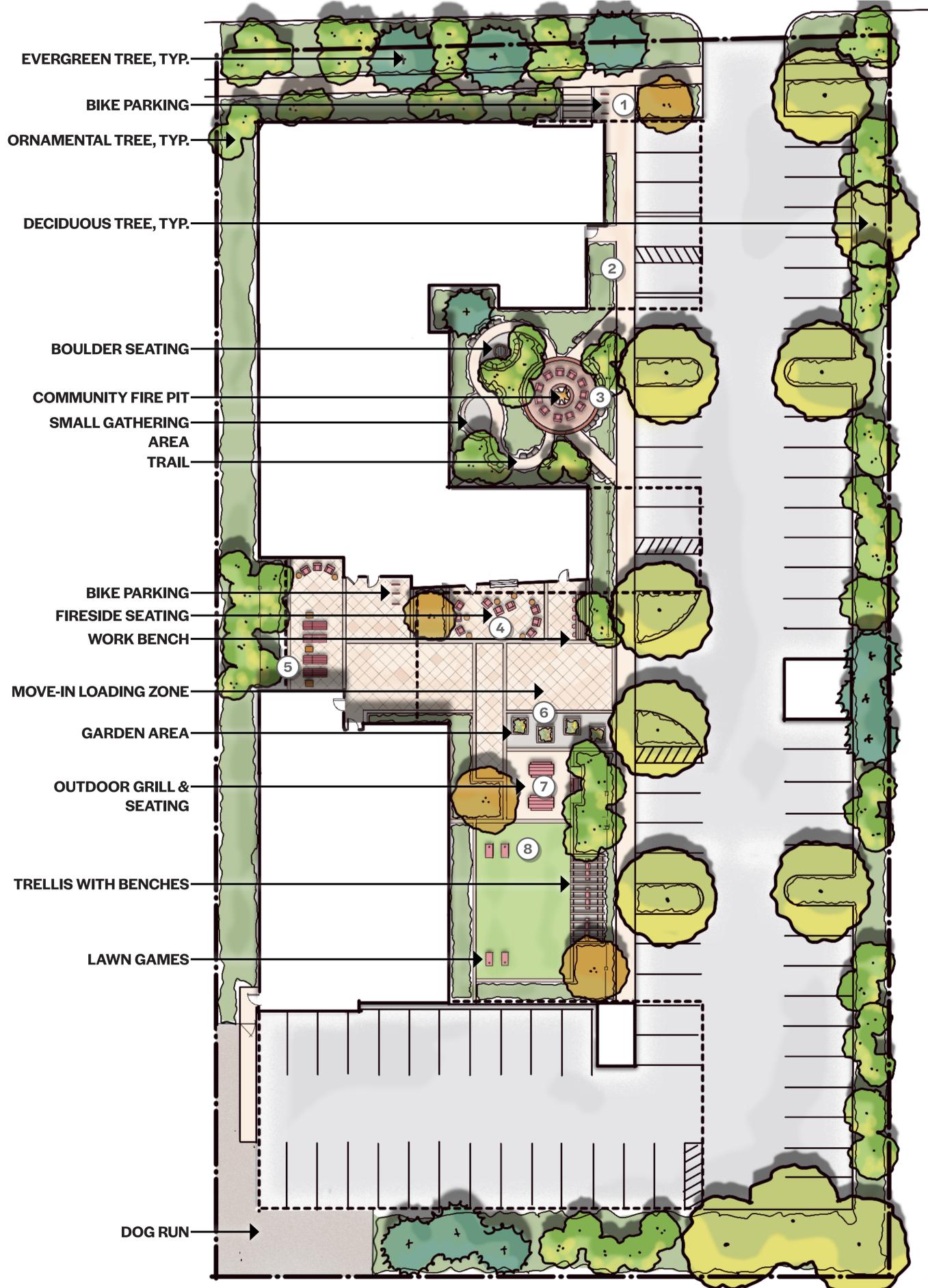
ACCESSIBLE PARKING SPACE MARKING DETAIL
 NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
 NOT TO SCALE

NOTE
 1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

- PRELIMINARY -
 SUBJECT TO CORRECTION
 AND APPROVAL



1 BIKE PARKING



2 CEDAR FENCING



3 COMMUNITY FIRE PIT



4 COMMUNITY FIREPLACE



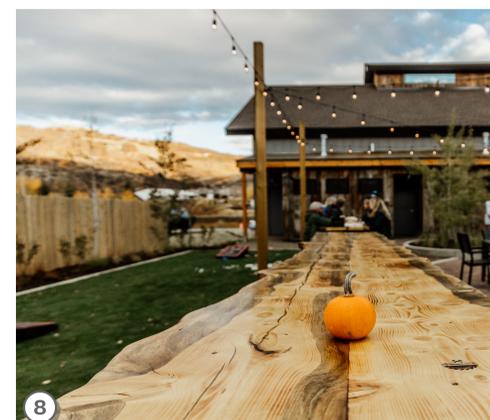
5 TIMBER FURNISHINGS



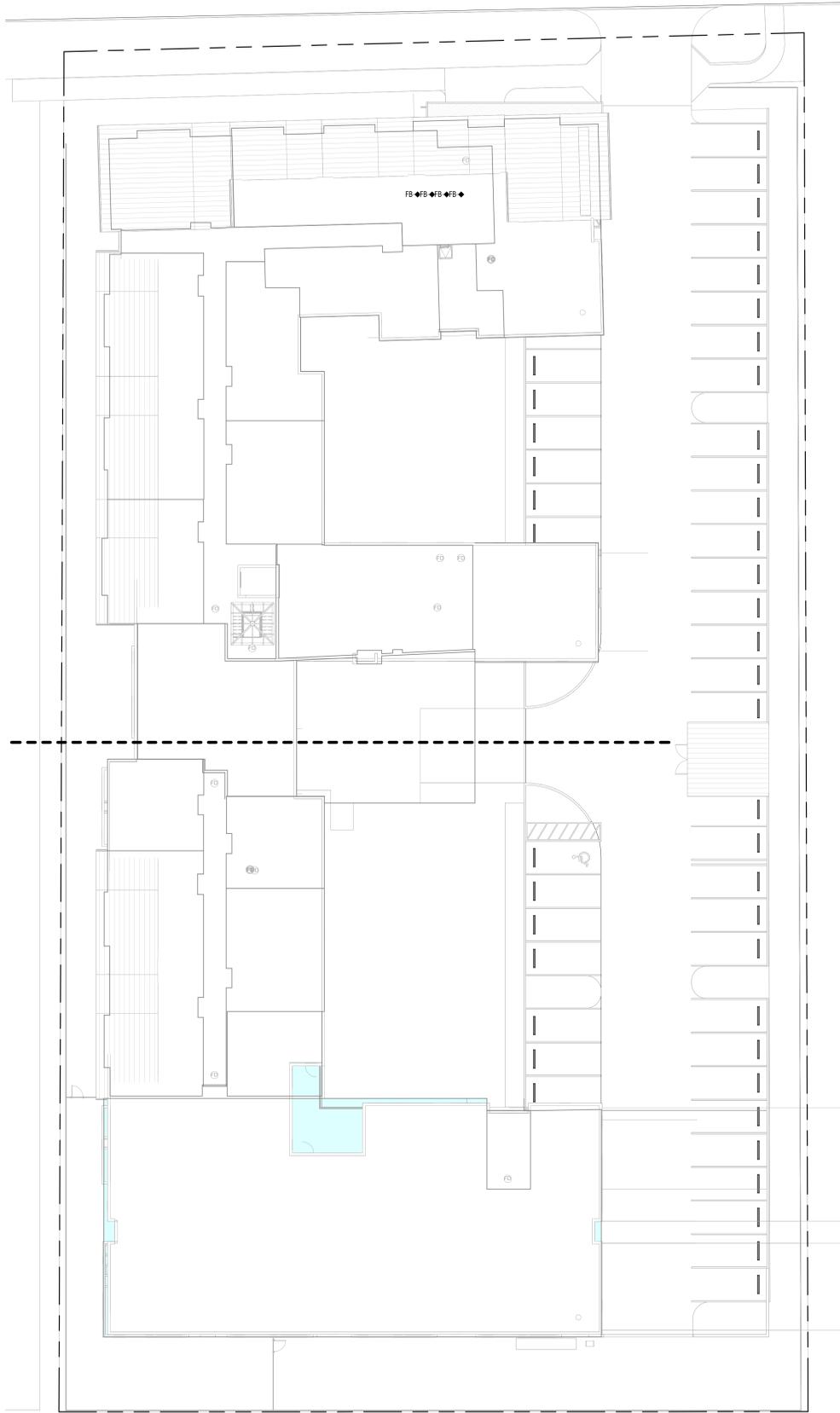
6 GARDEN BOXES



7 TIMBER FURNISHINGS AT GRILL



8 LAWN GAMES



IBC Occupancy Classification

- ASSEMBLY
- BUSINESS
- RESIDENTIAL
- STORAGE

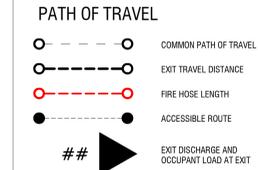
BUILDING CODE NOTES

1. REFER TO G-SERIES AND AD-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY, AND BUILDING CODE INFORMATION.
2. BUILDING CONSTRUCTION TYPE: VA.
3. ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13. SPRINKLER PROTECTION SHALL BE PROVIDED AT BALCONIES, DECKS, AND IN ROOF TRUSSES AND OTHER SPACES REQUIRED BY CODE. PROVIDE A DRY SYSTEM FOR UNCONDITIONED AREAS.
4. ELEVATOR IS REQUIRED TO COMPLY WITH STRETCHER DIMENSIONS AS REQUIRED BY IBC, SECTION 3000.
5. ACCESS TO THE ROOF IS PROVIDED AT STAIR 1.
6. COORDINATE THE LOCATION OF THE KNOX BOX WITH LOCAL FIRE DEPARTMENT AND ARCHITECT. KNOX BOX IS REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS.
7. LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH DENVER FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER.
8. ALL BALCONIES SHALL BE SPRINKLED WITH AN 18" DRY STEM.
9. THE RATING OF THE EXTERIOR CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAFING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE BLOCKING PER IBC CHAPTER 7.
11. DRAFTSTOPPING IS NOT REQUIRED IN CONCEALED FLOOR AND ATTIC ASSEMBLIES WITH NFPA 13 SPRINKLER SYSTEM.
12. PROVIDE SLIP-JOINT CONNECTIONS AT THE OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP-JOINT CONNECTION DESIGN.
13. ALL LOAD-BEARING WALLS SHALL HAVE A 1HR FIRE RESISTANCE RATING.
14. NON-RATED WALLS SHALL NOT INTERRUPT FIRE RESISTANCE RATING OF INTERSECTING WALLS.
15. NON-RATED WALLS SHALL TERMINATE BELOW THE RATED HORIZONTAL ASSEMBLIES AND SHALL NOT INTERRUPT FIRE RESISTANCE RATING.
16. EXTERIOR WALLS LESS THAN 10' FSD SHALL BE FRR FROM INTERIOR AND EXTERIOR SIDES, PER IBC SECTION 705.5. EXTERIOR WALLS MORE THAN 10' FSD SHALL BE FRR FROM INTERIOR SIDE, PER IBC SECTION 705.5.
17. RE: X-AOX FOR FIRE EXTINGUISHER CABINET DETAIL AT FIRE RATED PARTITION.
18. PROVIDE FIRST RESPONDER RADIO ENHANCEMENTS PER THE IFC. TESTING SHALL BE CONDUCTED PER AUTHORITY HAVING JURISDICTION.
19. THIS PROJECT SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE AND ENTERPRISE GREEN COMMUNITIES.

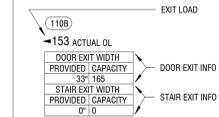
ACCESSIBILITY NOTES

1. REFER TO A0.50-0.53 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ICC ANS A117.1 CHAPTERS 1-9 FOR DESIGN REQUIREMENTS PERTAINING TO PUBLIC SPACES.
3. REFER TO ICC ANS A117.1 CHAPTER 10 FOR DESIGN REQUIREMENTS APPLICABLE TO TYPE A AND TYPE B DWELLING UNITS.
4. PROVIDE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE FROM THE PUBLIC WAY AND ACCESSIBLE PARKING STALLS.
5. SIDEWALKS SHALL NOT EXCEED 5% DIRECTIONAL SLOPE, NOT 2% CROSS SLOPE. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
6. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO A BUILDING ENTRANCE. SPACES SHALL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS IN ACCORDANCE WITH ICC/ANSI A117.1 AND IBC.
7. PER IBC 408.2.2, CLEAR HEIGHT: THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7 FEET. VEHICLE AND PEDESTRIAN AREAS ACCOMMODATING VAN-ACCESSIBLE PARKING REQUIRED BY SECTION 1106.5 SHALL CONFORM TO ICC A11.
8. FOR RECEPTACLE MOUNTING HEIGHTS, OTHER MOUNTING HEIGHTS, AND CLEARANCE REQUIREMENTS AND INFORMATION AS DEFINED FOR ACCESSIBILITY.
9. MOUNTING HEIGHTS INDICATED MAY BE SUPERSEDED BY MORE SPECIFIC INFORMATION ELSEWHERE IN THE DOCUMENTS.
10. ALL ACCESSIBLE SINKS SHALL HAVE A MAXIMUM HEIGHT OF 34" TO THE RIM OR COUNTER (WHICHEVER IS HIGHER) AND PROVIDE A 27" MINIMUM HIGH KNEE SPACE.
11. INSTALL GRAB BARS TO WITHSTAND A DOWNWARD LOAD OF 250 LBF WHEN TESTED ACCORDING TO METHODS IN ASTM F-446 IN ALL PUBLIC AREAS AND TYPE A UNITS.
12. ACCESSORIES IN BATHING AREAS THAT PROJECT MORE THAN 1" BEYOND FINISHED SURFACES SHALL BE INSTALLED TO WITHSTAND A DOWNWARD LOAD OF 500 LBF WHEN TESTED ACCORDING TO METHODS IN ASTM F-446.
13. PROVIDE AND INSTALL BLOCKING / REINFORCEMENT FOR ALL ACCESSORIES PER MANUFACTURER'S INSTRUCTIONS.
14. PROVIDE AND INSTALL BLOCKING IN ALL TYPE B UNITS.
15. ALL APPLIANCES AND PLUMBING FIXTURES MUST COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS.
16. DOOR THRESHOLDS MUST HAVE A MAXIMUM HEIGHT OF 1/2" WITH A 1:2 BEVEL.
17. ALL UNITS ARE PLANNED TO BE R-2 OCCUPANCY (FOR RENT). TOTAL NUMBER OF UNITS ON SITE = 72.
18. ALL UNITS IN AN ELEVATOR BUILDING SHALL BE TYPE B, EXCEPT 5% SHALL BE TYPE A. (72 * 5% = 4 TYPE A UNITS). REFER TO CODE PLANS FOR THE LOCATION OF THE TYPE A UNITS.
19. HEARING AND VISUALLY IMPAIRED UNITS: PROVIDE IN ADDITION TO THE TYPE A UNITS, (72 UNITS * 2% = 2 HAV UNITS). REFER TO CODE PLANS FOR THE LOCATION OF HEARING AND VISUALLY IMPAIRED UNITS.

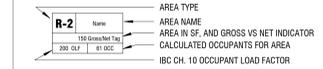
CODE GRAPHIC LEGEND



EXIT DISCHARGE TAGS



AREA TAG



FIRE RATING

NON RATED WALL

LOAD BEARING

DASH + WHITE DIAMOND = NON-LOAD-BEARING WALL
 SOLID + BLACK DIAMOND = LOAD-BEARING WALL

FIRE RESISTANCE RATING

DIAMOND COUNT = FIRE RESISTANCE RATING IN HOURS.
 EG. 1, 2, 3 HOURS.

ABBREVIATIONS

- FB FIRE BARRIER
- FP FIRE PARTITION
- FW FIRE WALL
- SP SMOKE PARTITION
- SB SMOKE BARRIER

BUILDING CODE NOTES

- REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY, AND BUILDING CODE INFORMATION.
- BUILDING CONSTRUCTION TYPE: VA
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- ELEVATOR IS REQUIRED TO COMPLY WITH STRETCHER DIMENSIONS AS REQUIRED BY IBC, SECTION 3000.
- ACCESS TO THE ROOF IS PROVIDED AT STAIR 1.
- COORDINATE THE LOCATION OF THE KNOX BOX WITH LOCAL FIRE DEPARTMENT AND ARCHITECT. KNOX BOX IS REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS.
- LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH DENVER FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER.
- ALL BALCONIES SHALL BE SPRINKLED WITH AN 18" DRY STEM.
- THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAVING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE BLOCKING PER IBC CHAPTER 7.
- DRAFTSTOPPING IS NOT REQUIRED IN CONCEALED FLOOR AND ATTIC ASSEMBLIES WITH NFPA 13 SPRINKLER SYSTEM.
- PROVIDE SLIP-JOINT CONNECTIONS AT THE OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAVING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP-JOINT CONNECTION DESIGN.
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- NON-RATED WALLS SHALL NOT INTERRUPT FIRE RESISTANCE RATING OF INTERSECTING WALLS.
- NON-RATED WALLS SHALL TERMINATE BELOW THE RATED HORIZONTAL ASSEMBLIES AND SHALL NOT INTERRUPT FIRE RESISTANCE RATING.
- EXTERIOR WALLS LESS THAN 10' FSD SHALL BE FRR FROM INTERIOR AND EXTERIOR SIDES, PER IBC SECTION 705.5. EXTERIOR WALLS MORE THAN 10' FSD SHALL BE FRR FROM INTERIOR SIDE, PER IBC SECTION 705.5.
- RE: X-AOX FOR FIRE EXTINGUISHER CABINET DETAIL AT FIRE RATED PARTITION.
- PROVIDE FIRST RESPONDER RADIO ENHANCEMENTS PER THE IFC. TESTING SHALL BE CONDUCTED PER AUTHORITY HAVING JURISDICTION.
- THIS PROJECT SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE AND ENTERPRISE GREEN COMMUNITIES.

LEVEL 1 CODE AREA SCHEDULE

NAME	AREA	OCCUPANT GROUP	OCCUPANT LOAD FACTOR	GROSS/NET	NUMBER OF OCCUPANTS
UNIT 2.3	851 SF	R-2			
UNIT 2.1	853 SF	R-2			
UNIT 2.2	880 SF	R-2			
UNIT 1.1	618 SF	R-2			
Area	865 SF				
CIRC	1,545 SF				
UNIT 1.4	632 SF	R-2			
Circ	243 SF				
COVERED	1,065 SF				
COVERED	1,777 SF				
A-3 AMENITY	1,497 SF				
COVERED	1,543 SF				
B LOBBY	1,832 SF				
R-2 APARTMENTS	1,678 SF				
circ	542 SF				
HSKPG	571 SF				
S-2 PARKING	8,105 SF				
GRAND TOTALS	25,098 SF				0

ACCESSIBILITY NOTES

- REFER TO A0.50-0.53 FOR ADDITIONAL REQUIREMENTS.
- REFER TO ICC ANS A117.1 CHAPTERS 1-9 FOR DESIGN REQUIREMENTS PERTAINING TO PUBLIC SPACES.
- REFER TO ICC ANS A117.1 CHAPTER 10 FOR DESIGN REQUIREMENTS APPLICABLE TO TYPE A AND TYPE B DWELLING UNITS.
- PROVIDE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE FROM THE PUBLIC WAY AND ACCESSIBLE PARKING STALLS.
- SIDEWALKS SHALL NOT EXCEED 5% DIRECTIONAL SLOPE, NOT 2% CROSS SLOPE. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
- ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO A BUILDING ENTRANCE. SPACES SHALL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS IN ACCORDANCE WITH ICC/ANSI A117.1 AND IBC.
- PER IBC 408.2.2, CLEAR HEIGHT: THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7 FEET. VEHICLE AND PEDESTRIAN AREAS ACCOMMODATING VAN-ACCESSIBLE PARKING REQUIRED BY SECTION 1106.5 SHALL CONFORM TO ICC A11.
- FOR RECEPTACLE MOUNTING HEIGHTS, OTHER MOUNTING HEIGHTS, AND CLEARANCE REQUIREMENTS AND INFORMATION AS DEFINED FOR ACCESSIBILITY.
- MOUNTING HEIGHTS INDICATED MAY BE SUPERSEDED BY MORE SPECIFIC INFORMATION ELSEWHERE IN THE OCCUPANTS.
- ALL ACCESSIBLE SINKS SHALL HAVE A MAXIMUM HEIGHT OF 34" TO THE RIM OR COUNTER (WHICHEVER IS HIGHER) AND PROVIDE A 27" MINIMUM HIGH KNEE SPACE.
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- ACCESSORIES IN BATHING AREAS THAT PROJECT MORE THAN 1" BEYOND FINISHED SURFACES SHALL BE INSTALLED TO WITHSTAND A DOWNWARD LOAD OF 500 LBF WHEN TESTED ACCORDING TO METHODS IN ASTM F-446.
- PROVIDE AND INSTALL BLOCKING / REINFORCEMENT FOR ALL ACCESSORIES PER MANUFACTURERS INSTRUCTIONS.
- PROVIDE AND INSTALL BLOCKING IN ALL TYPE B UNITS.
- ALL APPLIANCES AND PLUMBING FIXTURES MUST COMPLY WITH APPLICABLE ACCESSIBLE REQUIREMENTS.
- DOOR THRESHOLDS MUST HAVE A MAXIMUM HEIGHT OF 1/2" WITH A 1:2 BEVEL.
- ALL UNITS ARE PLANNED TO BE R-2 OCCUPANCY (FOR RENT). TOTAL NUMBER OF UNITS ON SITE = 72.
- ALL UNITS IN AN ELEVATOR BUILDING SHALL BE TYPE B, EXCEPT 5% SHALL BE TYPE A. (72 * 5% = 4 TYPE A UNITS). REFER TO CODE PLANS FOR THE LOCATION OF THE TYPE A UNITS.
- HEARING AND VISUALLY IMPAIRED UNITS: PROVIDE IN ADDITION TO THE TYPE A UNITS, (72 UNITS * 2% = 2 HAV UNITS). REFER TO CODE PLANS FOR THE LOCATION OF HEARING AND VISUALLY IMPAIRED UNITS.

CODE GRAPHIC LEGEND

PATH OF TRAVEL

- - ○ COMMON PATH OF TRAVEL
- - ○ - ○ EXIT TRAVEL DISTANCE
- - ○ - ○ FIRE HOSE LENGTH
- - ● ACCESSIBLE ROUTE
- ## - ## EXIT DISCHARGE AND OCCUPANT LOAD AT EXIT

EXIT DISCHARGE TAGS

1108
153 ACTUAL DL
DOOR EXIT WIDTH PROVIDED / CAPACITY
STAIR EXIT WIDTH PROVIDED / CAPACITY

AREA TAG

R-2 Name
138 Gross/Net Tag
209 OCC / 81 OCC
AREA TYPE
AREA IN SF, AND GROSS VS NET INDICATOR
CALCULATED OCCUPANTS FOR AREA
IBC CH. 10 OCCUPANT LOAD FACTOR

FIRE RATING

NON RATED WALL

LOAD BEARING

DASH + WHITE DIAMOND = NON-LOAD-BEARING WALL
SOLID + BLACK DIAMOND = LOAD-BEARING WALL

FIRE RESISTANCE RATING

DIAMOND COUNT = FIRE RESISTANCE RATING IN HOURS.
EG. 1, 2, 3 HOURS.

ABBREVIATIONS

FB FIRE BARRIER
FP FIRE PARTITION
FW FIRE WALL
SP SMOKE PARTITION
SB SMOKE BARRIER

IBC Occupancy Classification

- ASSEMBLY
- BUSINESS
- RESIDENTIAL
- STORAGE

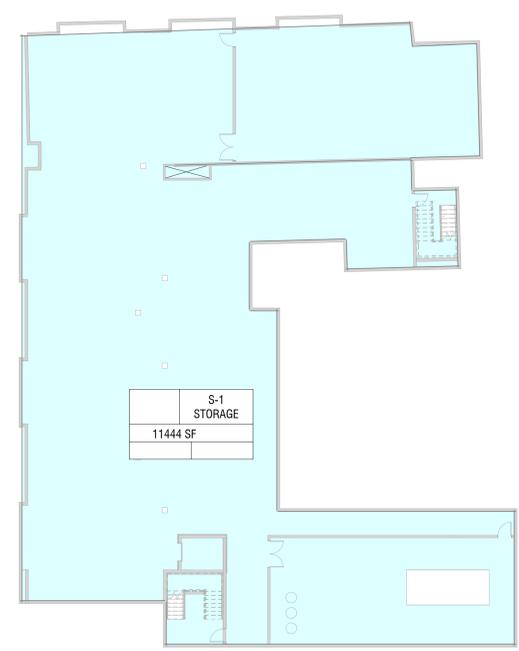
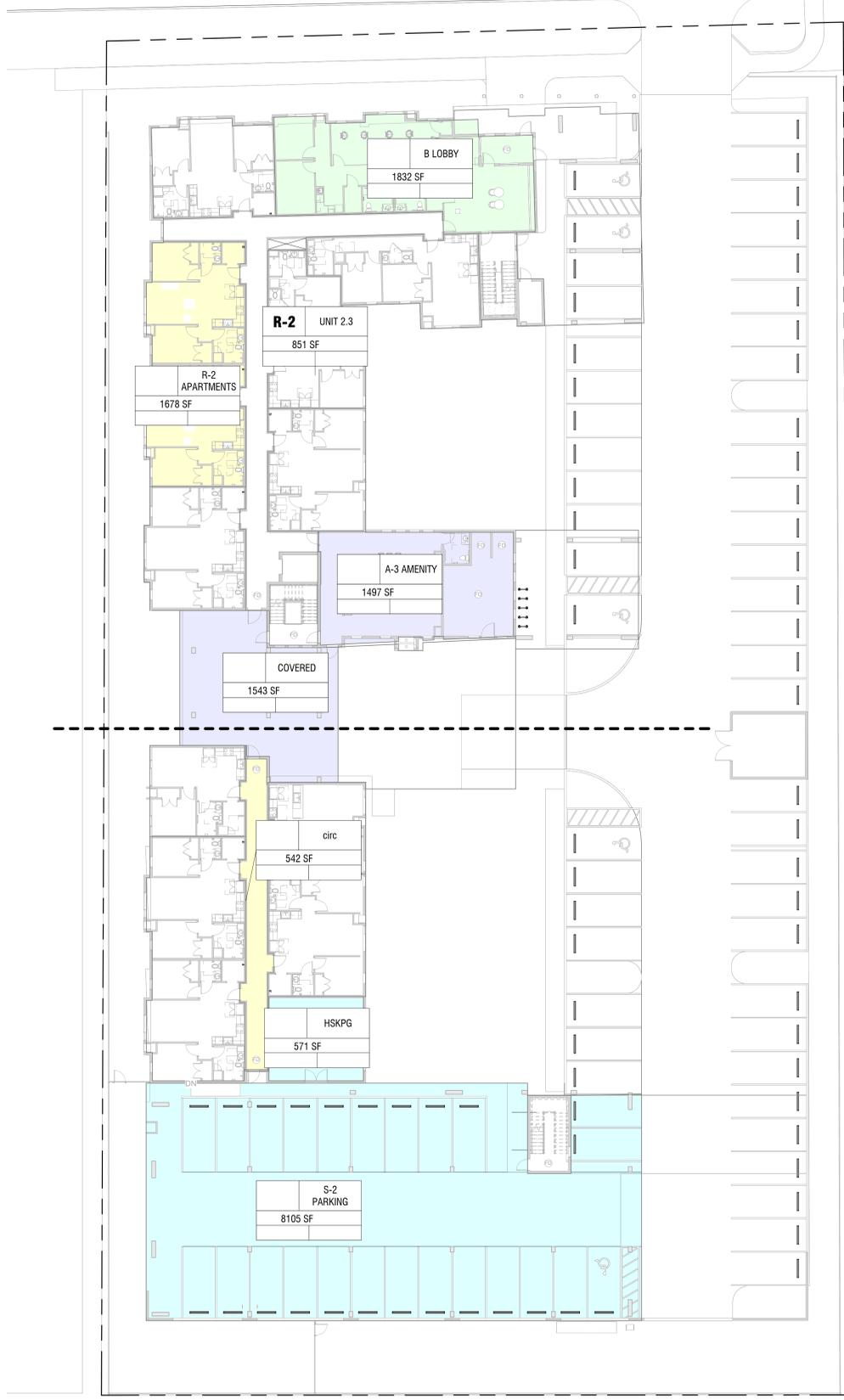
2 BASEMENT LEVEL LIFE SAFETY PLAN

1/16" = 1'-0"

NAME	AREA	OCCUPANT GROUP	OCCUPANT LOAD FACTOR	GROSS/NET	NUMBER OF OCCUPANTS
UNIT 2.3	851 SF	R-2			
UNIT 2.1	853 SF	R-2			
UNIT 2.2	880 SF	R-2			
UNIT 1.1	618 SF	R-2			
Area	865 SF				
CIRC	1,545 SF				
UNIT 1.4	632 SF	R-2			
Circ	243 SF				
COVERED	1,065 SF				
COVERED	1,777 SF				
A-3 AMENITY	1,497 SF				
COVERED	1,543 SF				
B LOBBY	1,832 SF				
R-2 APARTMENTS	1,678 SF				
circ	542 SF				
HSKPG	571 SF				
S-2 PARKING	8,105 SF				
GRAND TOTALS	25,098 SF				0

1 LEVEL 1 LIFE SAFETY PLAN

1/16" = 1'-0"



LEVEL 2 CODE AREA SCHEDULE					
NAME	AREA	OCCUPANT GROUP	OCCUPANT LOAD FACTOR	GROSS/NET	NUMBER OF OCCUPANTS
Area	729 SF				
Area	8,181 SF	EGRESS	1	GROSS	8009
Area	1,297 SF	I-2	5	NET	
Area	503 SF				
Area	458 SF				
Area	820 SF				
Area	1,013 SF	EGRESS			
Area	747 SF				
Area	821 SF				
Area	1,425 SF				
Area	1,758 SF				
R-2 APARTMENTS	28,418 SF				
Area	588 SF				
Area	934 SF				
GRAND TOTALS	47,063 SF				8009

LEVEL 3 CODE AREA SCHEDULE					
NAME	AREA	OCCUPANT GROUP	OCCUPANT LOAD FACTOR	GROSS/NET	NUMBER OF OCCUPANTS
R-2 APARTMENTS	28,329 SF				
GRAND TOTALS	28,329 SF				0

- ### BUILDING CODE NOTES
- REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY, AND BUILDING CODE INFORMATION.
 - BUILDING CONSTRUCTION TYPE: VA.
 - ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13. SPRINKLER PROTECTION SHALL BE PROVIDED AT BALCONIES, DECKS, AND IN ROOF TRUSSES AND OTHER SPACES REQUIRED BY CODE. PROVIDE A DRY SYSTEM FOR UNCONDITIONED AREAS.
 - ELEVATOR IS REQUIRED TO COMPLY WITH STRETCHER DIMENSIONS AS REQUIRED BY IBC, SECTION 3000.
 - ACCESS TO THE ROOF IS PROVIDED AT STAIR 1.
 - COORDINATE THE LOCATION OF THE KNOX BOX WITH LOCAL FIRE DEPARTMENT AND ARCHITECT. KNOX BOX IS REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS.
 - LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH DENVER FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER.
 - ALL BALCONIES SHALL BE SPRINKLED WITH AN 18" DRY STEM.
 - THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE RATED AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE BLOCKING PER IBC CHAPTER 7.
 - DRAFTSTOPPING IS NOT REQUIRED IN CONCEALED FLOOR AND ATTIC ASSEMBLIES WITH NFPA 13 SPRINKLER SYSTEM.
 - PROVIDE SLIP-JOINT CONNECTIONS AT THE OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP-JOINT CONNECTION DESIGN.
 - ALL LOAD-BEARING WALLS SHALL HAVE A 1HR FIRE RESISTANCE RATING.
 - NON-RATED WALLS SHALL NOT INTERRUPT FIRE RESISTANCE RATING OF INTERSECTING WALLS.
 - NON-RATED WALLS SHALL TERMINATE BELOW THE RATED HORIZONTAL ASSEMBLIES AND SHALL NOT INTERRUPT FIRE RESISTANCE RATING.
 - EXTERIOR WALLS LESS THAN 10' FSD SHALL BE FRR FROM INTERIOR AND EXTERIOR SIDES, PER IBC SECTION 705.5. EXTERIOR WALLS MORE THAN 10' FSD SHALL BE FRR FROM INTERIOR SIDE, PER IBC SECTION 705.5.
 - RE: X-RAXX FOR FIRE EXTINGUISHER CABINET DETAIL AT FIRE RATED PARTITION.
 - PROVIDE FIRST RESPONDER RADIO ENHANCEMENTS PER THE IFC. TESTING SHALL BE CONDUCTED PER AUTHORITY HAVING JURISDICTION.
 - THIS PROJECT SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE AND ENTERPRISE GREEN COMMUNITIES.

- ### ACCESSIBILITY NOTES
- REFER TO A0.50-0.53 FOR ADDITIONAL REQUIREMENTS.
 - REFER TO ICC ANS A117.1 CHAPTERS 1-9 FOR DESIGN REQUIREMENTS PERTAINING TO PUBLIC SPACES.
 - REFER TO ICC ANS A117.1 CHAPTER 10 FOR DESIGN REQUIREMENTS APPLICABLE TO TYPE A AND TYPE B DWELLING UNITS.
 - PROVIDE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRANCE FROM THE PUBLIC WAY AND ACCESSIBLE PARKING SPACES.
 - SIDEWALKS SHALL NOT EXCEED 5% DIRECTIONAL SLOPE, NOT 2% CROSS SLOPE. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
 - ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE TO A BUILDING ENTRANCE. SPACES SHALL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS IN ACCORDANCE WITH ICC/ANSI A117.1 AND IBC.
 - PER IBC 408.2.2, CLEAR HEIGHT: THE CLEAR HEIGHT OF EACH FLOOR LEVEL IN VEHICLE AND PEDESTRIAN TRAFFIC AREAS SHALL NOT BE LESS THAN 7 FEET. VEHICLE AND PEDESTRIAN AREAS ACCOMMODATING VAN-ACCESSIBLE PARKING REQUIRED BY SECTION 1106.5 SHALL CONFORM TO ICC A11.
 - FOR RECEPTACLE MOUNTING HEIGHTS, OTHER MOUNTING HEIGHTS, AND CLEARANCE REQUIREMENTS AND INFORMATION AS DEFINED FOR ACCESSIBILITY.
 - MOUNTING HEIGHTS INDICATED MAY BE SUPERSEDED BY MORE SPECIFIC INFORMATION ELSEWHERE IN THE DOCUMENTS.
 - ALL ACCESSIBLE SINKS SHALL HAVE A MAXIMUM HEIGHT OF 34" TO THE RIM OR COUNTER (WHICHEVER IS HIGHER) AND PROVIDE A 27" MINIMUM HIGH KNEE SPACE.
 - INSTALL GRAB BARS TO WITHSTAND A DOWNWARD LOAD OF 250 LBF WHEN TESTED ACCORDING TO METHODS IN ASTM F-446 IN ALL PUBLIC AREAS AND TYPE A UNITS.
 - ACCESSORIES IN BATHING AREAS THAT PROTECT MORE THAN 1" BEYOND FINISHED SURFACES SHALL BE INSTALLED TO WITHSTAND A DOWNWARD LOAD OF 500 LBF WHEN TESTED ACCORDING TO METHODS IN ASTM F-446.
 - PROVIDE AND INSTALL BLOCKING / REINFORCEMENT FOR ALL ACCESSORIES PER MANUFACTURERS INSTRUCTIONS.
 - PROVIDE AND INSTALL BLOCKING IN ALL TYPE B UNITS.
 - ALL APPLIANCES AND PLUMBING FIXTURES MUST COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS.
 - DOOR THRESHOLDS MUST HAVE A MAXIMUM HEIGHT OF 1/2" WITH A 1:2 BEVEL.
 - ALL UNITS ARE PLANNED TO BE R-2 OCCUPANCY (FOR RENT). TOTAL NUMBER OF UNITS ON SITE = 72.
 - ALL UNITS IN AN ELEVATOR BUILDING SHALL BE TYPE B, EXCEPT 5% SHALL BE TYPE A. (72 * 5% = 4 TYPE A UNITS). REFER TO CODE PLANS FOR THE LOCATION OF THE TYPE A UNITS.
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- ## EXIT DISCHARGE AND OCCUPANT LOAD AT EXIT

EXIT DISCHARGE TAGS

1108
153 ACTUAL OL
DOOR EXIT WIDTH PROVIDED / CAPACITY DOOR EXIT INFO
STAIR EXIT WIDTH PROVIDED / CAPACITY STAIR EXIT INFO

AREA TAG

R-2 Name
158 Gross/Net Tag
288 GUT / 81 OCC
AREA TYPE
AREA NAME
AREA IN SF AND GROSS VS NET INDICATOR
CALCULATED OCCUPANTS FOR AREA
IBC CH. 10 OCCUPANT LOAD FACTOR

FIRE RATING

NON RATED WALL

LOAD BEARING

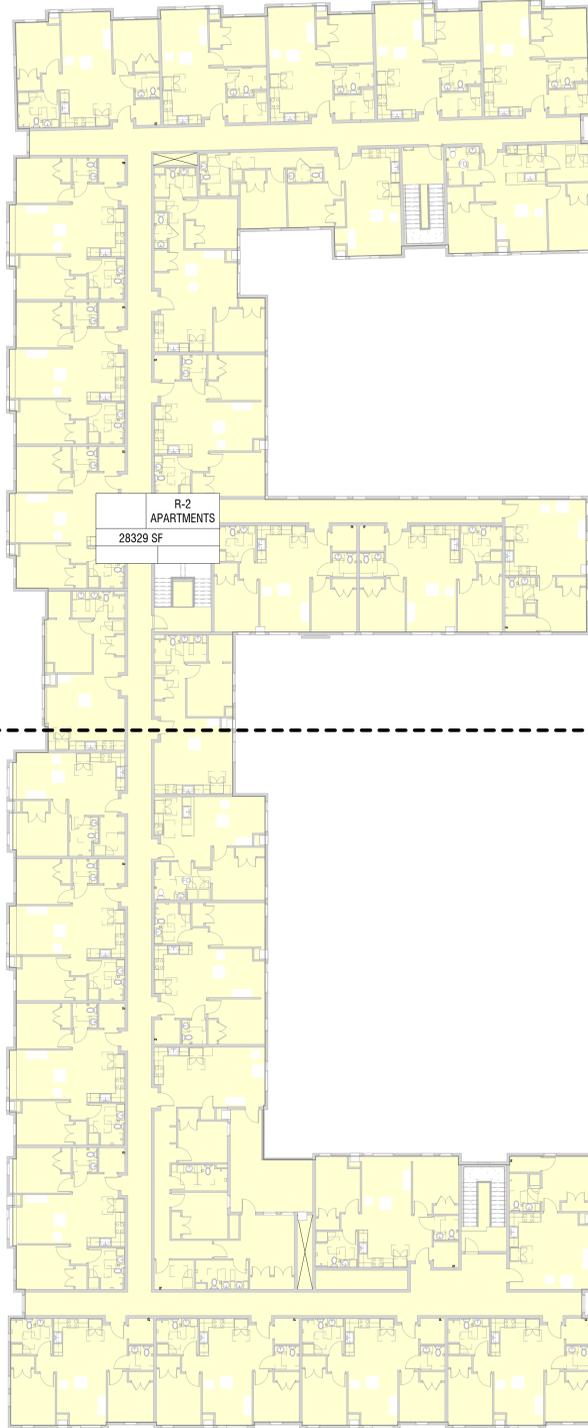
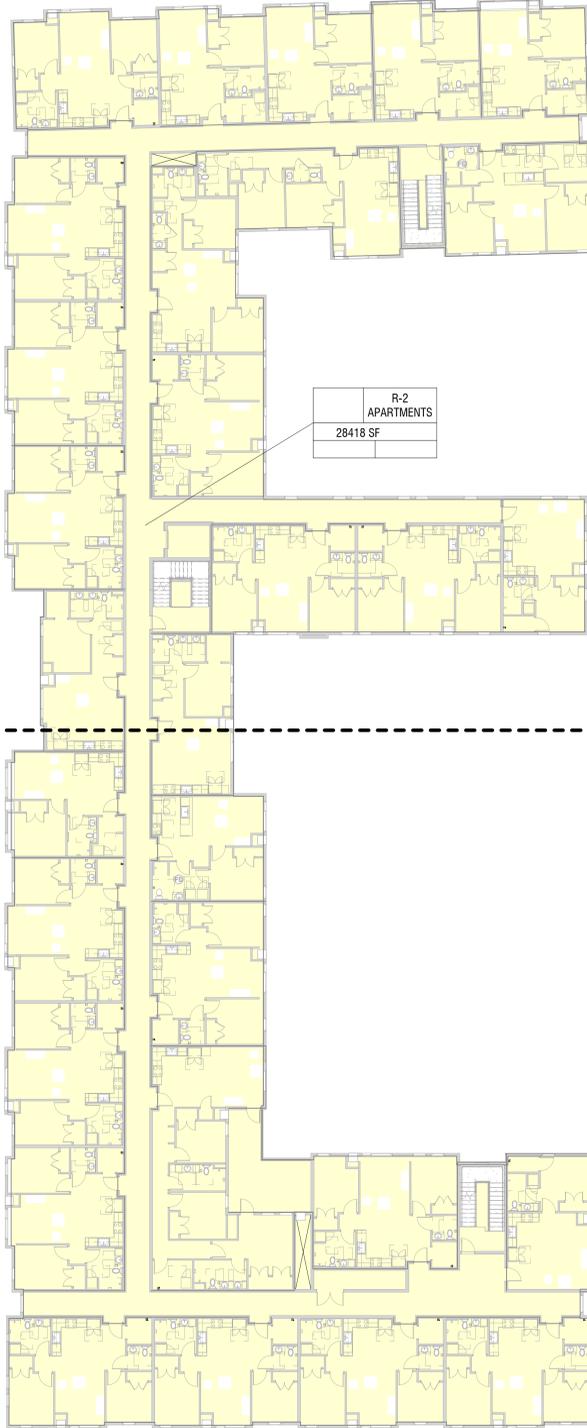
DASH + WHITE DIAMOND = NON-LOAD-BEARING WALL
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FIRE RESISTANCE RATING

DIAMOND COUNT = FIRE RESISTANCE RATING IN HOURS.
EG. 1, 2, 3 HOURS.

ABBREVIATIONS

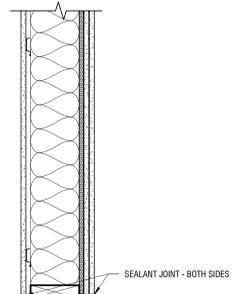
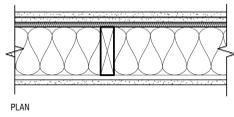
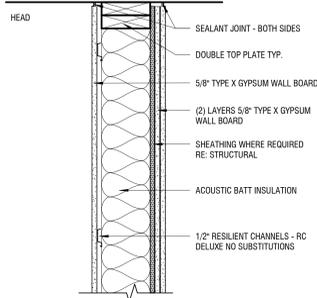
FB FIRE BARRIER
FP FIRE PARTITION
FW FIRE WALL
SP SMOKE PARTITION
SB SMOKE BARRIER



1 LEVEL 2 LIFE SAFETY PLAN
1/16" = 1'-0"

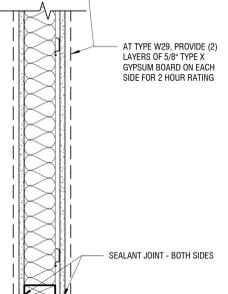
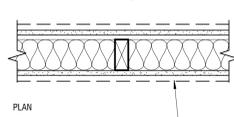
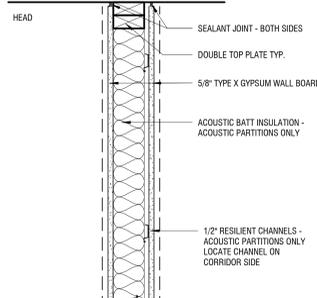
2 LEVEL 3 LIFE SAFETY PLAN
1/16" = 1'-0"

CORRIDOR SIDE UNIT SIDE



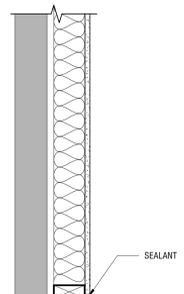
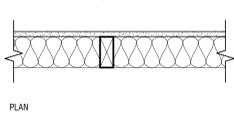
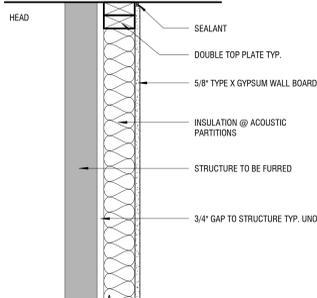
#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
W34	2x6	8 1/4"	1HR	UL U305	56
W37	2x6	8 3/8"	1 HR	UL U305	56
W38	2x6	7 7/8"	1 HR	UL U305	

W3- 3 LAYERS GYPSUM - WOOD
1 1/2" = 1'-0"



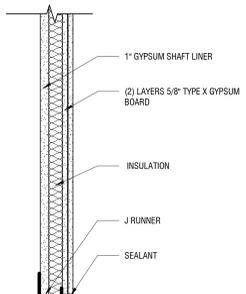
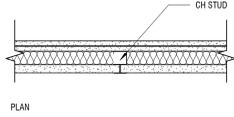
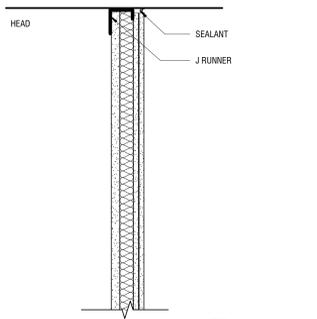
#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
W24	2x4	5 1/4"	N/A	STC FOR ACOUSTIC PARTITION ONLY 50-54	
W25	2x4	4 3/4"	1 HR	IBC TABLE 721.1(2) ASSY 14-1.3	
W26	2x6	6 1/4"	N/A	STC FOR ACOUSTIC PARTITION ONLY 50-54	
W27	2x6	5 3/4"	1 HR	IBC TABLE 721.1(2) ASSY 14-1.3	
W29	2X6	8"	2 HR	IBC TABLE 721.1(2) ASSY 14-1.5	

W2- 2 LAYERS GYPSUM - WOOD
1 1/2" = 1'-0"



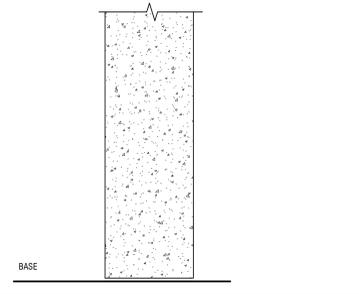
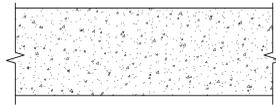
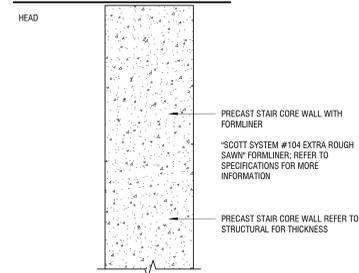
#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
W12	2x2	2 1/8"	N/A		
W14	2x4	4 1/8"	N/A		
W16	2x6	6 1/8"	N/A		

W1- FURRING WALL - WOOD
1 1/2" = 1'-0"



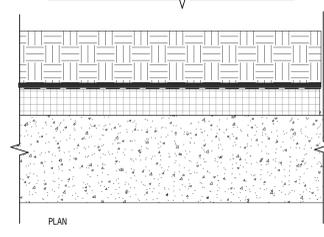
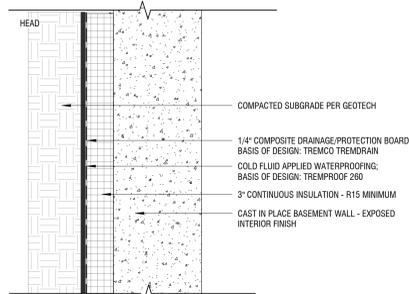
#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
S51	2 1/2"	3 3/4"	2 HR	UL U428	
S52	4"	5 1/4"	2HR	UL U428	

S5- SHAFT WALL
1 1/2" = 1'-0"



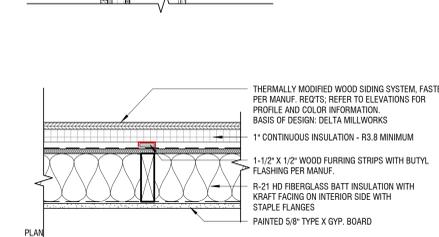
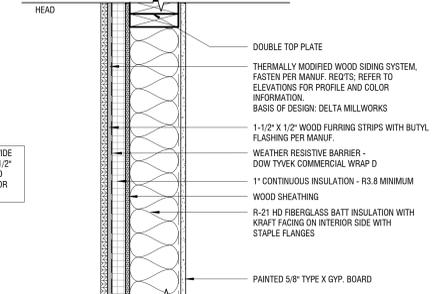
#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
C8	8"	8"	3 HR	IBC TBL 721.1 (2) 4-1.1	
C10	10"	10"	3 HR	IBC TBL 721.1 (2) 4-1.1	
C12	12"	12"	3 HR	IBC TBL 721.1 (2) 4-1.1	

C- PRECAST CONCRETE
1 1/2" = 1'-0"



#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
EX30	5-1/2"				

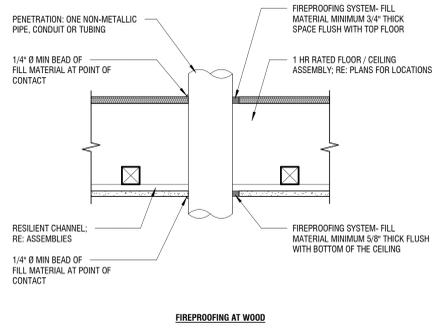
EX30- THERMALLY MODIFIED WOOD
1 1/2" = 1'-0"



#	FRAMING	ACTUAL FIRE WIDTH	ACTUAL FIRE RATING	DESIGN	STC
EX30	5-1/2"				

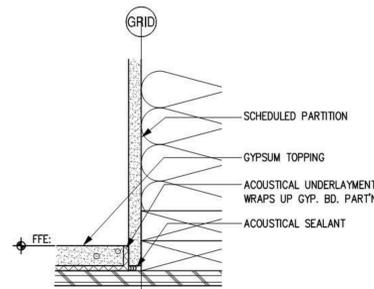
EX30- THERMALLY MODIFIED WOOD
1 1/2" = 1'-0"

NOTE: AT STAIRS, PROVIDE ADDITIONAL LAYER OF 1/2\"/>



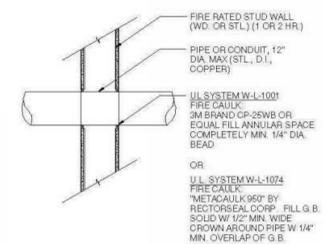
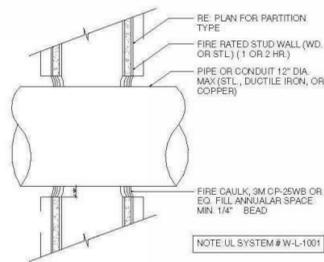
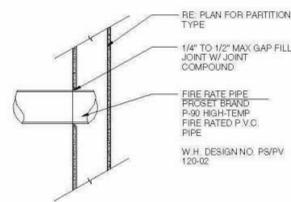
VERTICAL FIRE PENETRATION

1 1/2" = 1'-0"



GYPCRETE DETAIL

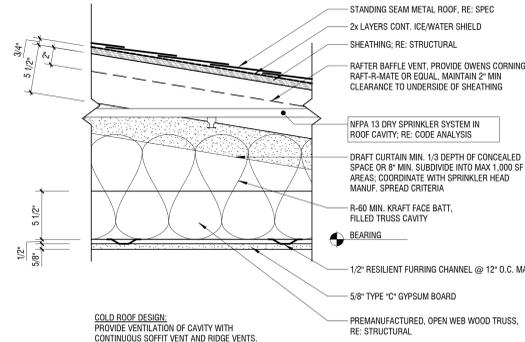
1" = 1'-0"



RE: SPEC SECTION 07 84 13.1 FOR SPECIFIC SYSTEMS

FIRE PENETRATION DETAILS

1" = 1'-0"



COLD ROOF DESIGN: PROVIDE VENTILATION OF CAVITY WITH CONTINUOUS SOFFIT VENT AND RIDGE VENTS. SEAL ALL PENETRATIONS IN CEILING MEMBRANE

PITCHED ROOF ASSEMBLY

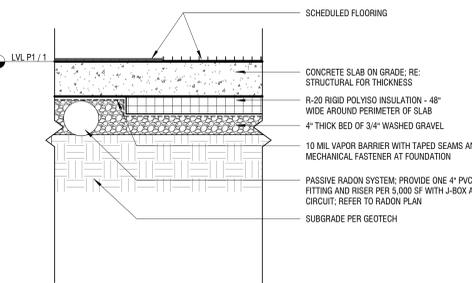
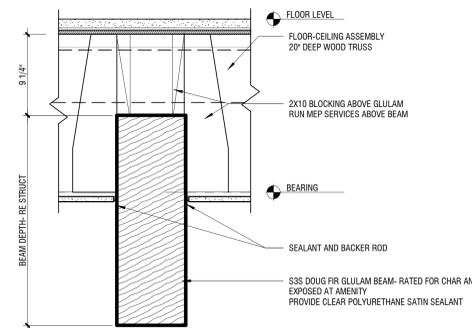
#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
R19	VARIES	VARIES	1 HR	UL P522		

REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

F26

COLD ROOF

GLULAM BEAM MINIMUM DIMENSIONS (6" WIDE X 10" DEEP) TO CLASSIFY AS HEAVY TIMBER FRAMING - 1HR RATED



#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
F04	STRUCT.	NR	NR	IBC TBL 721.1(2) 1-1.3		

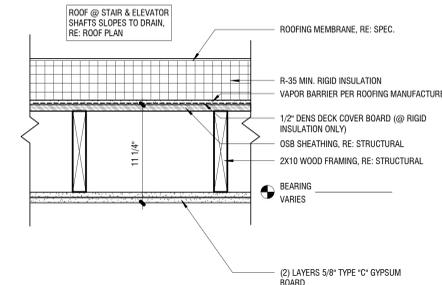
REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

F04

SLAB ON GRADE

HORIZ. ASSMEBLIES

1 1/2" = 1'-0"

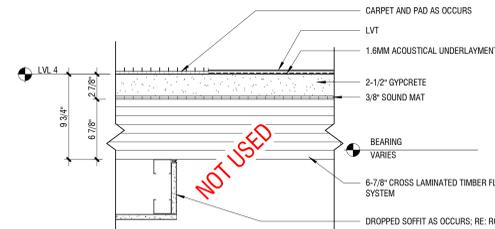


#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
R1	9 1/4"	11 1/4"	1 HR	IBC TABLE 721.1(3) ITEM #21-1.1		

REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

R2

ELEVATOR/STAIR OVER-RUN ROOF-CEILING ASSEMBLY



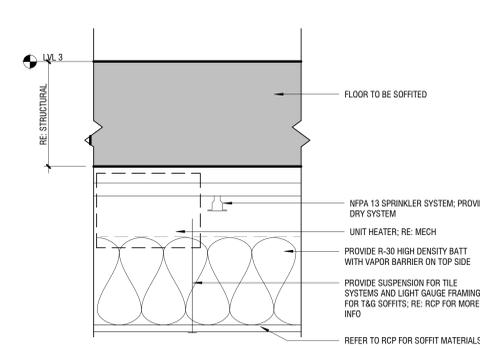
#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
F26	6 7/8"	9 3/4"	1	UL L901	50	50

NOTE: ACOUSTICAL DATA BASED ON TEST RESULTS BY SHAWTLUM / JAWOOL.

REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

F26

CROSS LAMINATED TIMBER FLOOR ABOVE AMENITY ROOM

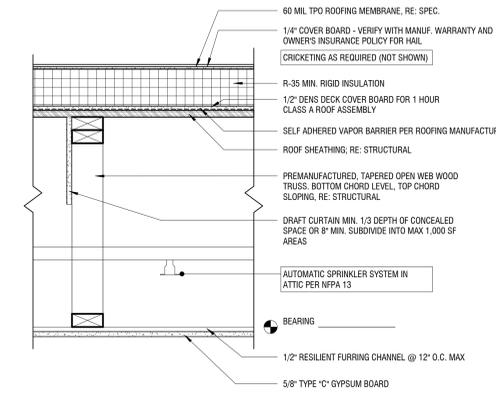


#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
F35	STRUCT.		3 HR	IBC TBL 721.1(3) 1-1.1		

REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

F35

SOFFIT ASSEMBLY AT TUCK-UNDER PARKING AND BRIDGE

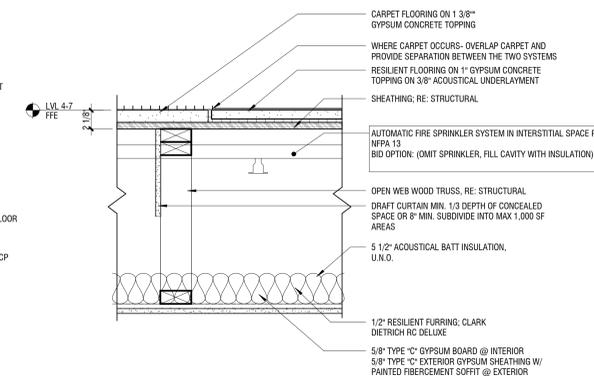


#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
R2	24" MIN	VARIES	1 HR	UL P522		

REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

R1

TYPICAL ROOF-CEILING ASSEMBLY

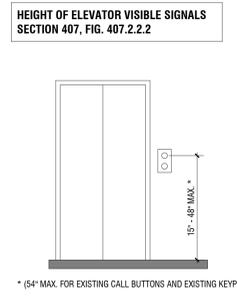
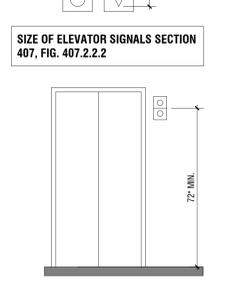
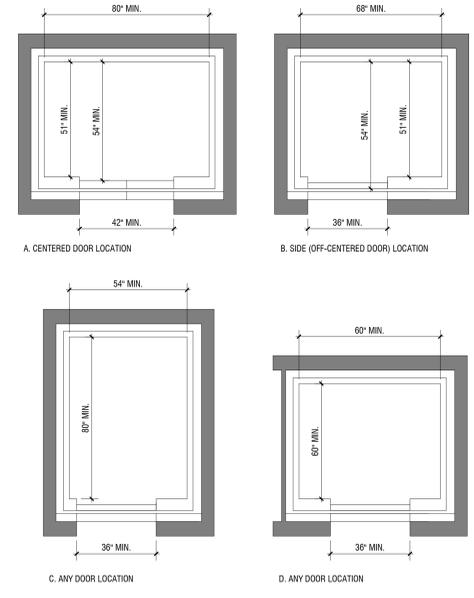
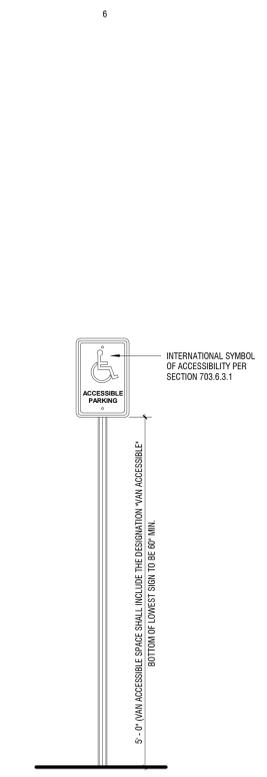


#	FRAMING	NOM WIDTH	FIRE RATING	DESIGN	STC	IC
F18	20"	1'-9 1/4"	1 HR	UL L574	MIN 50	MIN 50

REFER TO SPECIFICATION FOR RATED THRU PENETRATION FIRESTOP DETAILS

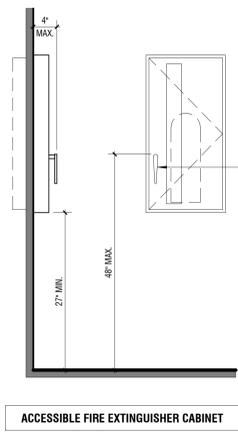
F18

TYPICAL RESIDENTIAL FLOOR-CEILING ASSEMBLY



* (54" MAX. FOR EXISTING CALL BUTTONS AND EXISTING KEYPADS)

HEIGHT OF ELEVATOR CALL BUTTONS SECTION 407, FIG. 407.2.1.1



CABINET AND HARDWARE SHALL NOT PROTRUDE MORE THAN 4" PER SECTION 307

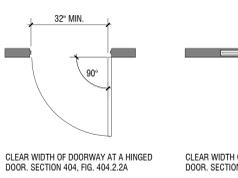
HARDWARE SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE LATCH SHALL BE 5.0 POUNDS MAX. PER SECTION 309

HARDWARE SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 308.

LEADING EDGE OF CABINET SHALL NOT OCCUR LESS THAN 27" ABOVE FINISH FLOOR PER SECTION 307.

HOWEVER, IF SURFACE MOUNTED FEET PROJECTS MORE THAN 4" FROM WALL AND THE LEADING EDGE OF THE CABINET IS LESS THAN 27" AFF, IT WILL BE CANE DETECTABLE.

ACCESSIBLE FIRE EXTINGUISHER CABINET

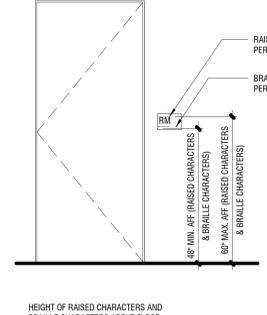


CLEAR WIDTH OF DOORWAY AT A HINGED DOOR, SECTION 404, FIG. 404.2.2A

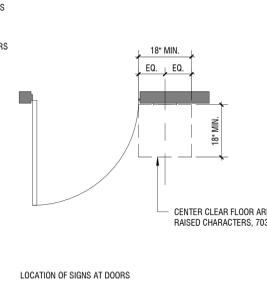
CLEAR WIDTH OF DOORWAY AT A SLIDING DOOR, SECTION 404, FIG. 404.2.2B

CLEAR WIDTH OF DOORWAY WITHOUT DOORS, SECTION 404, FIG. 404.2.2C

CLEAR WIDTH OF DOORWAYS, SECTION 404.2.2

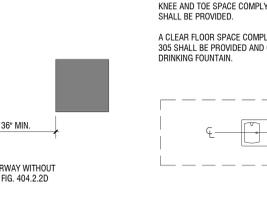


ACCESSIBLE SIGNAGE AT DOOR

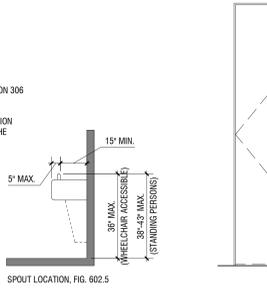


LOCATION OF SIGNS AT DOORS

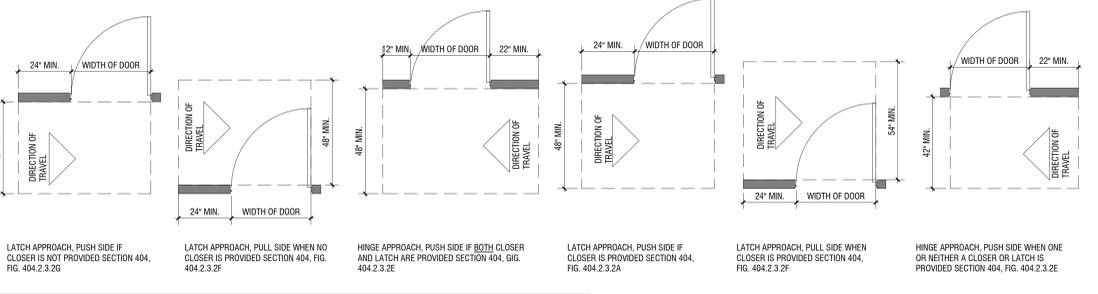
ACCESSIBLE SIGNAGE AT DOOR



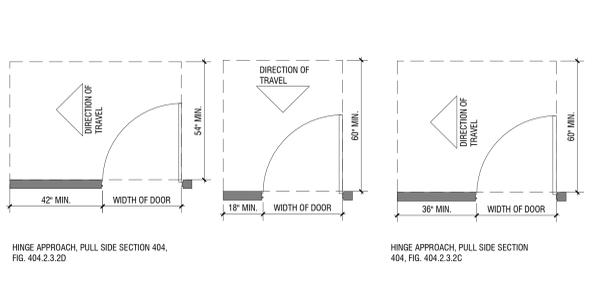
DRINKING FOUNTAINS, SECTION 602



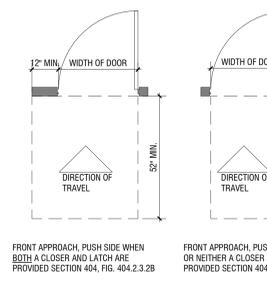
VISION LITES, 404.2.10



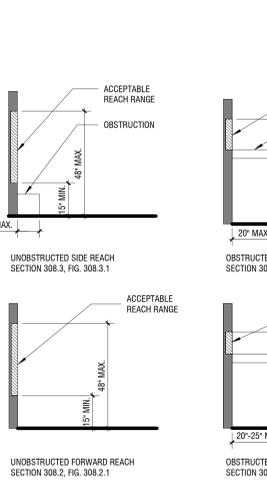
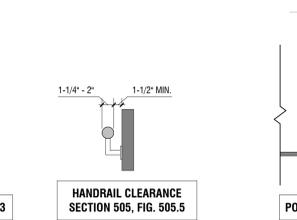
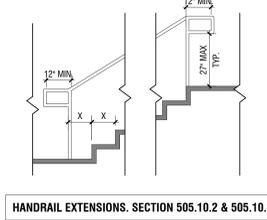
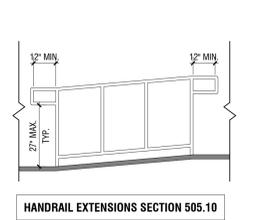
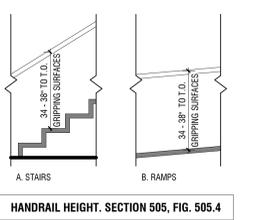
MANEUVERING CLEARANCE AT MANUAL SWING DOORS



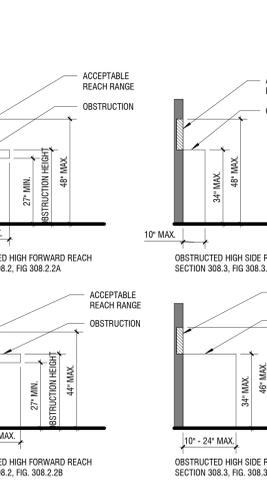
POSTAL REACH RANGES PER SEC. 308, ICC A117.1-2017



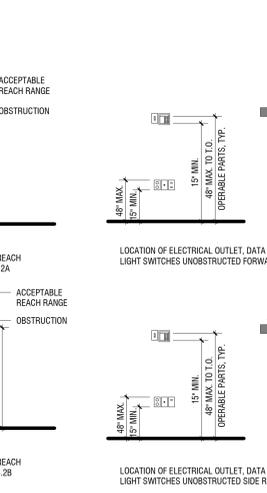
ACCESSIBLE MOUNTING HEIGHTS AT RESTROOMS



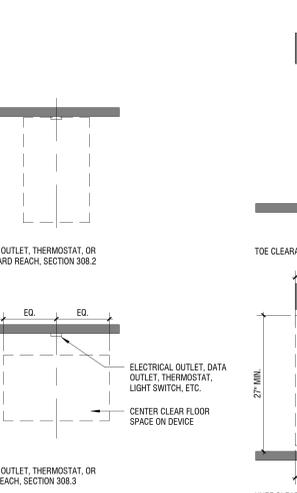
ACCESSIBLE REACH RANGES



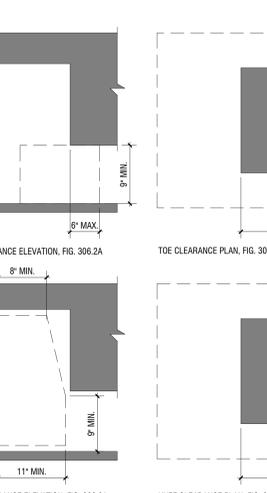
ACCESSIBLE MOUNTING HEIGHTS FOR DEVICES, TYPICAL



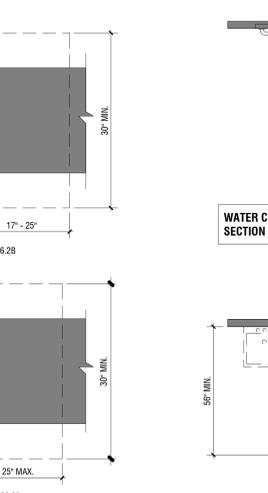
TOE AND KNEE CLEARANCES, SECTION 306



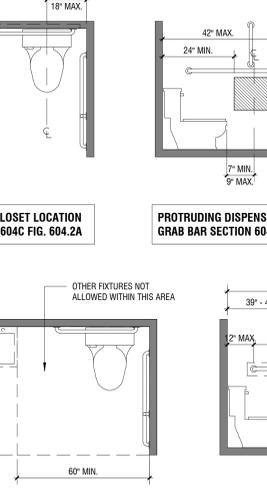
SIZE OF CLEARANCE FOR WATER CLOSET, SECTION 604, FIG. 604.3



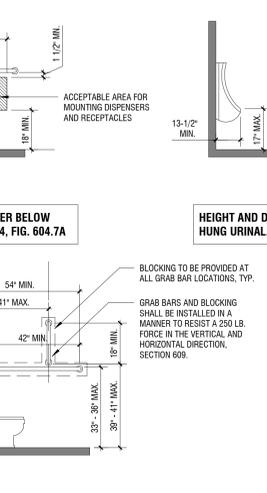
SIDE WALL GRAB BAR FOR WATER CLOSET, SECTION 604, FIG. 604.5.1



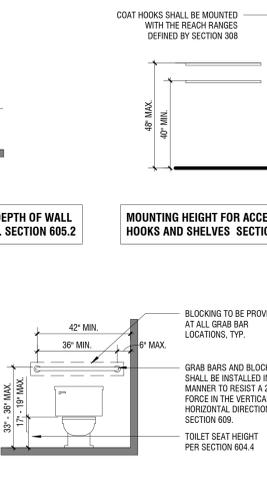
REAR WALL GRAB BAR FOR WATER CLOSET SECTION 604, FIG. 604.5.2



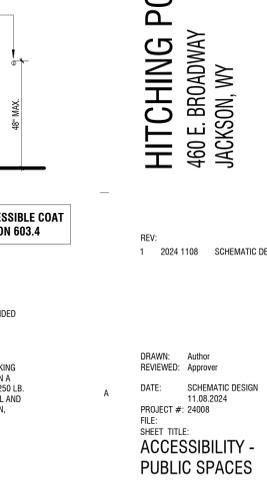
WATER CLOSET LOCATION SECTION 604C FIG. 604.2A



PROTRUDING DISPENSER BELOW GRAB BAR SECTION 604, FIG. 604.7A



HEIGHT AND DEPTH OF WALL HUNG URINAL, SECTION 605.2



MOUNTING HEIGHT FOR ACCESSIBLE COAT HOOKS AND SHELVES SECTION 603.4

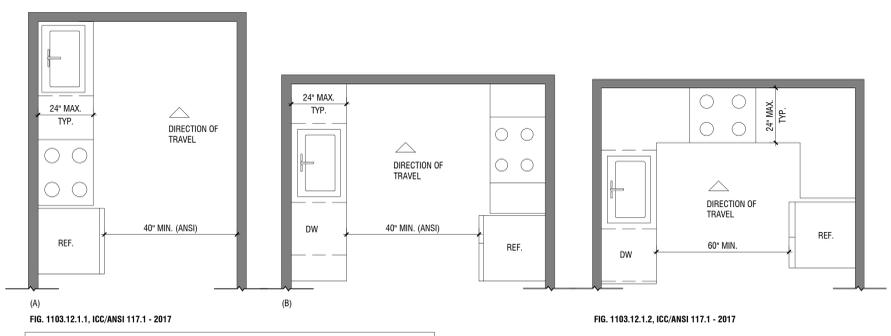


FIG. 1103.12.1.1, ICC/ANSI 117.1 - 2017
MINIMUM KITCHEN CLEARANCE IN TYPE A/ MOBILITY UNITS

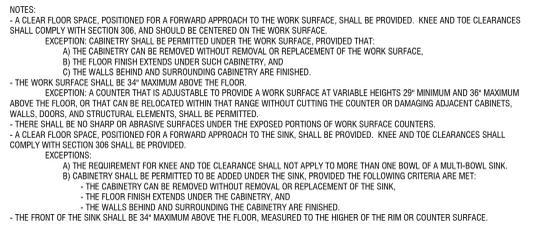


FIG. 1103.12.4, ICC/ANSI A117.1 - 2017
KITCHEN SINK - TYPE A UNITS

FIG. 1103.12.3, ICC/ANSI A117.1 - 2017
WORK SURFACE IN KITCHEN - TYPE A UNITS

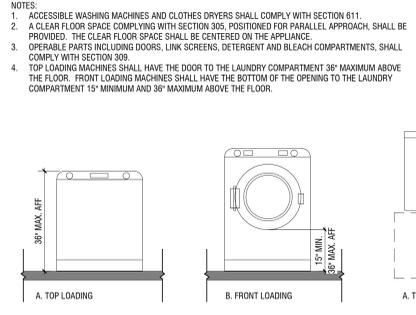


FIG. 611.4, ICC/ANSI A117.1 - 2017
HEIGHT OF LAUNDRY EQUIPMENT - TYPE A/MOBILITY UNITS

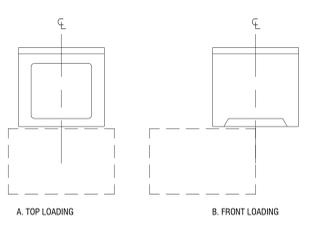
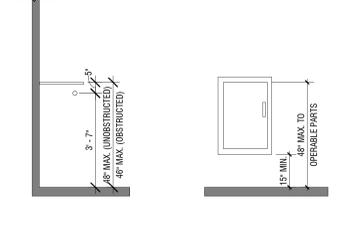


FIG. 611.2, ICC/ANSI A117.1 - 2017
CFS AT LAUNDRY EQUIPMENT - TYPE A/ MOBILITY UNITS



SHELF AND ROD HEIGHTS - TYPE A/ MOBILITY UNITS

ELECTRICAL PANEL HEIGHT - TYPE A/ MOBILITY UNITS

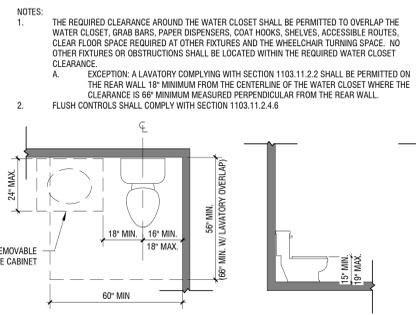


FIG. 1103.11.2.4(C), ICC/ANSI A117.1 - 2017
WATER CLOSETS - TYPE A/ MOBILITY UNITS

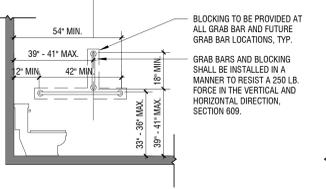


FIG. 604.5.1, ICC/ANSI A117.1 - 2017
SIDE WALL GRAB BAR FOR WATER CLOSET

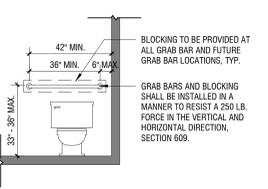


FIG. 604.5.2, ICC/ANSI A117.1 - 2017
REAR WALL GRAB BAR FOR WATER CLOSET

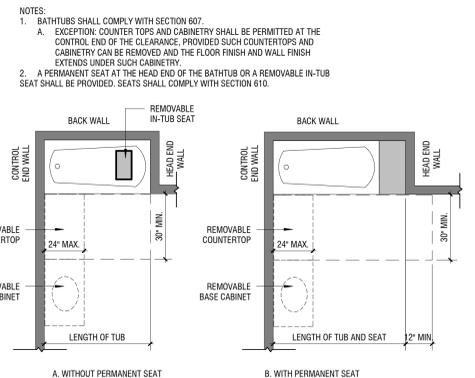


FIG. 1103.11.2.5.1, ICC/ANSI 117.1 - 2017
CLEARANCE FOR BATHTUBS, ROLL-IN SHOWERS, AND TRANSFER SHOWERS - TYPE A/MOBILITY UNITS

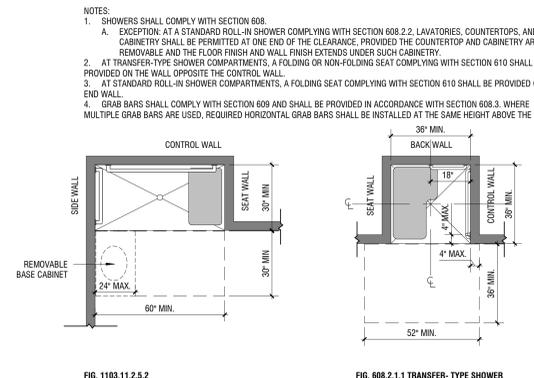


FIG. 1103.11.2.5.2, ICC/ANSI A117.1 - 2017
TRANSFER-TYPE SHOWER

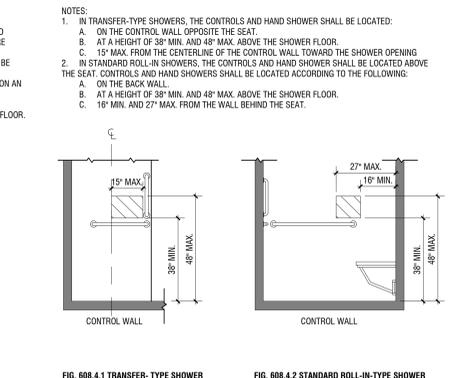
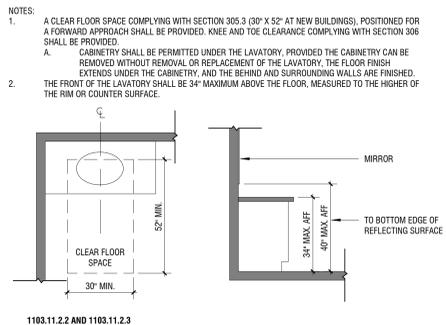
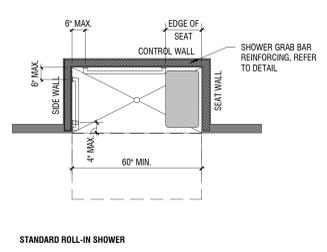


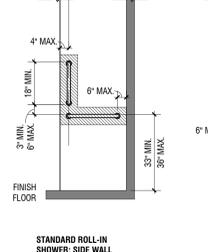
FIG. 608.2.1.1, ICC/ANSI A117.1 - 2017
TRANSFER-TYPE SHOWER



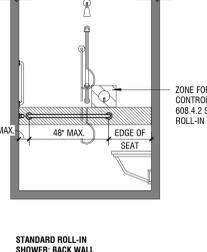
1103.11.2.2 AND 1103.11.2.3, ICC/ANSI A117.1 - 2017
LAVATORY IN TYPE A/ MOBILITY UNITS



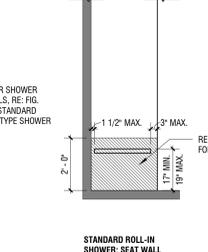
REINFORCEMENT DETAILS @ STANDARD ROLL-IN SHOWER



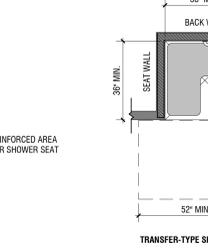
STANDARD ROLL-IN SHOWER: SIDE WALL



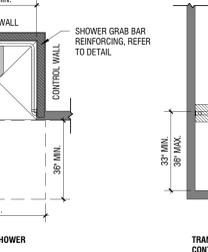
STANDARD ROLL-IN SHOWER: BACK WALL



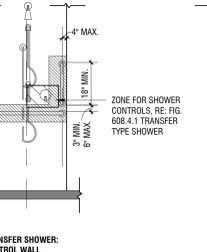
STANDARD ROLL-IN SHOWER: SEAT WALL



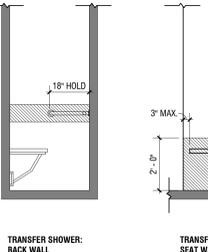
TRANSFER-TYPE SHOWER



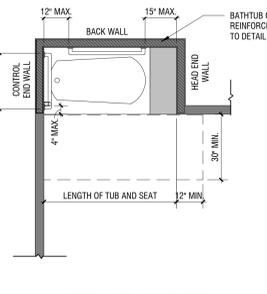
TRANSFER SHOWER: CONTROL WALL



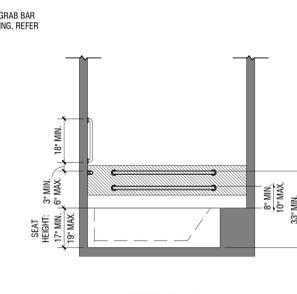
TRANSFER SHOWER: BACK WALL



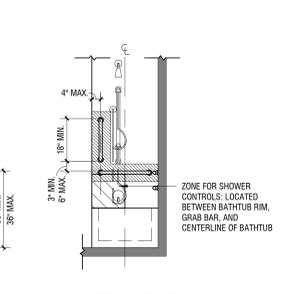
TRANSFER SHOWER: SEAT WALL



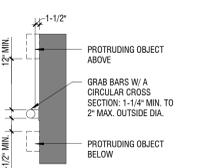
REINFORCEMENT DETAILS @ BATHTUBS WITH SEATS AT HEAD END OF TUB



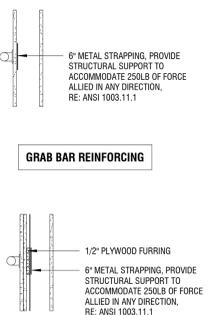
BATHTUB - BACK WALL



BATHTUB - CONTROL WALL



SPACING & SIZE OF GRAB BARS



GRAB BAR REINFORCING - AT RESILIENT CHANNEL

- NOTES:
- KITCHENS SHALL COMPLY WITH SECTION 1104.12
 - CLEARANCES BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM.
 - IN KITCHENS WITH COUNTERTOPS, APPLIANCES, OR CABINETS ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM.
 - CLEAR FLOOR SPACE AT APPLIANCES SHALL COMPLY WITH SECTIONS 1104.12.2 AND 1104.1.1.
 - A CLEAR FLOOR SPACE, POSITIONED PARALLEL TO THE DISHWASHER, COOKTOP, DISHWASHER DOOR, REFRIGERATOR, TRASH COMPACTOR, AND OVEN SHALL BE PROVIDED.
 - THE CLEAR FLOOR SPACE SHALL BE POSITIONED BEYOND THE SWING OF THE DISHWASHER DOOR.
 - A CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE SINK BOWL.
 - EXCEPTION: A SINK WITH A FORWARD APPROACH COMPLYING WITH SECTION 1103.12.4.1.
 - COUNTERS SHALL BE INSTALLED 30" MAXIMUM ABOVE THE FINISHED FLOOR.

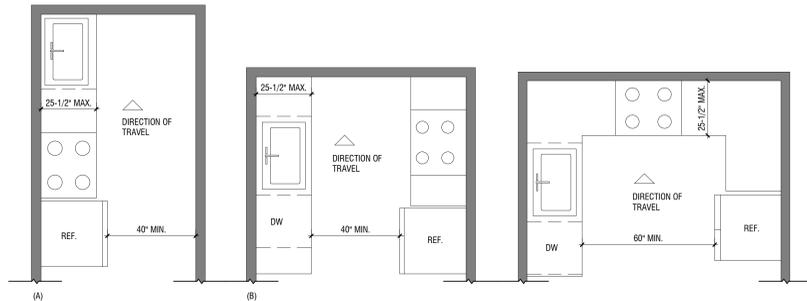


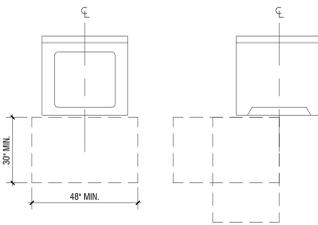
FIG. 1104.12.1.1, ICC/ANSI 117.1 - 2017

MINIMUM KITCHEN CLEARANCE IN TYPE B UNITS

FIG. 1104.12.1.2(A), ICC/ANSI 117.1 - 2017

SHELF AND ROD HEIGHTS

- NOTES:
- A CLEAR FLOOR SPACE SHALL BE PROVIDED FOR EACH WASHING MACHINE AND CLOTHES DRYER. A PARALLEL APPROACH SHALL BE PROVIDED FOR A TOP LOADING MACHINE. A FORWARD APPROACH OR PARALLEL APPROACH SHALL BE PROVIDED FOR A FRONT LOADING MACHINE.



CLEAR FLOOR SPACE AT LAUNDRY EQUIPMENT

ELECTRICAL PANEL HEIGHT - TYPE B UNITS

- NOTES:
- A CLEARANCE OF 18" MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO ANY SIDE WALL OR OBSTRUCTION SHALL BE PROVIDED WHERE REINFORCEMENT FOR SWING-UP GRAB BARS IS PROVIDED. WHEN THE APPROACH TO THE WATER CLOSET IS FROM THE SIDE, THE 18" MIN. SHALL BE ON THE SIDE OPPOSITE THE DIRECTION OF APPROACH. REINFORCEMENT SHALL ACCOMMODATE A SWING-UP GRAB BAR CENTERED 15-3/4" FROM THE CENTERLINE OF THE WATER CLOSET AND 28" MIN. IN LENGTH, MEASURED FROM THE WALL TO THE END OF THE HORIZONTAL PORTION OF THE GRAB BAR. REINFORCEMENT SHALL ACCOMMODATE A SWING-UP GRAB BAR WITH A HEIGHT IN THE DOWN POSITION OF 30" MIN. AND 30" MAX. REINFORCEMENT SHALL BE ADEQUATE TO RESIST FORCES IN ACCORDANCE WITH SECTION 606.8.
 - EXCEPTION: WHERE A WATER CLOSET IS POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE, THE CENTERLINE OF THE WATER CLOSET SHALL BE 18" MIN. AND 18" MAX. FROM THE SIDEWALL.

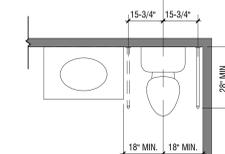
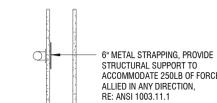


FIG. 1104.11.1.1, ICC/ANSI 117.1 - 2017

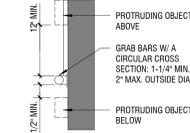
SWING-UP GRAB BARS IN TYPE B UNITS

SPACING & SIZE OF GRAB BARS

GRAB BAR REINFORCING - AT RESILIENT CHANNEL



GRAB BAR REINFORCING



EITHER ALL TOILET AND BATHING AREAS PROVIDED SHALL COMPLY WITH SECTION 1104.11.3.1 (OPTION A), OR ONE TOILET AND BATHING AREA SHALL COMPLY WITH SECTION 1104.11.3.2 (OPTION B)

- NOTES:
- A CLEAR FLOOR SPACE, PERMITTED TO BE 30" MIN. X 48" MIN. (ANSI 1104.1.1), POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. EXCEPTIONS: A LAVATORY COMPLYING WITH SECTION 606.3, 606.4, AND 1104.1.1; CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY. PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY.
 - THE FRONT OF THE LAVATORY SHALL BE 30" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE, WHEN AND ONLY WHEN A CFS WITH A PARALLEL APPROACH IS PROVIDED.
 - THE CENTERLINE OF THE WATER CLOSET SHALL BE 18" MIN. AND 18" MAX. FROM ONE SIDE OF THE REQUIRED CLEARANCE. CLEARANCE AROUND THE WATER CLOSET SHALL BE 48" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE OF THE CLEARANCE THAT IS 18" MIN. AND 18" MAX. FROM THE WATER CLOSET CENTERLINE. CLEARANCE AROUND THE WATER CLOSET SHALL BE 50" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL. WHERE A FORWARD APPROACH IS PROVIDED, THE CLEARANCE SHALL BE 60" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL. A VANITY OR OTHER OBSTRUCTION 24" MAX. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE, PROVIDED THE WIDTH OF THE REMAINING CLEARANCE AT THE WATER CLOSET IS 33" MIN.

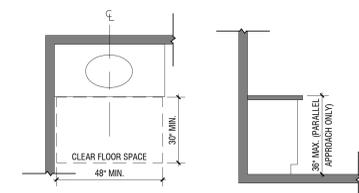
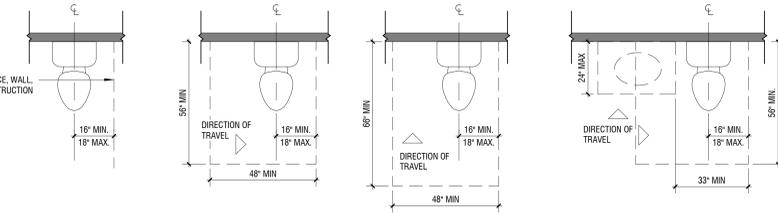


FIG. 1104.11.3.1.1, ICC/ANSI 117.1 - 2017

LAVATORY IN TYPE B UNITS - OPTION A BATHROOMS

- NOTES:
- THE CENTERLINE OF THE WATER CLOSET SHALL BE 18" MIN. AND 18" MAX. FROM ONE SIDE OF THE REQUIRED CLEARANCE. CLEARANCE AROUND THE WATER CLOSET SHALL BE 48" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE OF THE CLEARANCE THAT IS 18" MIN. AND 18" MAX. FROM THE WATER CLOSET CENTERLINE. CLEARANCE AROUND THE WATER CLOSET SHALL BE 50" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL. WHERE A FORWARD APPROACH IS PROVIDED, THE CLEARANCE SHALL BE 60" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL. A VANITY OR OTHER OBSTRUCTION 24" MAX. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE, PROVIDED THE WIDTH OF THE REMAINING CLEARANCE AT THE WATER CLOSET IS 33" MIN.



(A) WATER CLOSET LOCATION

(B) CLEARANCE WIDTH AND DEPTH

(C) INCREASED CLEARANCE DEPTH, FORWARD APPROACH

(D) CLEARANCE WITH LAVATORY OVERLAP

FIG. 1104.11.3.1.2, ICC/ANSI 117.1 - 2017

CLEARANCE AT WATER CLOSETS IN TYPE B UNITS - OPTION A AND OPTION B BATHROOMS

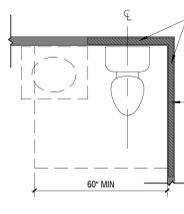


FIG. 1103.11.2.4(C), ICC/ANSI 117.1 - 2017

REINFORCEMENT DETAILS @ WATER CLOSET (TYPE B UNITS)

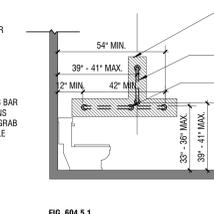


FIG. 604.5.1

SIDE WALL GRAB BAR FOR WATER CLOSET

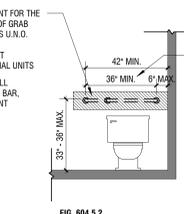


FIG. 604.5.2

REAR WALL GRAB BAR FOR WATER CLOSET

- NOTES:
- A CLEARANCE 60" MIN. IN LENGTH AND 30" MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS WITH A PARALLEL APPROACH. LAVATORIES COMPLYING WITH SECTION 606 SHALL BE PERMITTED IN THE CLEARANCE. A LAVATORY COMPLYING WITH SECTION 1104.11.3.1.1 SHALL BE PERMITTED AT ONE END OF THE BATHTUB IF A CLEARANCE 48" MIN. IN LENGTH AND 30" MIN. IN WIDTH IS PROVIDED IN FRONT OF THE BATHTUB.

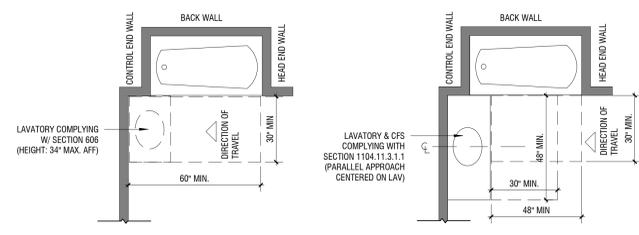


FIG. 1104.11.3.1.3.1, ICC/ANSI 117.1 - 2017

PARALLEL APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOM

- NOTES:
- A CLEARANCE 60" MIN. IN LENGTH AND 48" MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS WITH A FORWARD APPROACH. A WATER CLOSET AND A LAVATORY SHALL BE PERMITTED IN THE CLEARANCE AT ONE END OF THE BATHTUB.

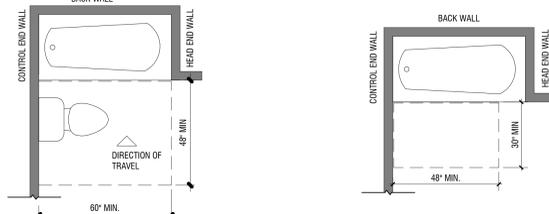


FIG. 1104.11.3.1.3.2, ICC/ANSI 117.1 - 2017

FORWARD APPROACH BATHTUB IN TYPE B UNITS - OPTION A BATHROOMS

- NOTES:
- A CLEARANCE 48" MIN. IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BATHTUB, AND 30" MIN. IN WIDTH SHALL BE PROVIDED IN FRONT OF BATHTUBS.

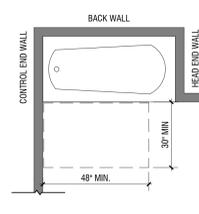
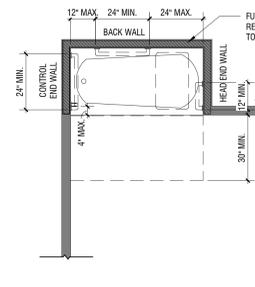
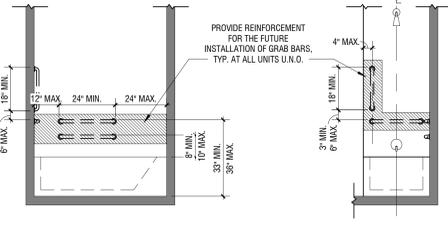


FIG. 1104.11.3.2.3.1, ICC/ANSI 117.1 - 2017

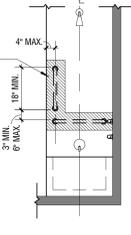
BATHTUB CLEARANCE IN TYPE B UNITS - OPTION B BATHROOMS



BATHTUB W/ SEAT @ HEAD END OF TUB



BATHTUB - BACK WALL



BATHTUB - CONTROL WALL

REINFORCEMENT DETAILS @ BATHTUBS WITH REMOVABLE SEATS (TYPE B UNITS)

- NOTES:
- A CLEAR FLOOR SPACE, PERMITTED TO BE 30" MIN. X 48" MIN. (ANSI 1104.1.1), POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. EXCEPTIONS: A LAVATORY COMPLYING WITH SECTION 606.3, 606.4, AND 1104.1.1; CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY. PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY.
 - THE FRONT OF THE LAVATORY SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.

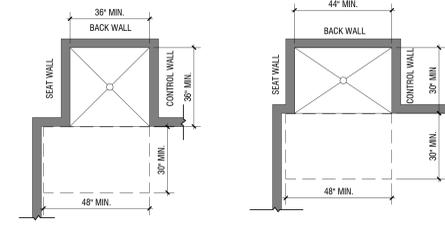


FIG. 1104.11.3.3(A) TRANSFER-TYPE SHOWER COMPARTMENT IN TYPE B UNITS (OPTION A) ICC/ANSI 117.1 - 2017

FIG. 1104.11.3.3(B) TRANSFER-TYPE SHOWER COMPARTMENT IN TYPE B UNITS EXCEPTION (OPTION A) ICC/ANSI 117.1 - 2017

SHOWER COMPARTMENT IN TYPE B UNITS - OPTION A AND OPTION B BATHROOMS

- NOTES:
- A CLEAR FLOOR SPACE, PERMITTED TO BE 30" MIN. X 48" MIN. (ANSI 1104.1.1), POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED. EXCEPTIONS: A LAVATORY COMPLYING WITH SECTION 606.3, 606.4, AND 1104.1.1; CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY. PROVIDED SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY, AND THE WALLS BEHIND AND SURROUNDING ARE FINISHED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY.
 - THE FRONT OF THE LAVATORY SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.

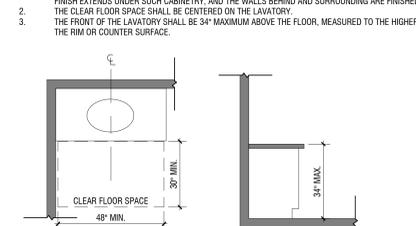
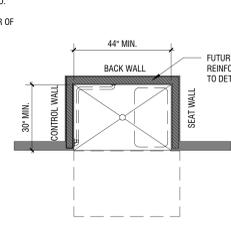


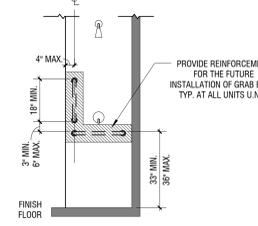
FIG. 1104.11.3.1.1, ICC/ANSI 117.1 - 2017

LAVATORY IN TYPE B UNITS - OPTION B BATHROOMS

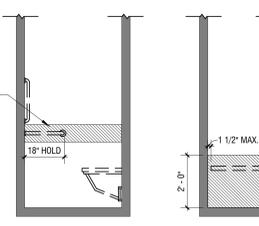


ALTERNATE TRANSFER-TYPE SHOWER

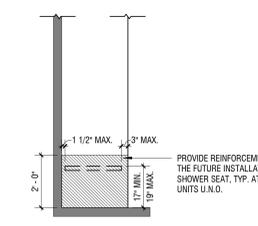
REINFORCEMENT DETAILS @ ALTERNATE TRANSFER-TYPE SHOWER (TYPE B UNITS)



ALT. TRANSFER-TYPE SHOWER- CONTROL WALL

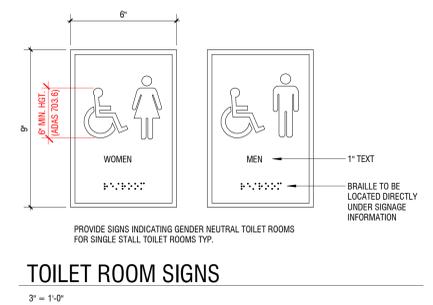
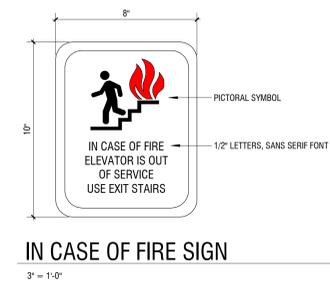
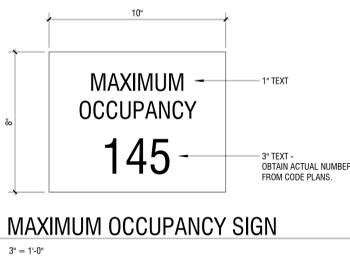
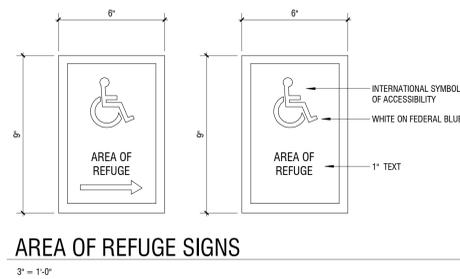
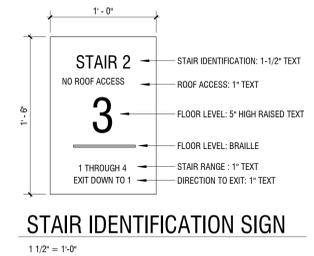
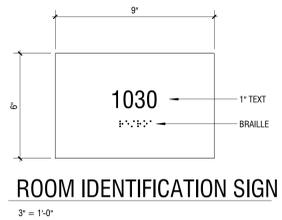
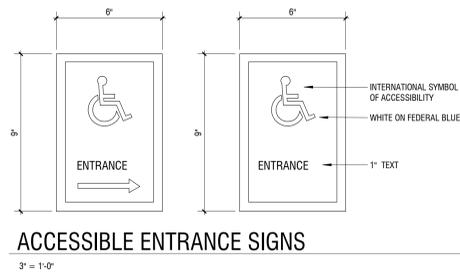
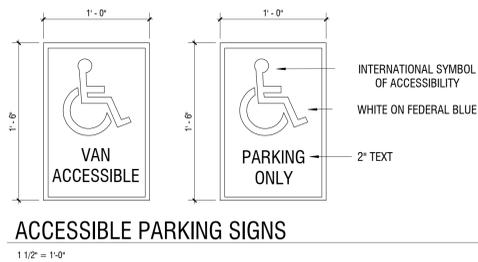
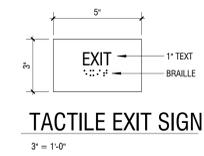
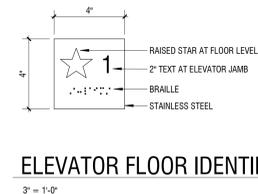
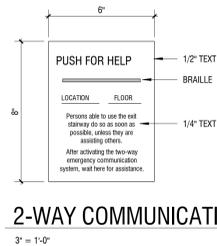


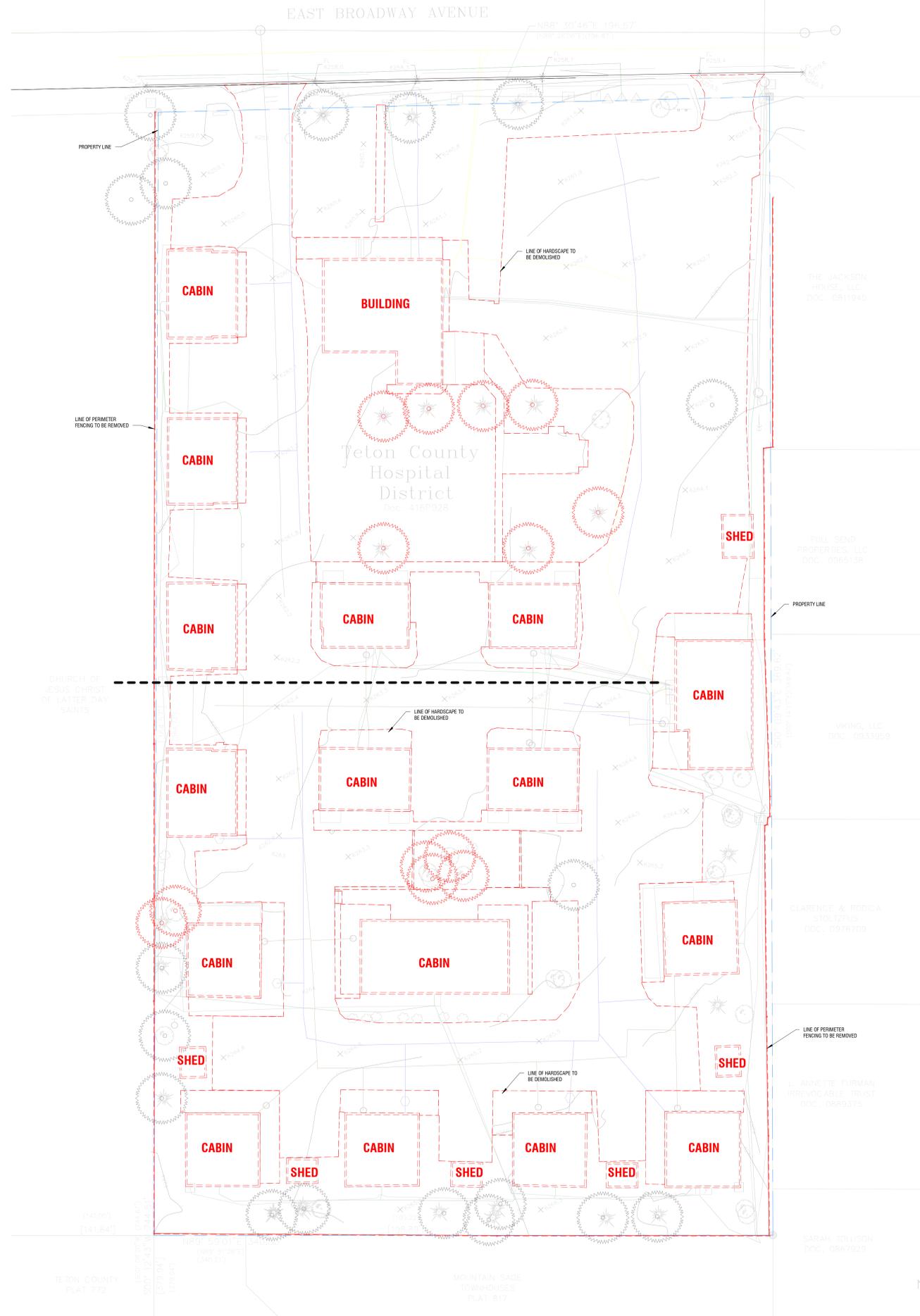
ALT. TRANSFER-TYPE SHOWER- BACK WALL



ALT. TRANSFER-TYPE SHOWER- SEAT WALL

SHOWER COMPARTMENT IN TYPE B UNITS - OPTION A AND OPTION B BATHROOMS

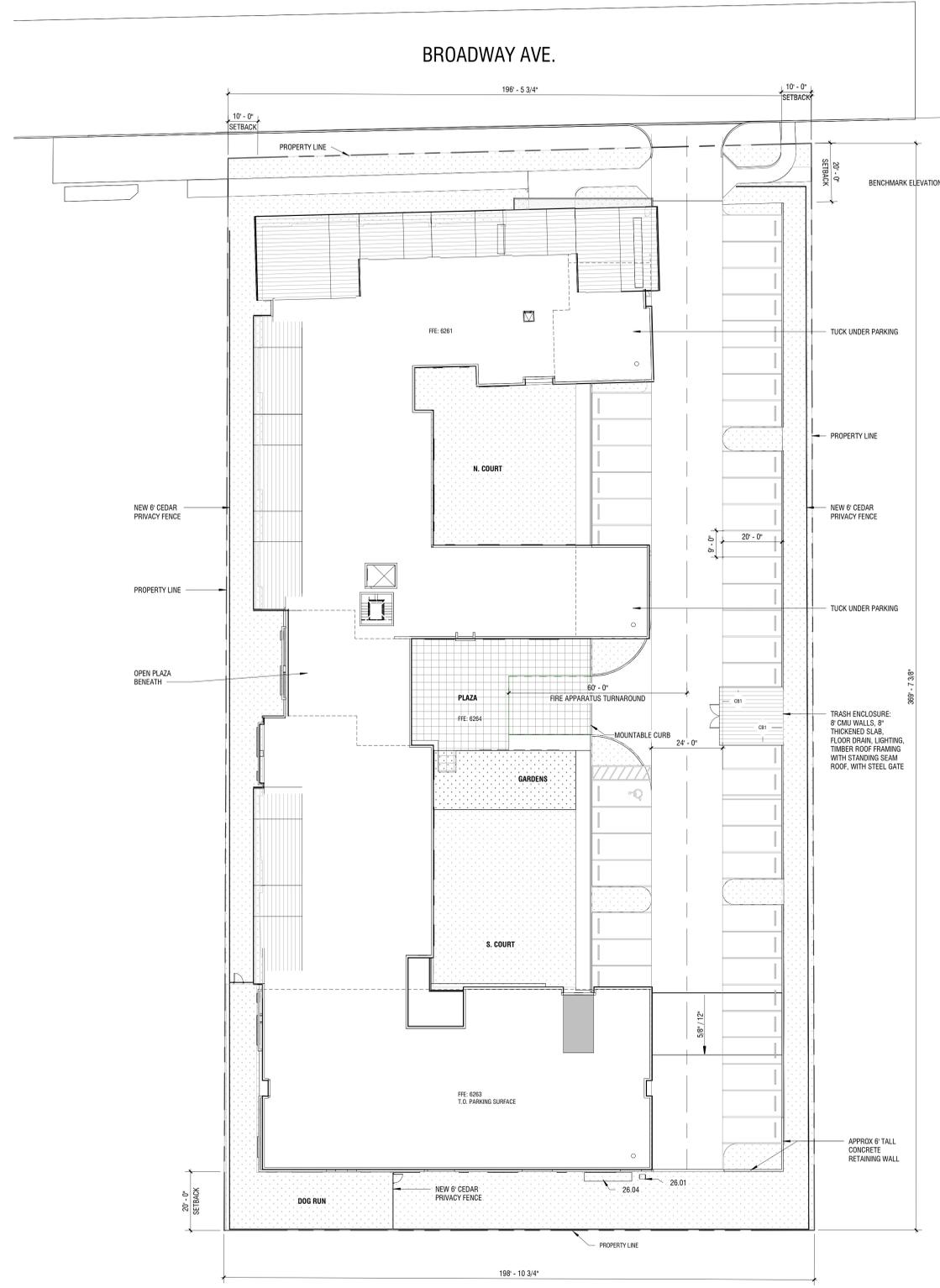




- ### DEMOLITION NOTES
1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 2. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
 4. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION. ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF FIXTURES, FURNISHINGS, DOORS & MISCELLANEOUS EQUIPMENT.
 5. WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING BUILDING, SHALL BE REMOVED.
 6. CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
 7. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ARCHITECT AND ALL APPLICABLE RULES AND REGULATIONS.
 8. CONTRACTOR SHALL TAKE PRECAUTIONS AS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
 9. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

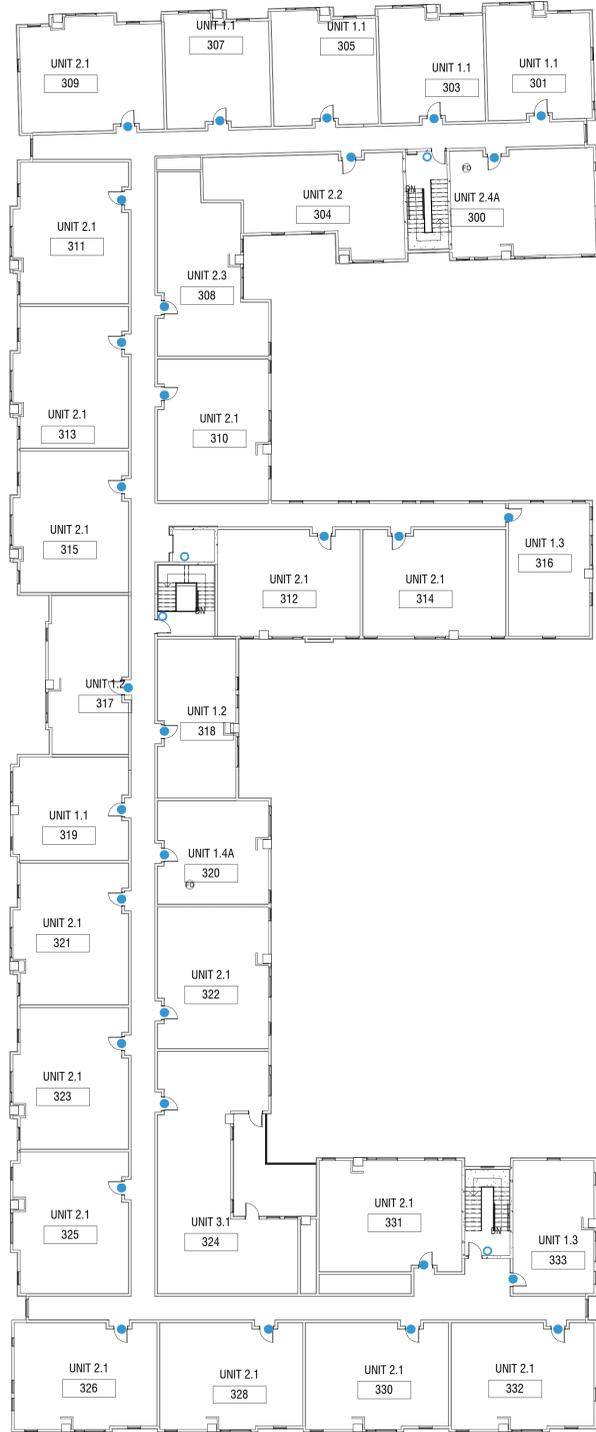
1 SITE PLAN DEMOLITION
1/16" = 1'-0"

KEYNOTES PER SHEET	
Key Value	Keynote Text
3.24	MOUNTABLE CURB
26.01	TRANSFORMER AND CONNECTION CABINET, RE. ELECTRICAL
26.04	ELECTRIC GEAR, RE. ELECTRICAL

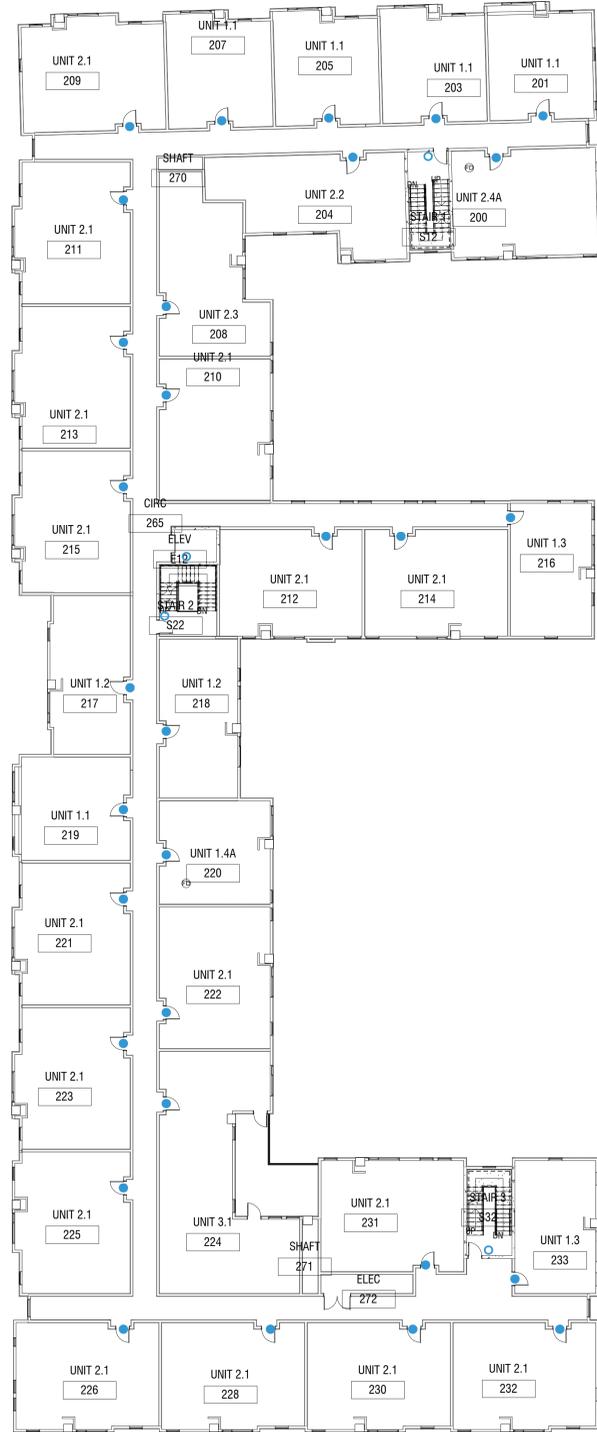


PARKING COUNTS	
STANDARD	
HC VAN	
1	
HC STANDARD	
3	
HC STANDARD	EVSE INSTALLED
2	
EVSE INSTALLED	
3	
Grand total: 74	

1
 ARCHITECTURAL SITE PLAN
 1" = 20'-0"



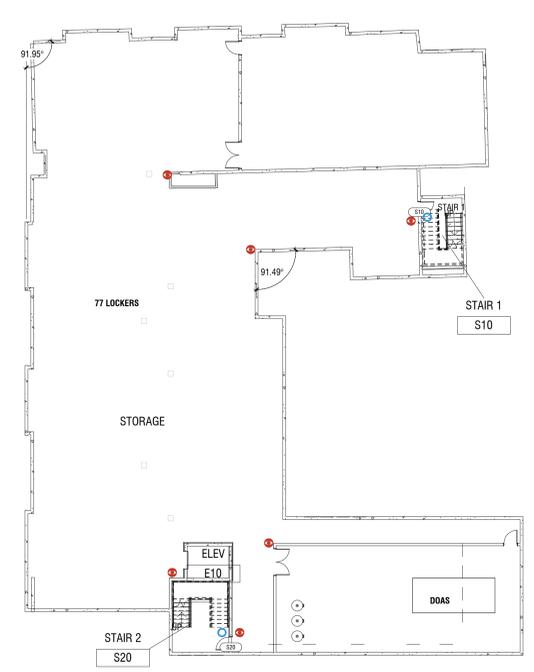
4 LEVEL 3 ACCESS CONTROL / SECURITY
1/16" = 1'-0"



3 LEVEL 2 ACCESS CONTROL / SECURITY
1/16" = 1'-0"



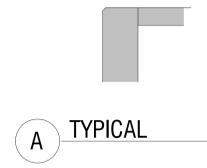
2 LEVEL 1 ACCESS CONTROL / SECURITY
1/16" = 1'-0"



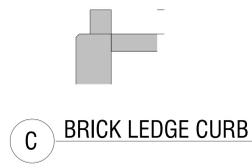
1 BASEMENT LEVEL ACCESS / SECURITY
1/16" = 1'-0"

SECURITY / ACCESS CONTROL LEGEND	
● KEYED FOR RESIDENCES	● KEYED FOR STAFF ONLY
○ KEY CARD & READER FOR RESIDENCES	○ KEY CARD & READER FOR STAFF ONLY
● LOCKABLE BY KEY	▲ MAGNETIC HOLD OPEN
○ PRIVACY LOCK	● TIMED ACCESS - KEY IS SIGNED IN/OUT
● EXIT ONLY	○ TIMED ACCESS - BASED ON TIME OF DAY
□ TELEPHONE ENTRY SYSTEM	● SECURITY CAMERA
□ RENT CHECK DROP OFF BOX	
▼ FIRE DEPARTMENT KNOX BOX	

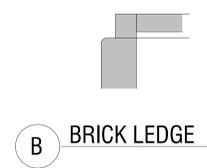
FOUNDATION PROFILE LEGEND	
	CURB STEP
	DOUBLE STEP
	SLOPE DOWN
	SLOPE STEP
	STEP DOWN
	STEP DOWN WITH SLOPE
	TRENCH STEP
	VALEY



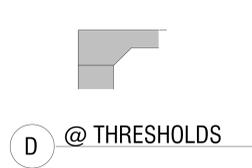
A TYPICAL



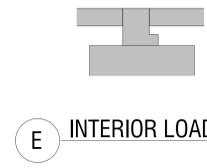
C BRICK LEDGE CURB



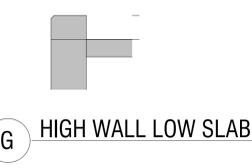
B BRICK LEDGE



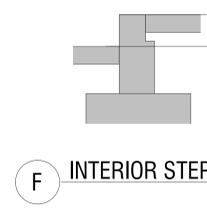
D @ THRESHOLDS



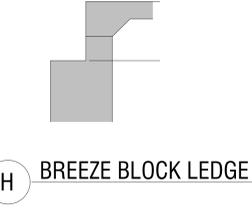
E INTERIOR LOAD BEARING



G HIGH WALL LOW SLAB



F INTERIOR STEP

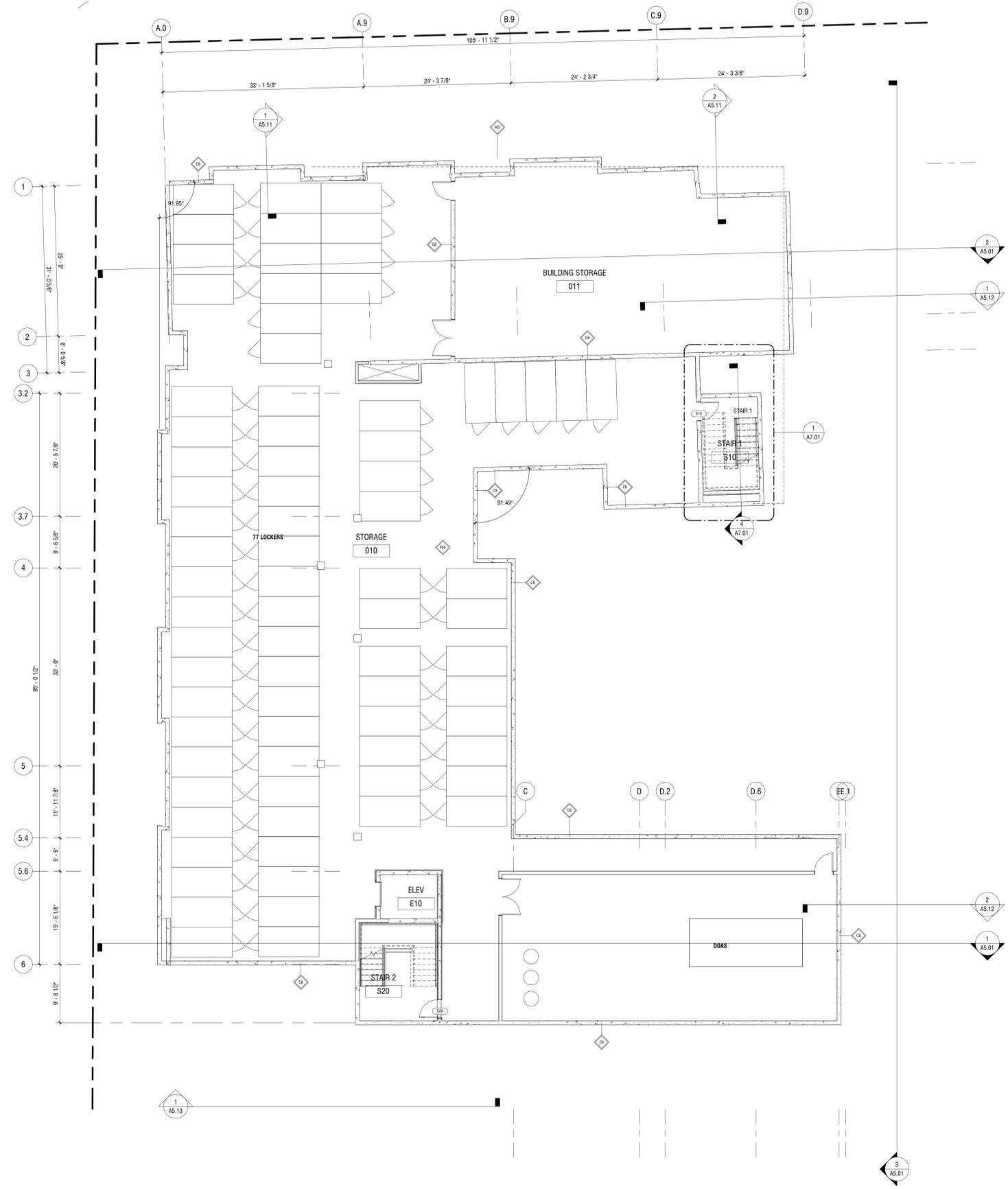


H BREEZE BLOCK LEDGE

KEYNOTES PER SHEET	
Key Value	Keynote Text

CONSTRUCTION NOTES

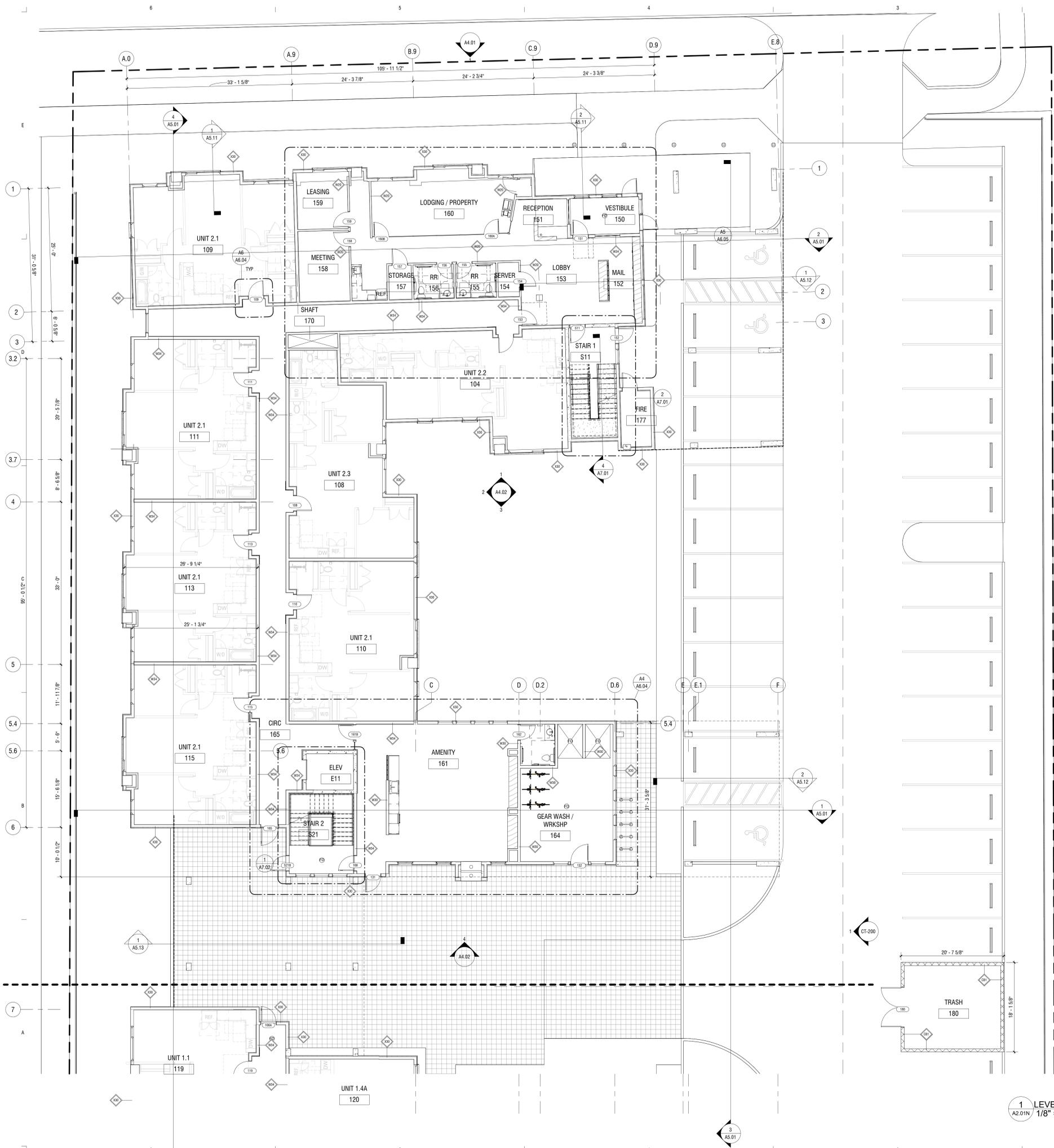
1. T.O. CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATE TO USGS DATUM ELEVATION OF 0000).
2. REFER TO G-SERIES AND AD SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION.
3. REFER TO A2-SERIES FOR FLOOR PLANS
4. REFER TO A3-SERIES FOR REFLECTED CEILING PLANS
5. REFER TO A4-SERIES FOR EXTENSION ELEVATIONS
6. REFER TO A5-SERIES FOR BUILDING SECTIONS
7. REFER TO A6-SERIES FOR UNIT PLANS
8. REFER TO A7-SERIES FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS
9. REFER TO A8-SERIES FOR DOOR & WINDOW SCHEDULES AND DETAILS
10. REFER TO A9-SERIES FOR DETAILS
11. CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE DURATION OF THE PROJECT.
12. CONTRACTOR RESPONSIBLE FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.
13. CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL MANUFACTURERS RECOMMENDATIONS.
14. CONTRACTOR SHALL CONSIDER THAT ALL ITEMS NOTED "BY OWNER" MAY REQUIRE COORDINATION WITH OWNER PROVIDED ITEMS FOR CONSTRUCTION REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE BLOCKING FOR WALL MOUNTED ELECTRICAL FIXTURES, HAND BARS, BATHROOM ACCESSORIES, HAND RAILS, CHAIR RAILS, WAINSCOTING, ARTWORK, ETC. IN WALLS AND CEILING. PROVIDE NON-COMBUSTIBLE BLOCKING AS REQUIRED FOR THE CONTINUITY OF RATINGS.
16. PENETRATIONS IN STRUCTURAL SLABS SHALL BE COORDINATED WITH STRUCTURAL DETAILS
17. WINDOWS AND OPENINGS SHALL BE FLASHED IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS AND INSTRUCTIONS
18. PENETRATIONS AT ROOF TOP UNITS AND/OR MAKE-UP AIR UNITS SHALL BE COORDINATED WITH MECHANICAL CONTRACTOR FOR SIZE AND LOCATION.
19. THERE SHALL BE NO EXPOSED PIPE, DUCTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED, UNLESS NOTED AS EXPOSED CONSTRUCTION.
20. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL BEDROOMS, OUTSIDE OF ALL BEDROOMS AND AS REQUIRED BY THE IBC.
21. DIMENSIONS ARE FROM FACE OF STUD, U.N.O.
22. WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
23. DIMENSION FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O. - 1/4" MIN SPECIFIED DOOR HARDWARE
24. FURNITURE SHOWN ON PLAN IS NOT IN CONTRACT, U.N.O.



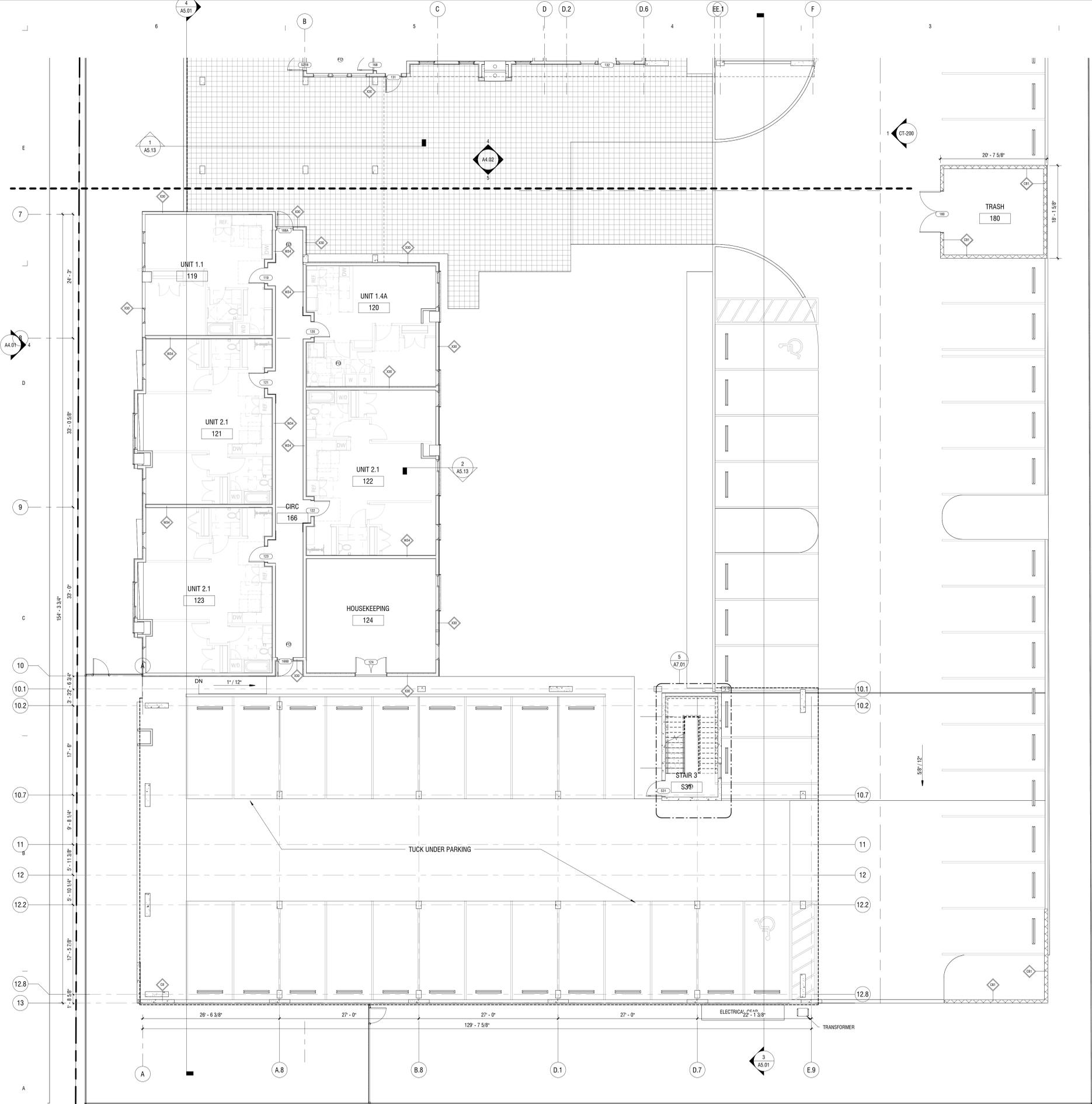
KEYNOTES PER SHEET	
Key Value	Keynote Text

CONSTRUCTION NOTES

1. T.O. CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATE TO USGS DATUM ELEVATION OF 9000).
2. REFER TO G-SERIES AND AD SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION.
3. REFER TO A2-SERIES FOR FLOOR PLANS.
4. REFER TO A3-SERIES FOR REFLECTED CEILING PLANS.
5. REFER TO A4-SERIES FOR EXTENSION ELEVATIONS.
6. REFER TO A5-SERIES FOR BUILDING SECTIONS.
7. REFER TO A6-SERIES FOR UNIT PLANS.
8. REFER TO A7-SERIES FOR VERTICAL SHAFTS, STAIRS AND ELEVATOR DETAILS.
9. REFER TO A8-SERIES FOR DOOR & WINDOW SCHEDULES AND DETAILS.
10. REFER TO A9-SERIES FOR DETAILS.
11. CONTRACTOR SHALL COORDINATE ALL MEANS, METHODS, SEQUENCES, PROCEDURES AND SCHEDULES OF ALL CONSTRUCTION ACTIVITIES AND OPERATIONS FOR THE DURATION OF THE PROJECT.
12. CONTRACTOR RESPONSIBLE FOR STORAGE, PREPARATION, FABRICATION, INSTALLATION, AND CURING OF MATERIALS AND SYSTEMS.
13. CONTRACTOR RESPONSIBLE FOR COMPLYING WITH ALL MANUFACTURERS RECOMMENDATIONS.
14. CONTRACTOR SHALL CONSIDER THAT ALL ITEMS NOTED "BY OWNER" MAY REQUIRE COORDINATION WITH OWNER PROVIDED ITEMS FOR CONSTRUCTION REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE BLOCKING FOR WALL MOUNTED ELECTRICAL FIXTURES, HAND BARS, BATHROOM ACCESSORIES, HAND RAILS, CHAIR RAILS, WAINSCOTING, ARTWORK, ETC. IN WALLS AND CEILING. PROVIDE NON-COMBUSTIBLE BLOCKING AS REQUIRED FOR THE CONTINUITY OF RATINGS.
16. PENETRATIONS IN STRUCTURAL SLABS SHALL BE COORDINATED WITH STRUCTURAL DETAILS.
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24. FURNITURE SHOWN ON PLAN IS NOT IN CONTRACT, U.N.O.



1 LEVEL 1 CONSTRUCTION PLAN - NORTH
 1/8" = 1'-0"



KEYNOTES PER SHEET	
Key Value	Keynote Text

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WORKEYS
architecture
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

SHOP
BLUELINE
PROPERTY MANAGEMENT

StJohn's
HEALTH

SHAW
CONSTRUCTION

HITCHING POST
460 E. BROADWAY
JACKSON, WY

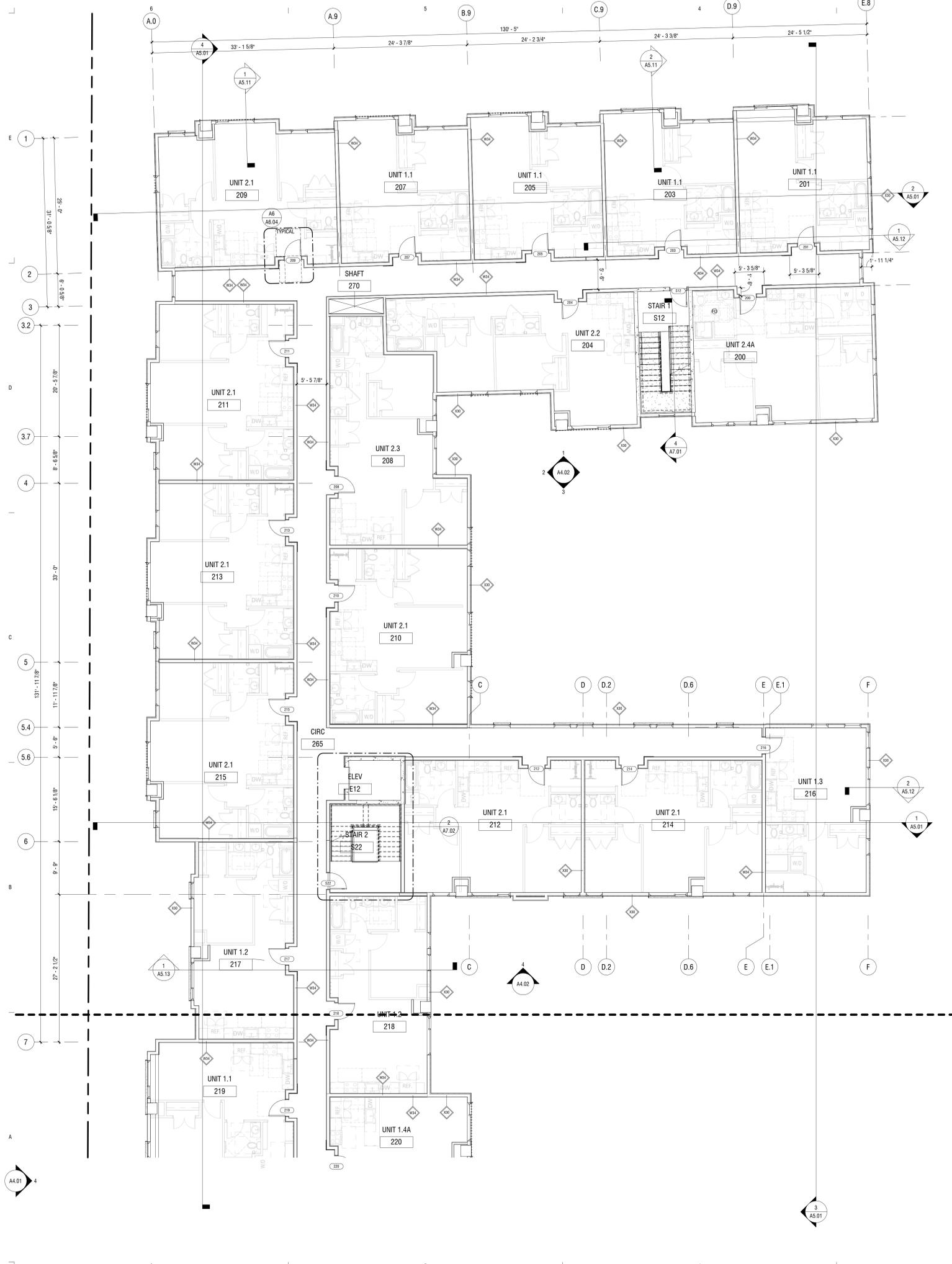
REV: 1 2024.1108 SCHEMATIC DESIGN

DRAWN: Author
REVIEWED: Approver
DATE: SCHEMATIC DESIGN
11.08.2024
PROJECT #: 24008
FILE:
SHEET TITLE:
LEVEL 1 FLOOR PLAN
- SOUTH

SCALE: 1/8" = 1'-0"

NO. **A2.01S**

1 LEVEL 1 CONSTRUCTION PLAN - SOUTH
A2.01S 1/8" = 1'-0"

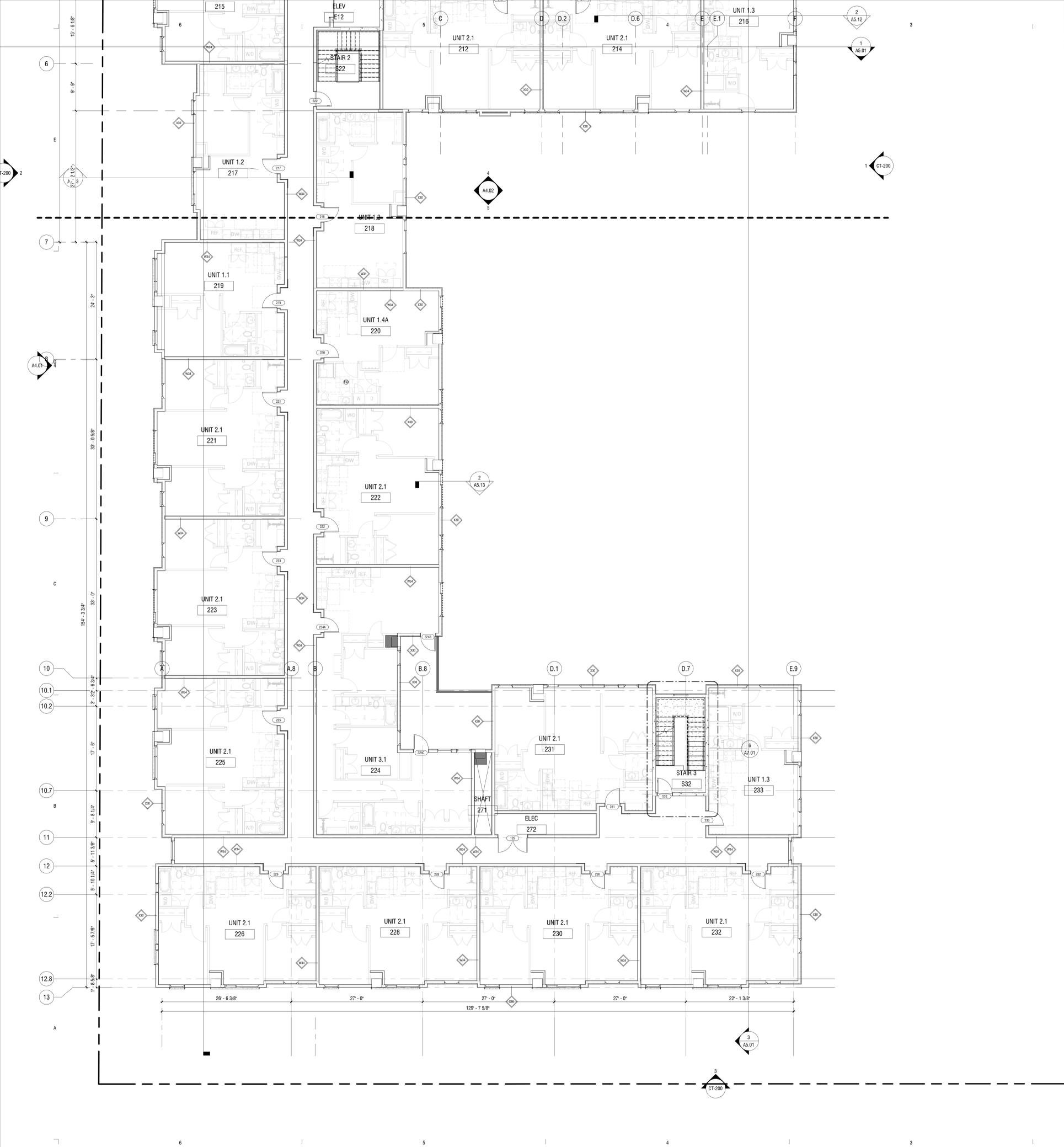


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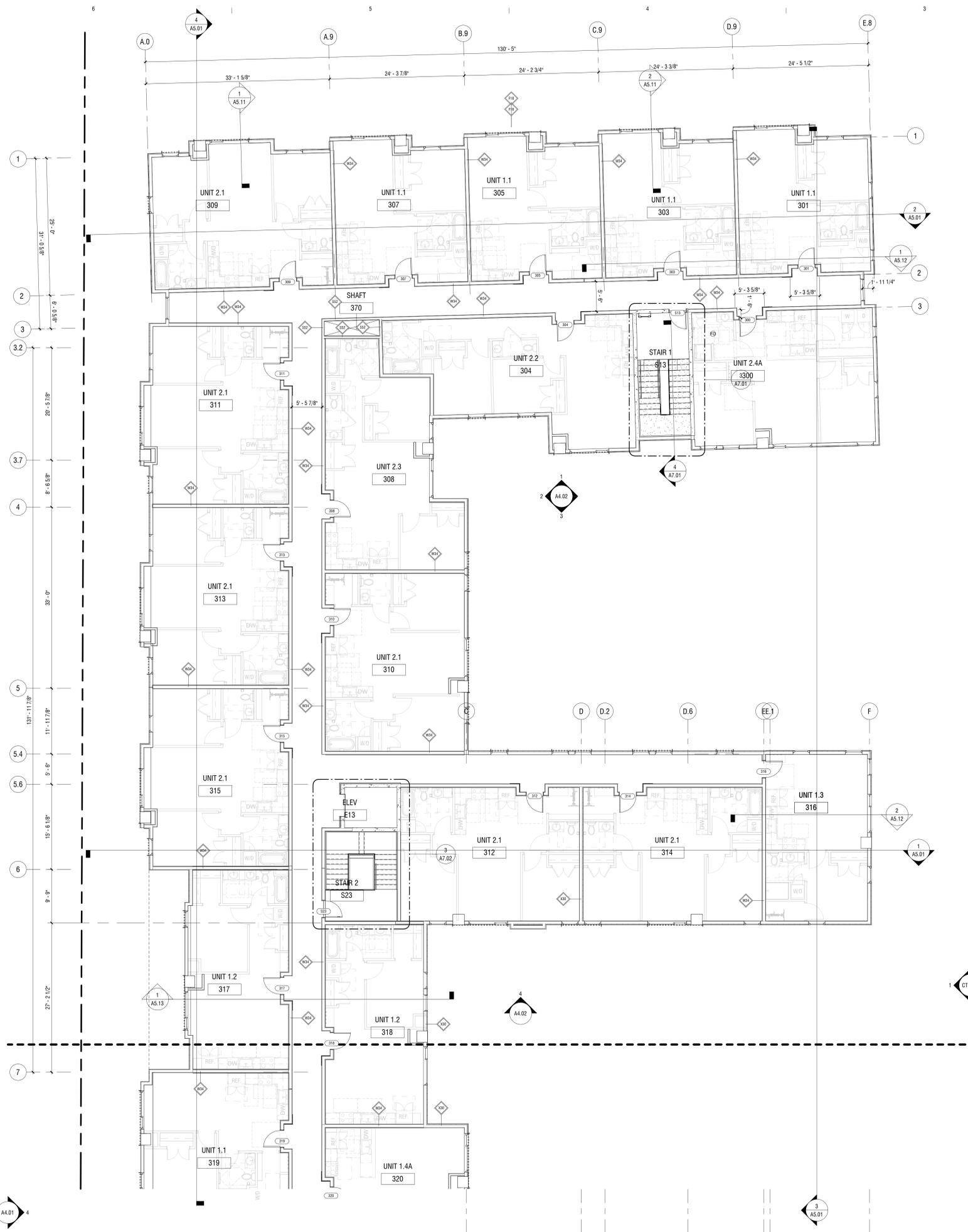
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REV: 1 2024 1108 SCHEMATIC DESIGN

DRAWN: Author
 REVIEWED: Approver
 DATE: 11.08.2024
 PROJECT #: 24008
 FILE:
 SHEET TITLE:
LEVEL 2 FLOOR PLAN
- SOUTH

SCALE: 1/8" = 1'-0"



KEYNOTES PER SHEET

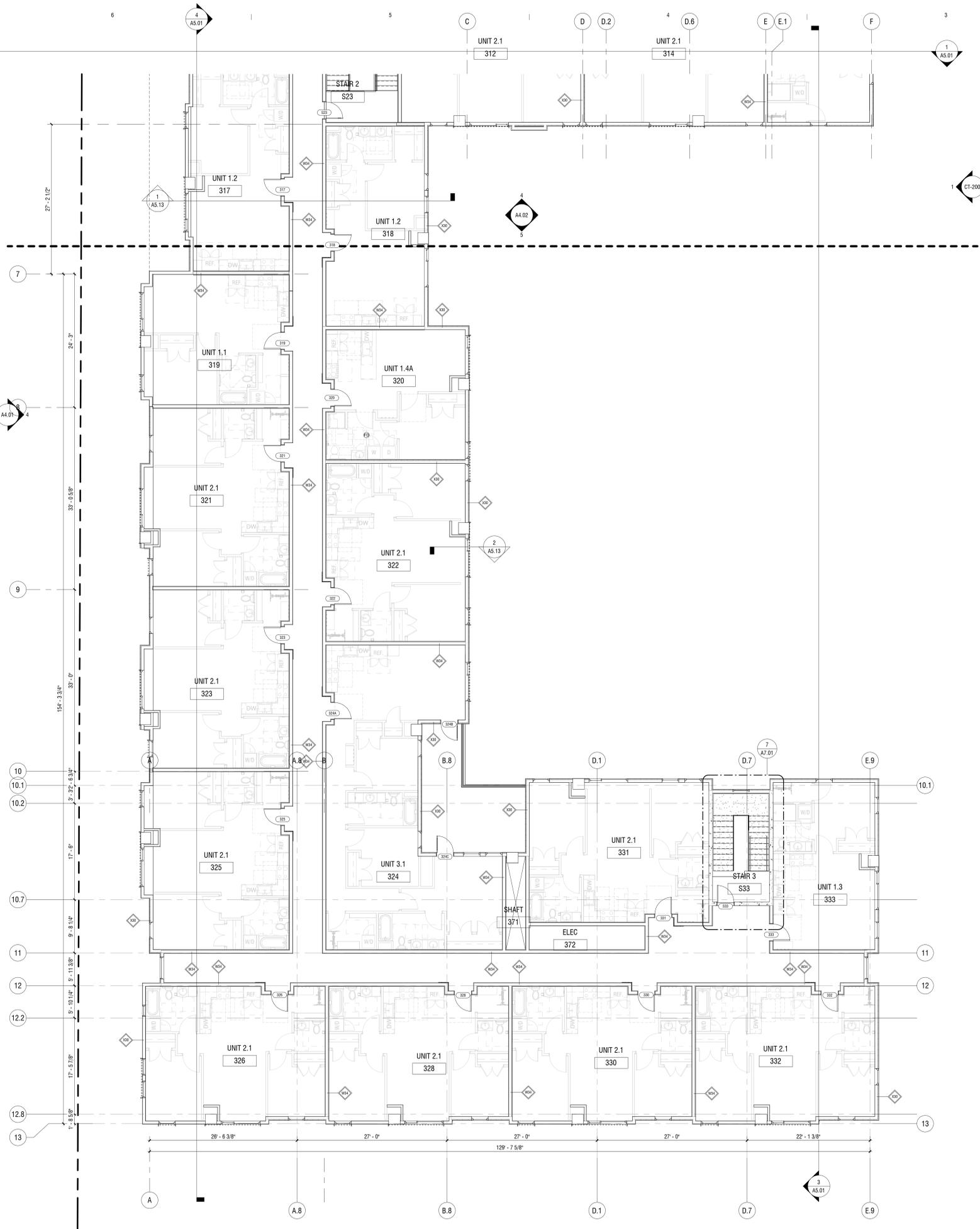
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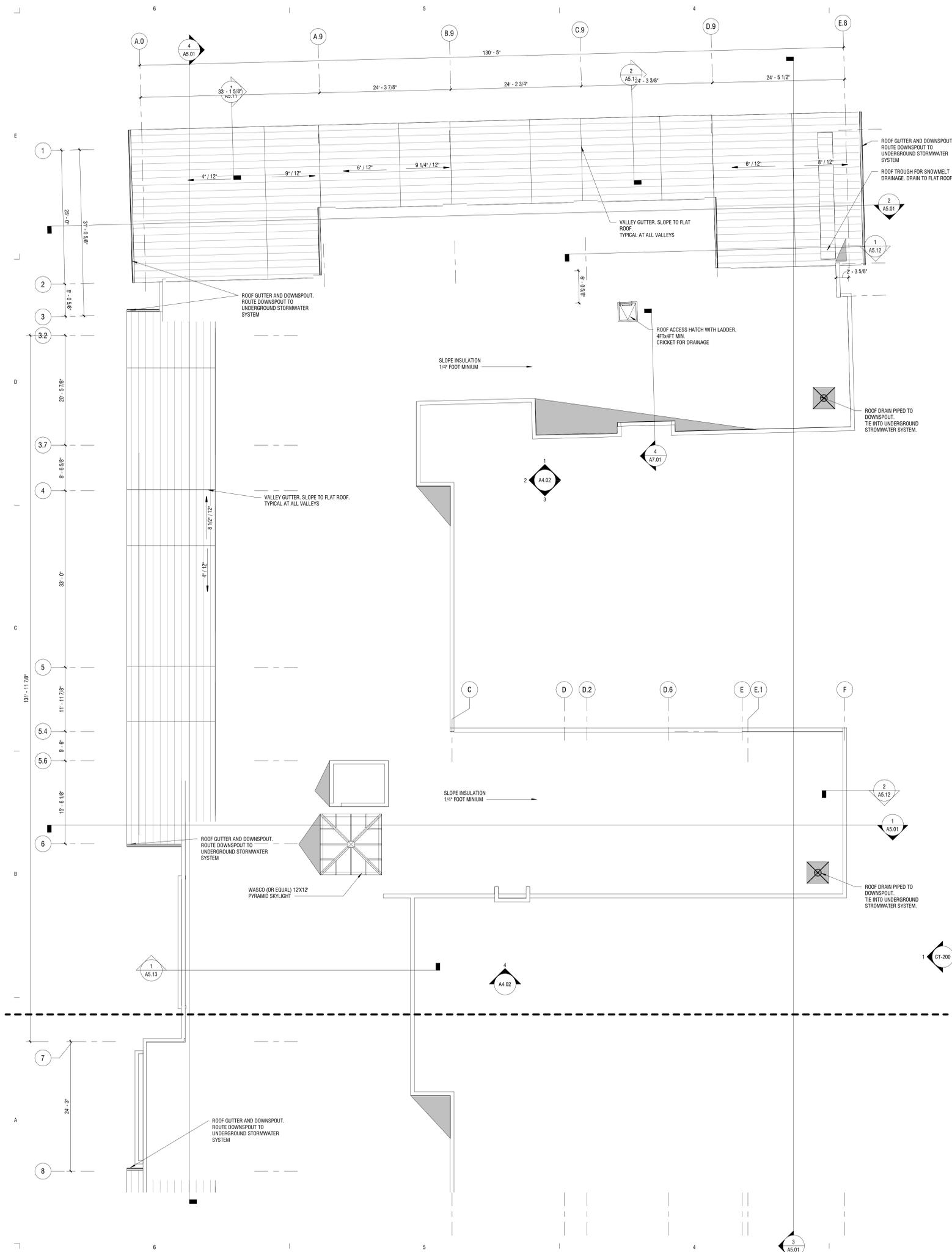
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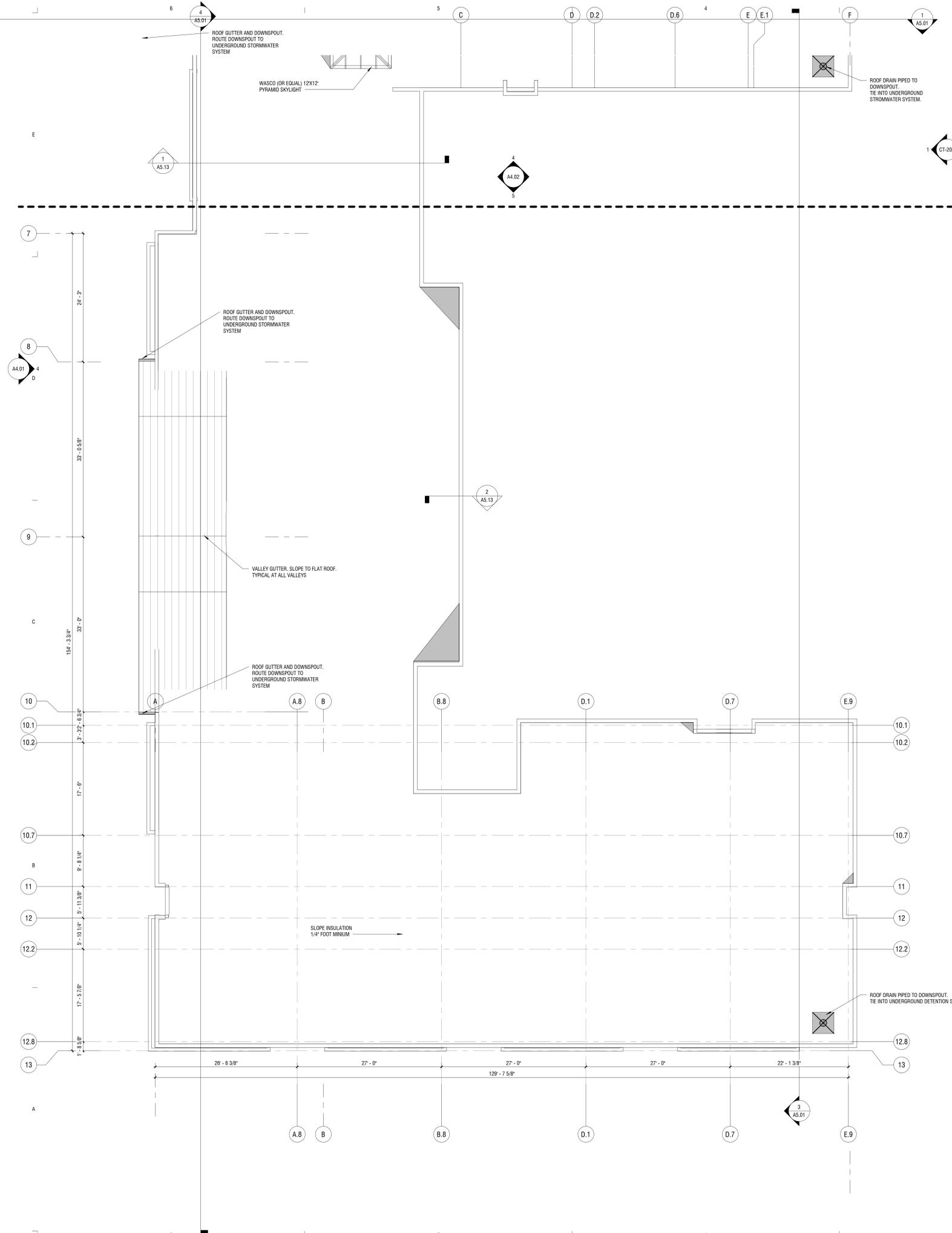
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REV: 1 2024 1108 SCHEMATIC DESIGN

DRAWN: Author
 REVIEWED: Approver
 DATE: 11.08.2024
 PROJECT #: 24008
 FILE:
 SHEET TITLE: **ROOF PLAN - NORTH**

SCALE: 1/8" = 1'-0"

NO. **A2.04N**



KEYNOTES PER SHEET	
Key Value	Keynote Text
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3	AS.01
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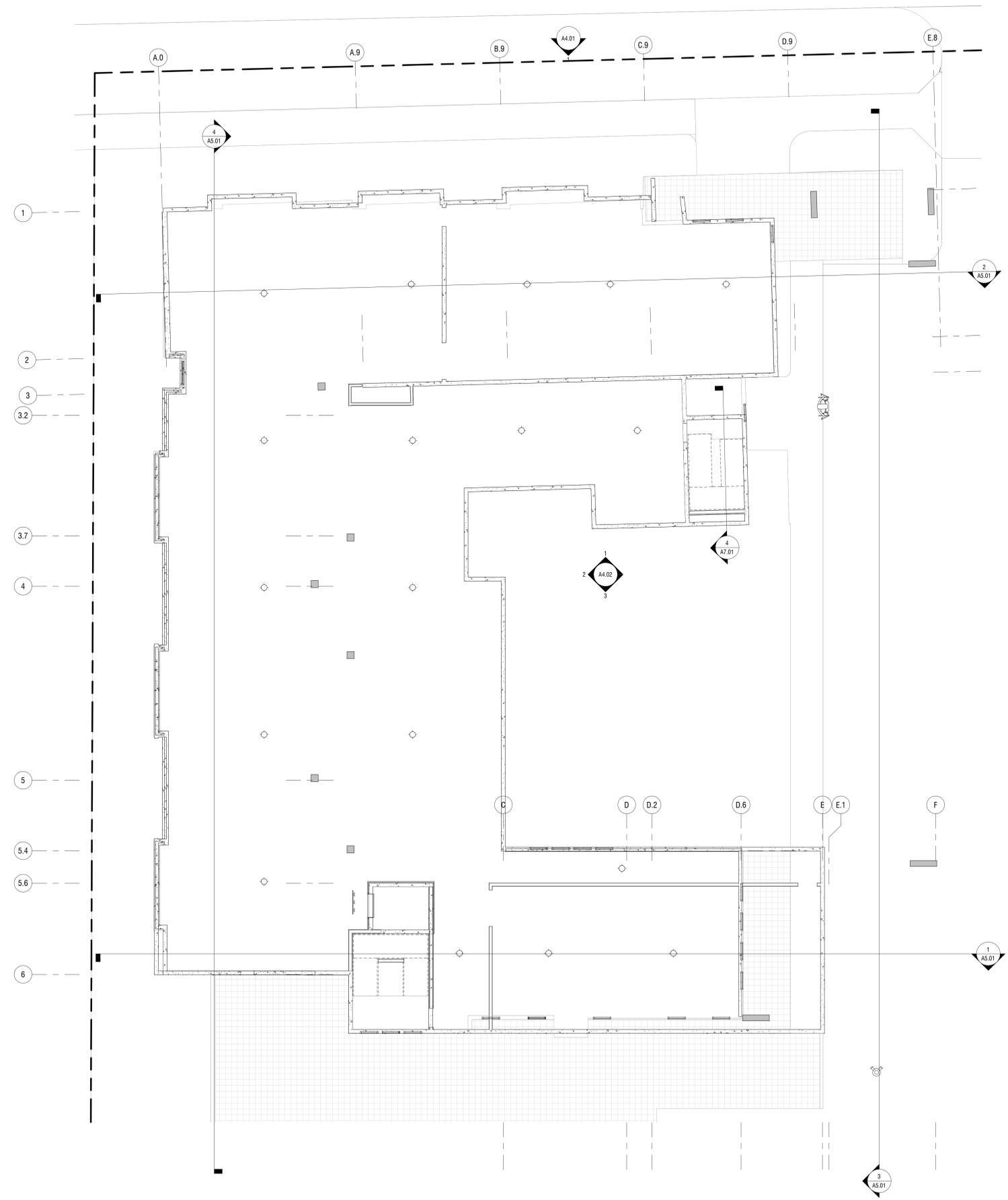
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- ### RCP NOTES
- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
 - THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
 - SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
 - LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
 - CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY U.N.O.
 - SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
 - BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
 - CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
 - CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
 - LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY. AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR.

RCP LEGEND

	(ACT-01) 2X2 LAY-IN CEILING TILE (CLASS A) RE: FINISH SCHEDULE
	(GYP-01) GYPSUM BOARD CEILING RE: FLOOR/CEILING ASSEMBLY ON SHEET A0.04
	(GYP-01) GYP SOFFIT CEILING RE: FLOOR/CEILING ASSEMBLY ON SHEET A0.04
	(ACT-02) ARMSTRONG TECTUM ACOUSTIC PANELS
	TONGUE AND GROOVE WOOD CEILING
	VANITY FIXTURE RE: ELECTRICAL
	CEILING FAN WITH LIGHT RE: ELECTRICAL
	WALL MOUNTED DIRECT/INDIRECT RE: ELECTRICAL
	SURFACE MOUNTED DOWNLIGHT RE: ELECTRICAL
	SURFACE MOUNTED LIGHT RE: ELECTRICAL
	TRACK LIGHT RE: ELECTRICAL
	SURFACE MOUNTED LED STRIP FIXTURE RE: ELECTRICAL
	EXHAUST FAN RE: ELECTRICAL
	WALL SCONCE RE: ELECTRICAL
	SUSPENDED PENDANT FIXTURE RE: ELECTRICAL
	SUSPENDED DIRECT/INDIRECT RE: ELECTRICAL
	SURFACE MOUNTED CYLINDER RE: ELECTRICAL
	EXTERIOR SCONCE RE: ELECTRICAL



1 BASEMENT RCP
1/8" = 1'-0"

KEYNOTES PER SHEET

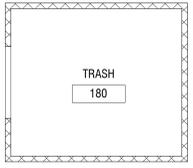
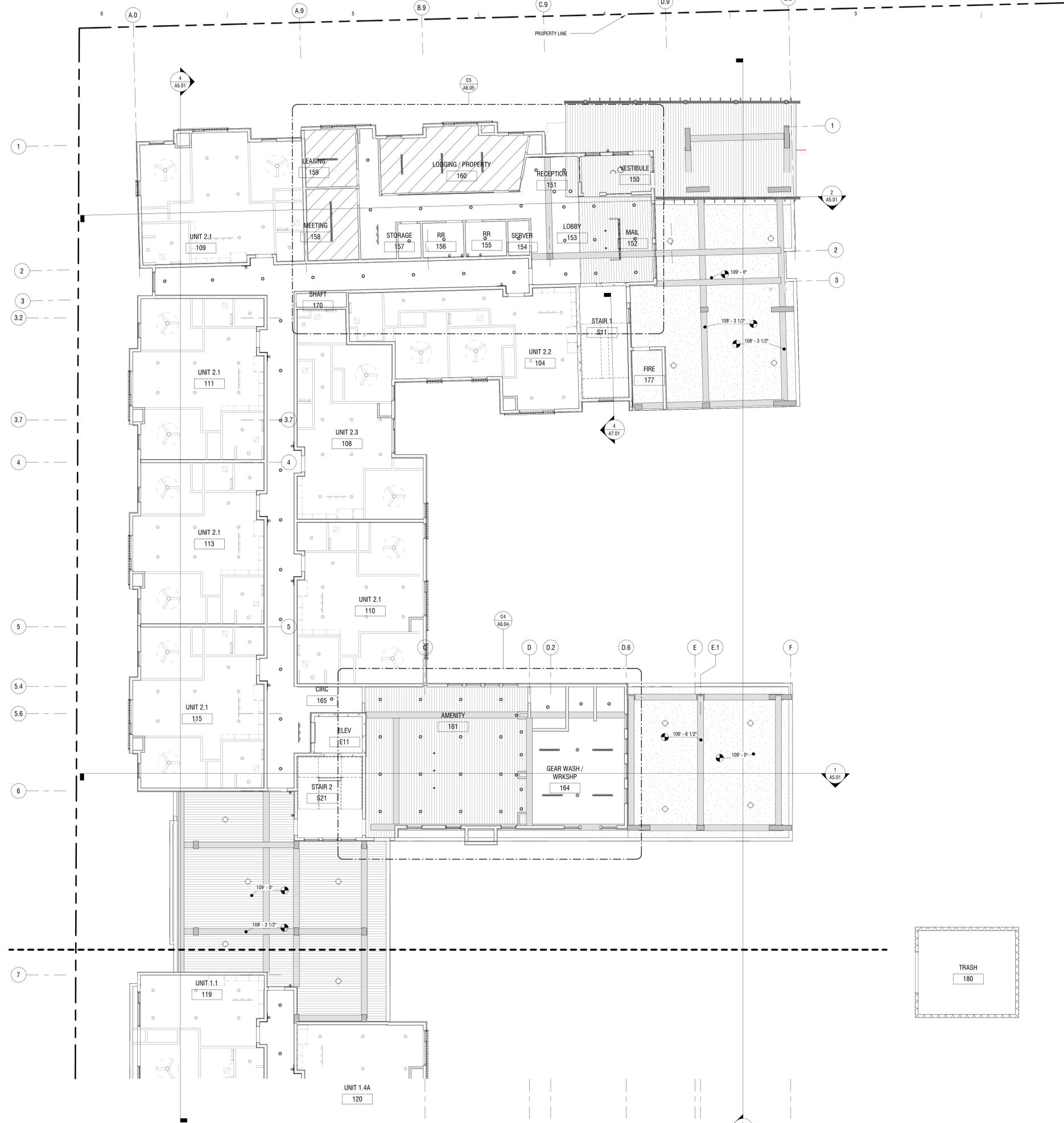
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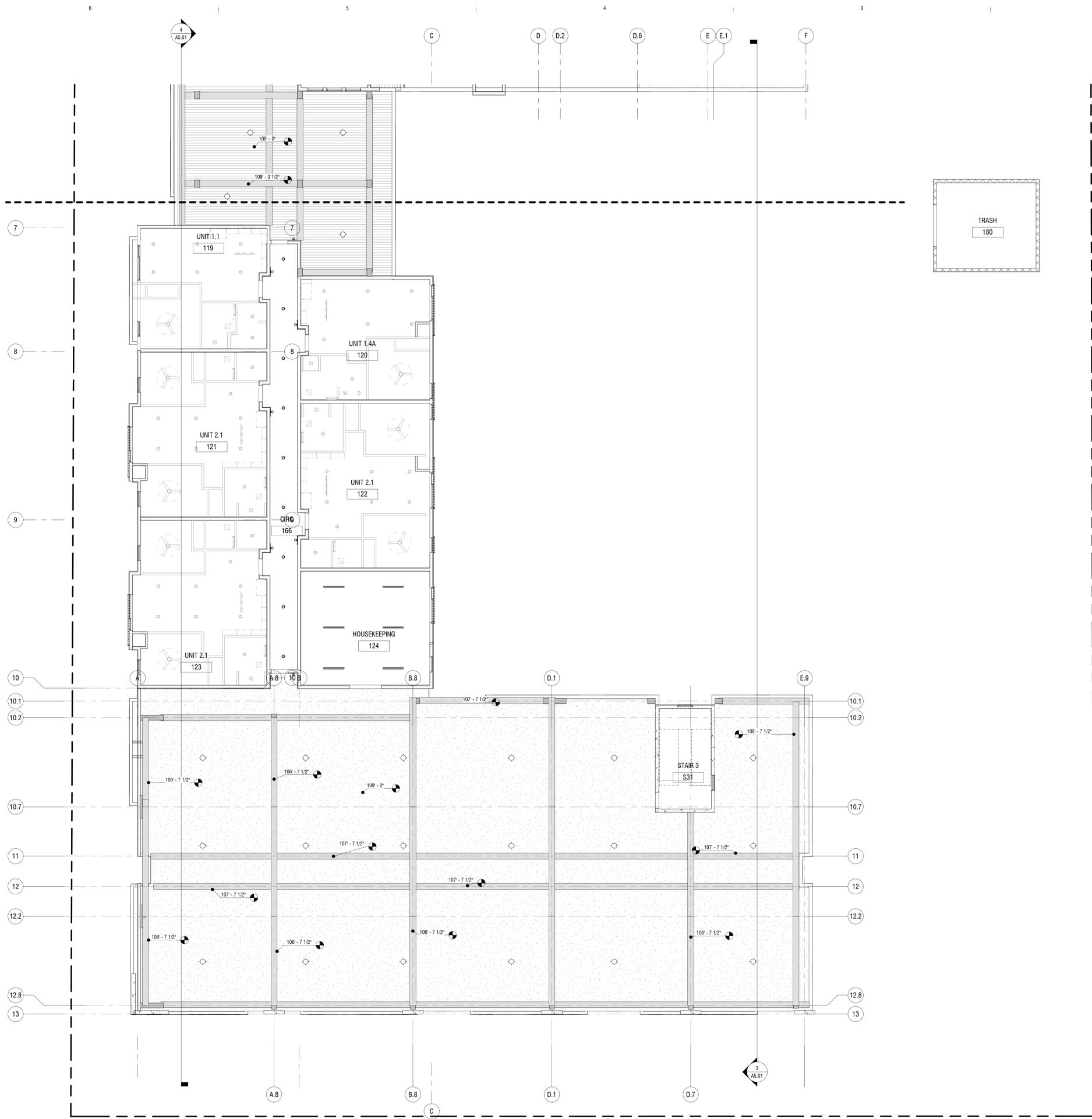
RCP NOTES

- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
- THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
- SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
- LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
- CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY U.N.O.
- SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
- BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
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RCP LEGEND

-  (ACT-01) 2'X2' LAY-IN CEILING TILE (CLASS A) RE: FINISH SCHEDULE
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-  (GYP-01) GYP SOFFT CEILING, RE: FLOOR/CEILING ASSEMBLY ON SHEET AD.04
-  (ACT-02) ARMSTRONG TECTUM ACOUSTIC PANELS
-  TONGUE AND GROOVE WOOD CEILING
-  VANITY FIXTURE, RE: ELECTRICAL
-  CEILING FAN WITH LIGHT, RE: ELECTRICAL
-  WALL MOUNTED DIRECT/INDIRECT, RE: ELECTRICAL
-  SURFACE MOUNTED DOWNLIGHT, RE: ELECTRICAL
-  SURFACE MOUNTED LIGHT, RE: ELECTRICAL
-  TRACK LIGHT, RE: ELECTRICAL
-  SURFACE MOUNTED LED STRIP FIXTURE, RE: ELECTRICAL
-  EXHAUST FAN, RE: ELECTRICAL
-  WALL SCONCE, RE: ELECTRICAL
-  SUSPENDED PENDANT FIXTURE, RE: ELECTRICAL
-  SUSPENDED DIRECT/INDIRECT, RE: ELECTRICAL
-  SURFACE MOUNTED CYLINDER, RE: ELECTRICAL
-  EXTERIOR SCONCE, RE: ELECTRICAL





KEYNOTES PER SHEET

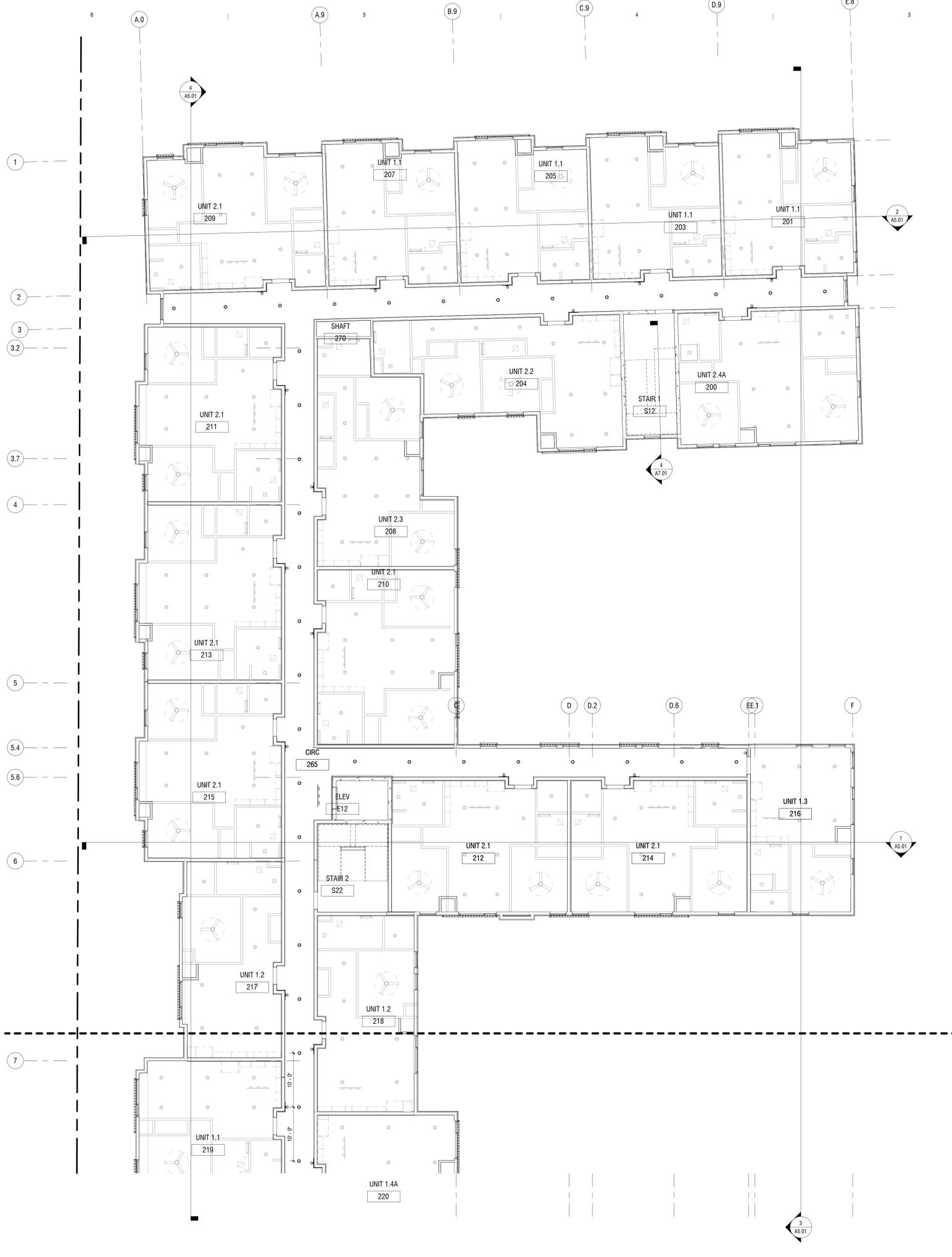
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KEYNOTES PER SHEET

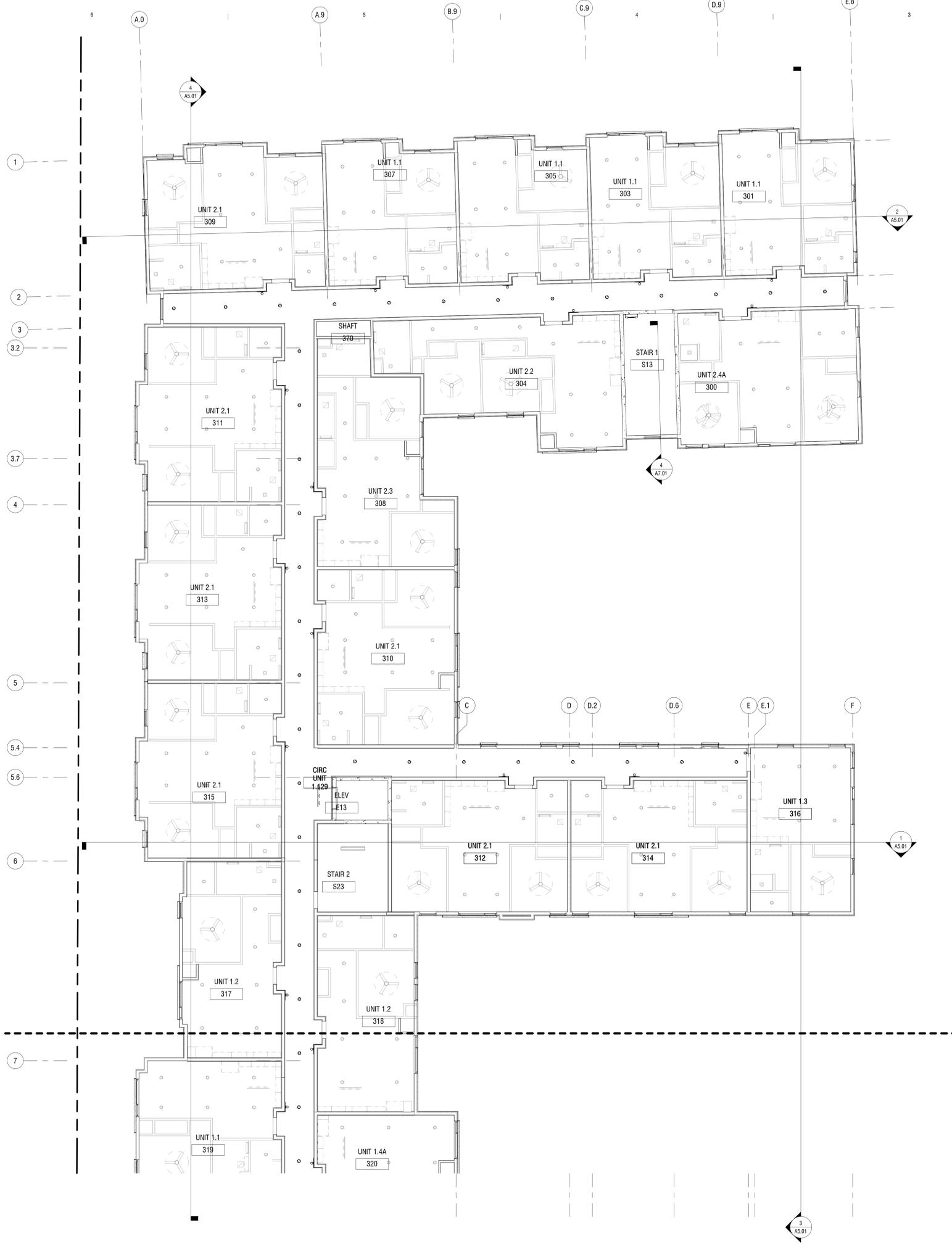
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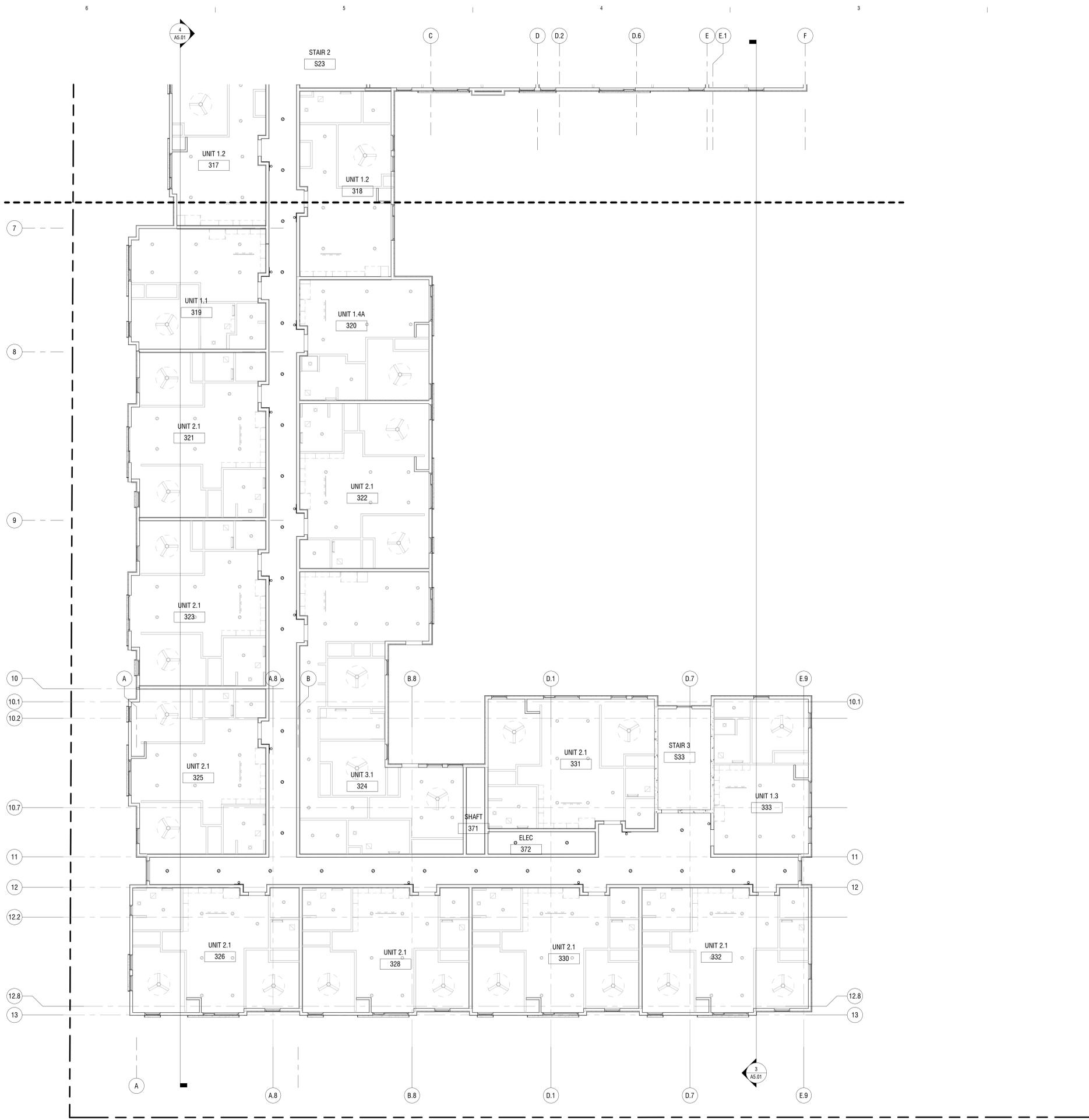
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ELEVATIONS MATERIAL LEGEND	
	THERMALLY MODIFIED WOOD SIDING - 6"
	THERMALLY MODIFIED WOOD SIDING - 4"
	WOOD SHINGLES
	FIBER CEMENT LAP SIDING - 6" REVEAL
	CORTEN STEEL
	PERFORATED CORTEN STEEL

KEYNOTES PER SHEET	
Key Value	Keynote Text



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



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



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



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

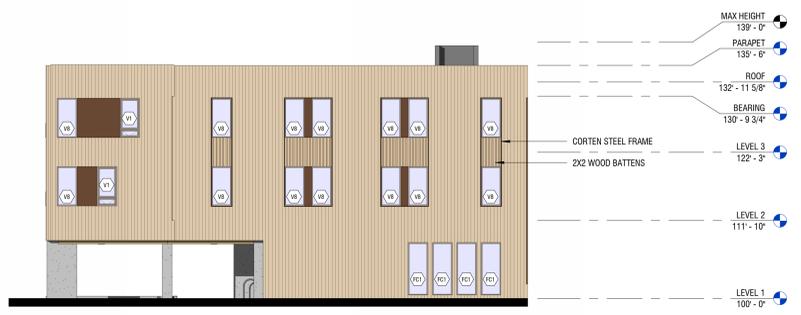
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KEYNOTES PER SHEET	
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5 ELEVATION AT PLAZA SOUTH

3/32" = 1'-0"



3 ELEVATION AT COURTYARD SOUTH

3/32" = 1'-0"



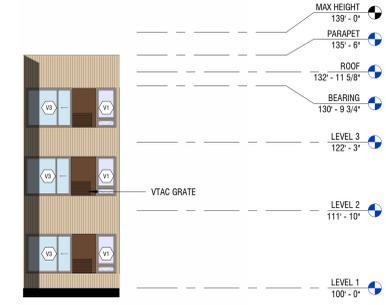
1 ELEVATION AT COURTYARD NORTH

3/32" = 1'-0"



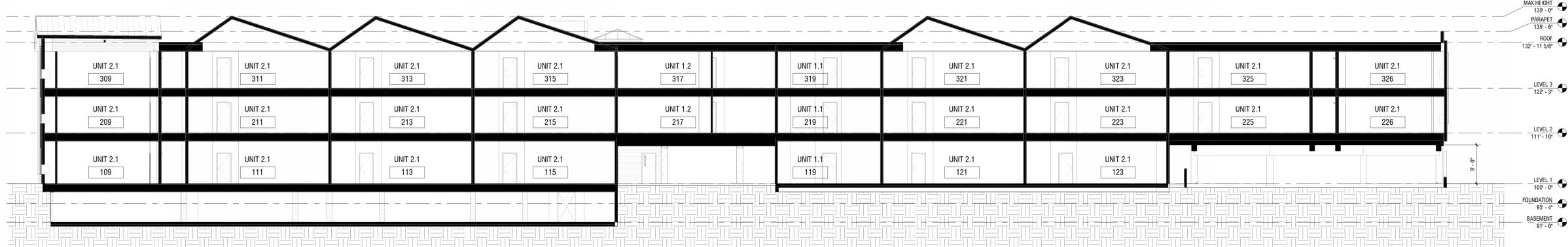
4 ELEVATION AT PLAZA NORTH

3/32" = 1'-0"

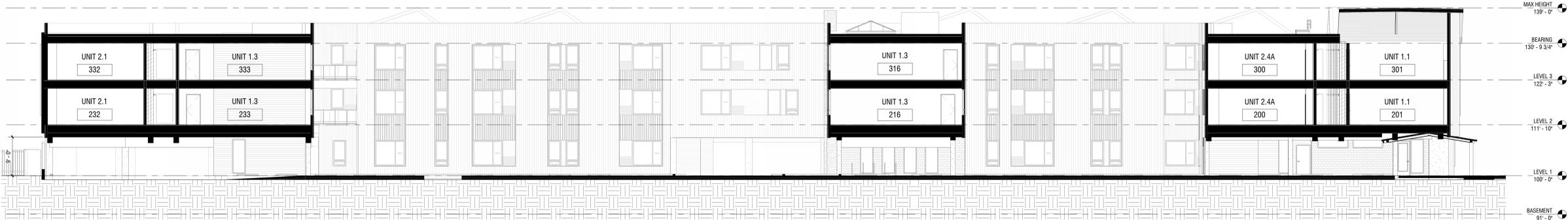


2 ELEVATION AT COURTYARD EAST

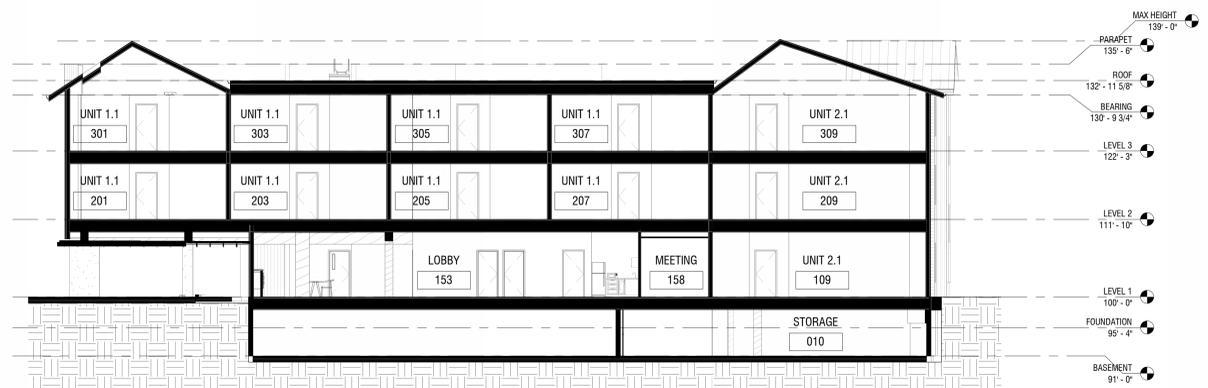
3/32" = 1'-0"



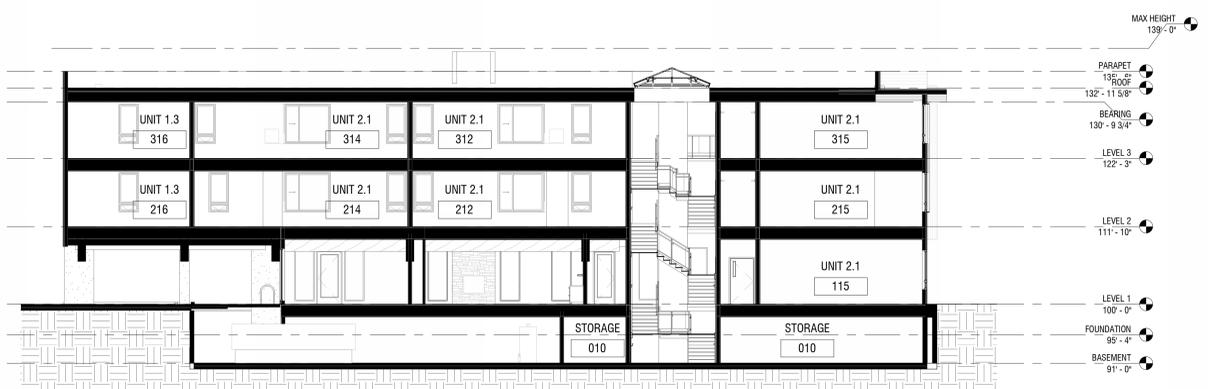
4 BUILDING SECTION N-S (LOOKING WEST)
3/32" = 1'-0"



3 BUILDING SECTION N-S (LOOKING EAST)
3/32" = 1'-0"



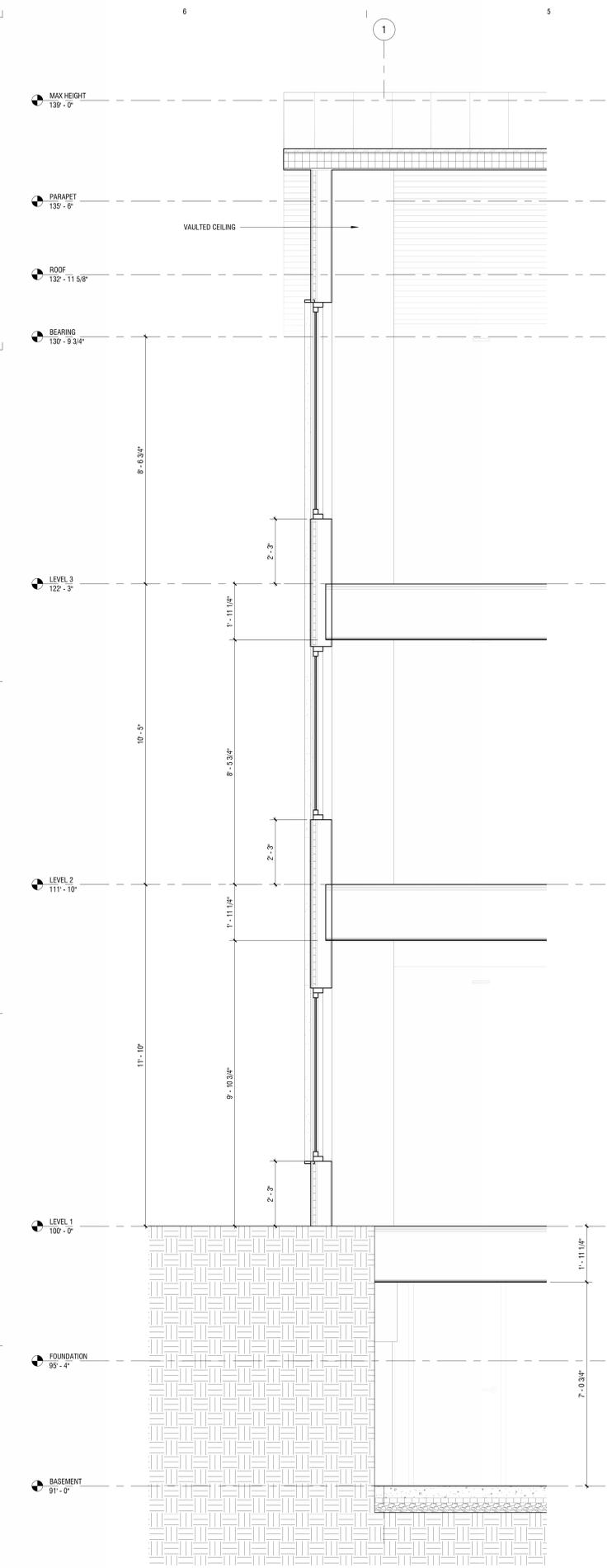
2 BUILDING SECTION E-W THROUGH PROPERTY MANAGEMENT
3/32" = 1'-0"



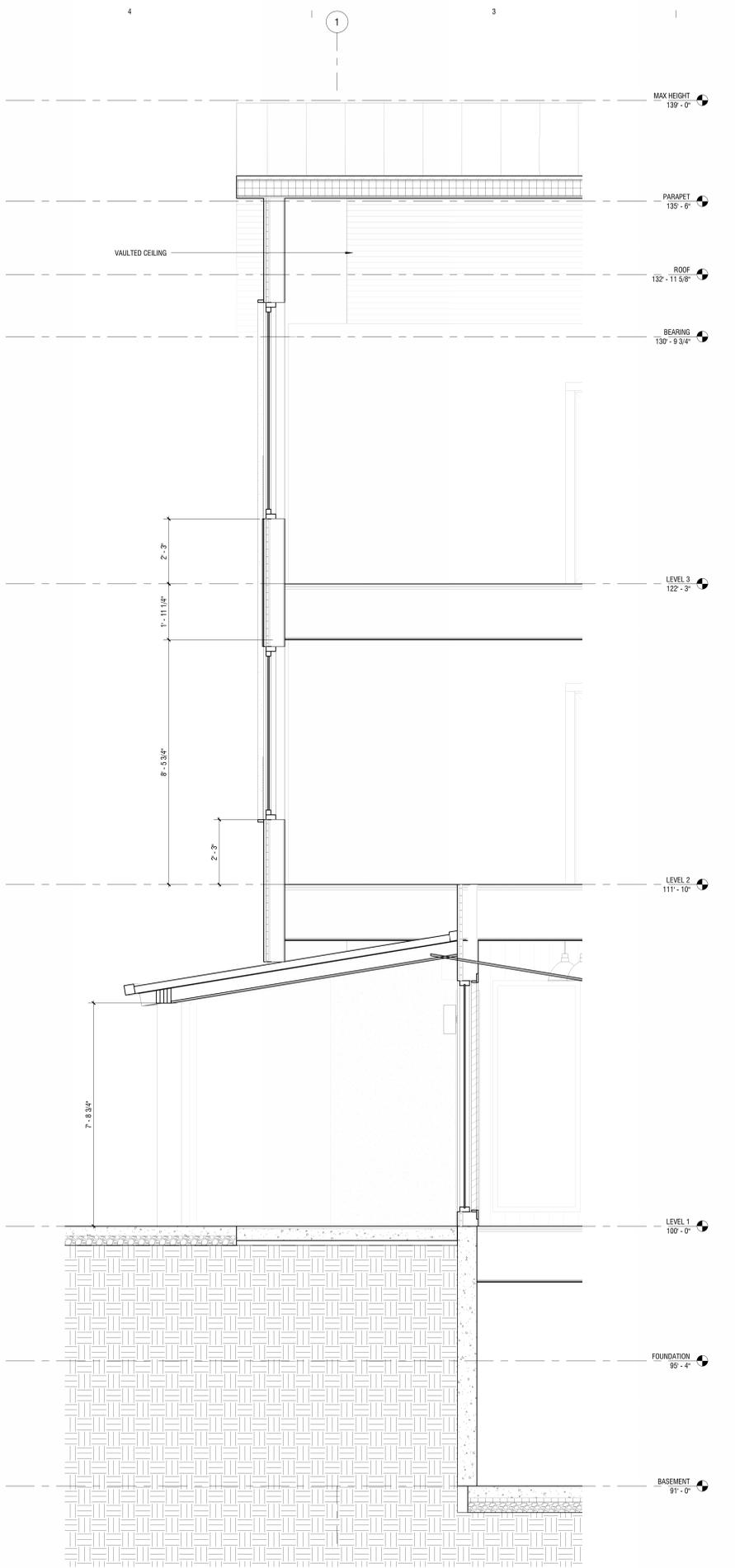
1 BUILDING SECTION E-W THROUGH RESIDENT AMENITY
3/32" = 1'-0"

KEYNOTES PER SHEET	
Key Value	Keynote Text

- ### BUILDING CODE NOTES
- REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY, AND BUILDING CODE INFORMATION.
 - BUILDING CONSTRUCTION TYPE: VA
 - ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13. SPRINKLER PROTECTION SHALL BE PROVIDED AT BALCONIES, DECKS, AND IN ROOF TRUSSES AND OTHER SPACES REQUIRED BY CODE. PROVIDE A DRY SYSTEM FOR UNCONDITIONED AREAS.
 - ELEVATOR IS REQUIRED TO COMPLY WITH STRETCHER DIMENSIONS AS REQUIRED BY IBC, SECTION 3000.
 - ACCESS TO THE ROOF IS PROVIDED AT STAIR 1.
 - COORDINATE THE LOCATION OF THE KNOX BOX WITH LOCAL FIRE DEPARTMENT AND ARCHITECT. KNOX BOX IS REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS.
 - LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH DENVER FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER.
 - ALL BALCONIES SHALL BE SPRINKLERED WITH AN 1" DRY STEM.
 - THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAFING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATING.
 - PROVIDE FIRE BLOCKING PER IBC CHAPTER 7.
 - DRAFTSTOPPING IS NOT REQUIRED IN CONCEALED FLOOR AND ATTIC ASSEMBLIES WITH NFPA 13 SPRINKLER SYSTEM.
 - PROVIDE SLIP JOINT CONNECTIONS AT THE OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP JOINT CONNECTION DESIGN.
 - ALL LOAD-BEARING WALLS SHALL HAVE A 1HR FIRE RESISTANCE RATING.
 - NON-RATED WALLS SHALL NOT INTERRUPT FIRE RESISTANCE RATING OF INTERSECTING WALLS.
 - NON-RATED WALLS SHALL TERMINATE BELOW THE RATED HORIZONTAL ASSEMBLIES AND SHALL NOT INTERRUPT FIRE RESISTANCE RATING.
 - EXTERIOR WALLS LESS THAN 10' FSD SHALL BE FRR FROM INTERIOR AND EXTERIOR SIDES. PER IBC SECTION 705.5. EXTERIOR WALLS MORE THAN 10' FSD SHALL BE FRR FROM INTERIOR SIDE. PER IBC SECTION 705.5.
 - RE: XA00 FOR FIRE EXTINGUISHER CABINET DETAIL AT FIRE RATED PARTITION.
 - PROVIDE FIRST RESPONDER RADIO ENHANCEMENTS PER THE IFC. TESTING SHALL BE CONDUCTED PER AUTHORITY HAVING JURISDICTION.
 - THIS PROJECT SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE AND ENTERPRISE GREEN COMMUNITIES.



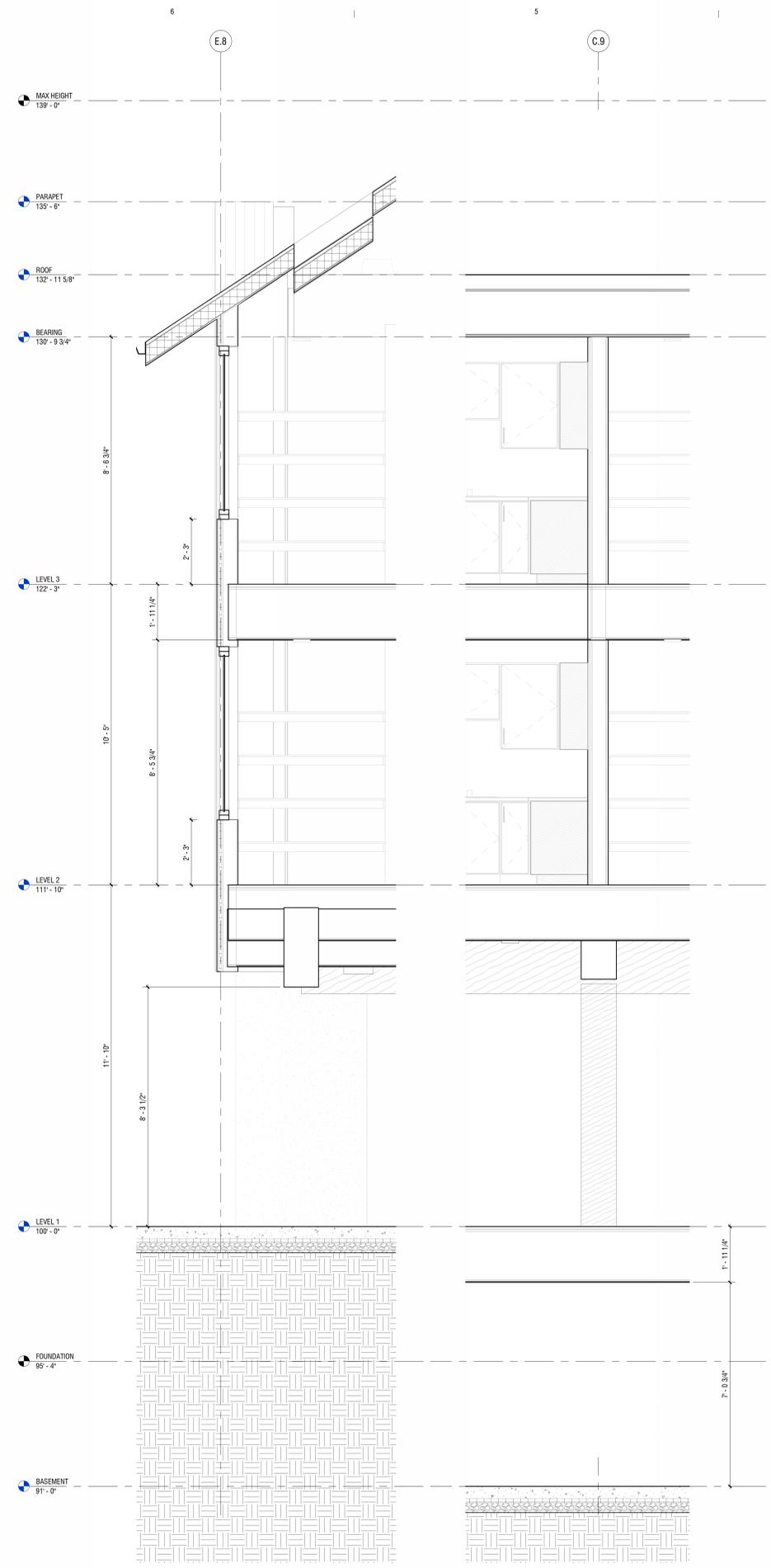
1 Section 8
1/2" = 1'-0"



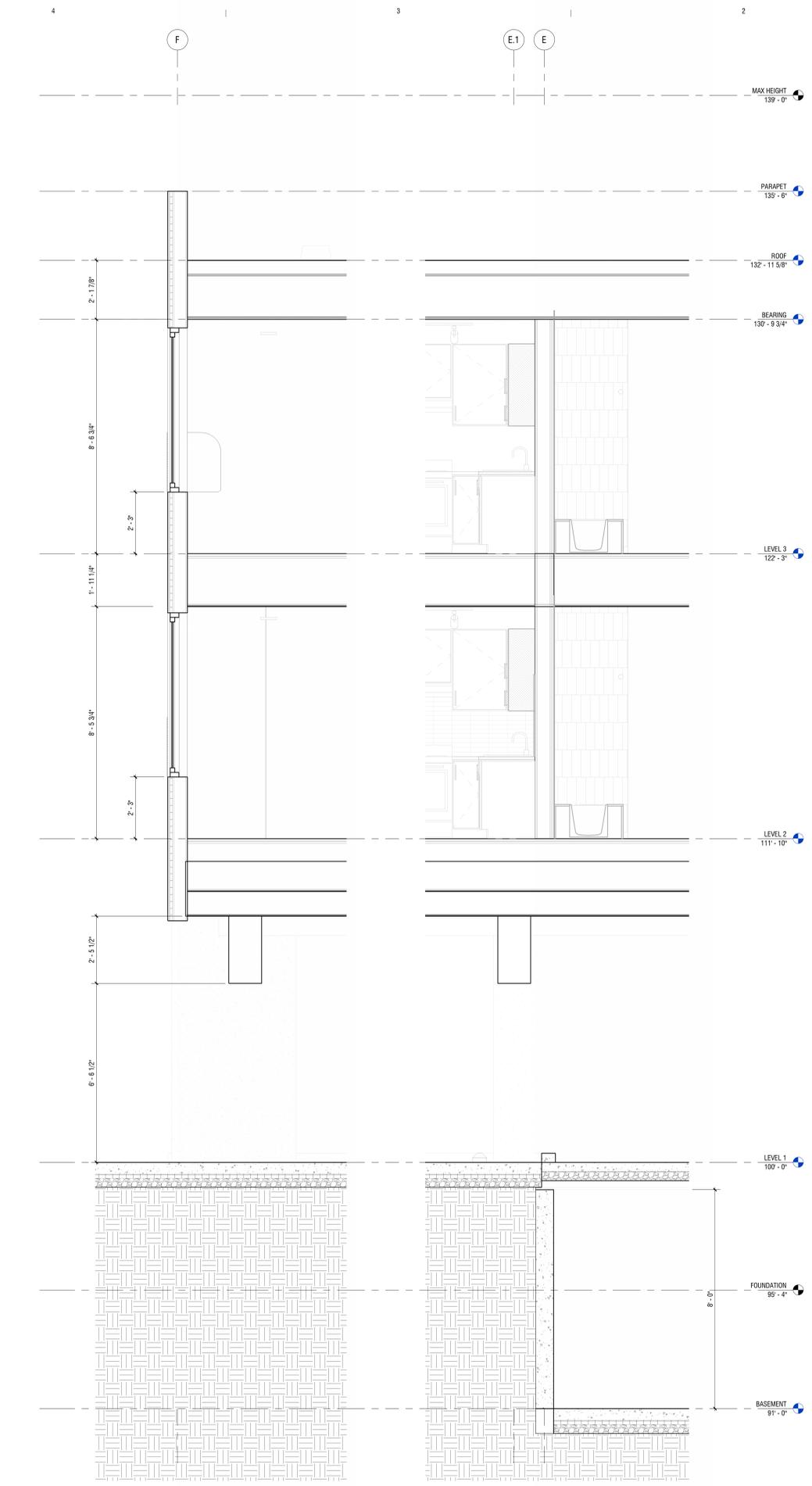
2 Section 7
1/2" = 1'-0"

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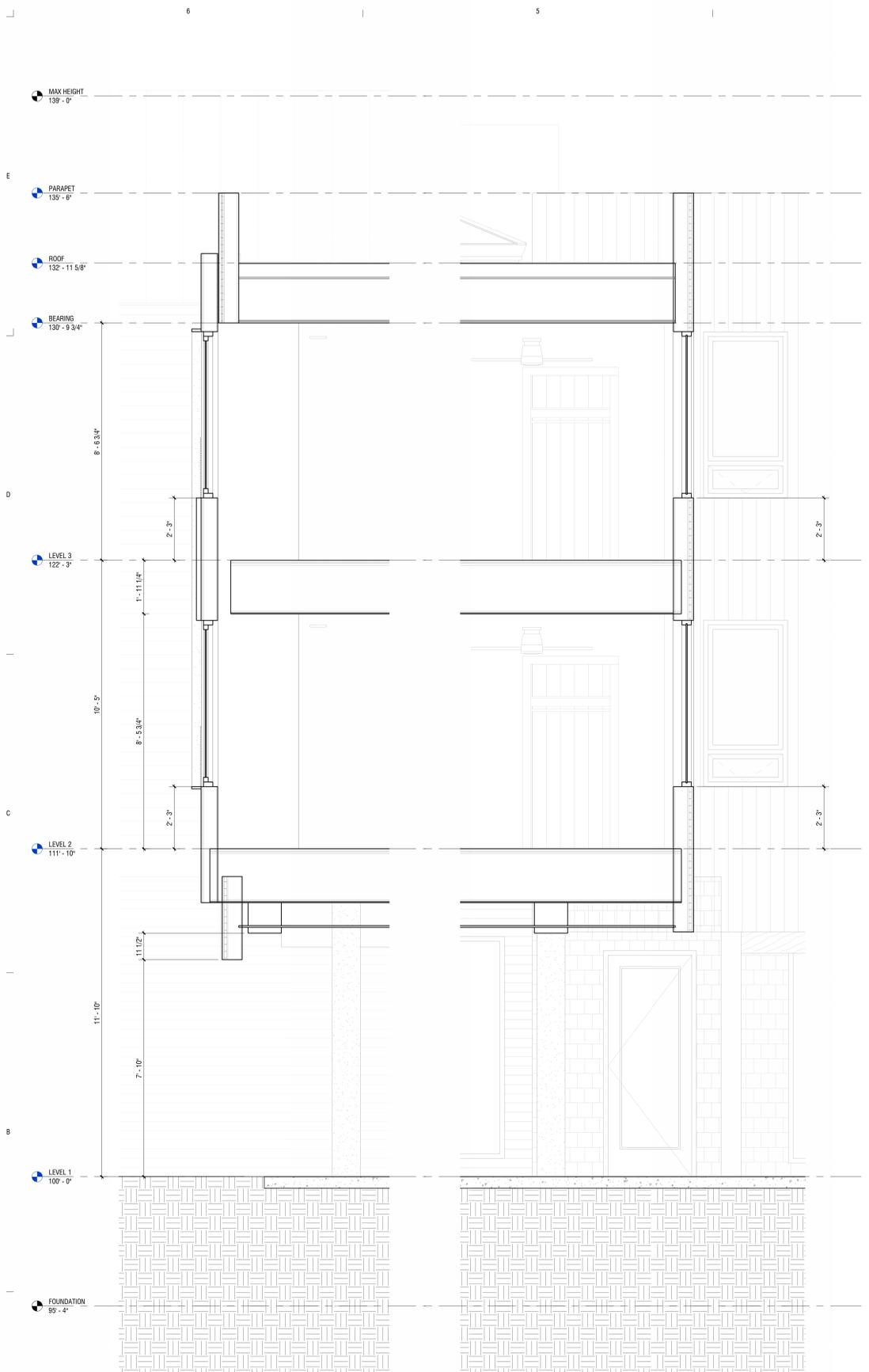
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 - ACCESS TO THE ROOF IS PROVIDED AT STAIR 1
 - COORDINATE THE LOCATION OF THE KNOX BOX WITH LOCAL FIRE DEPARTMENT AND ARCHITECT. KNOX BOX IS REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS.
 - LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH DENVER FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER.
 - ALL BALCONIES SHALL BE SPRINKLED WITH AN 1" DRY STEM.
 - THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAFING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATING.
 - PROVIDE FIRE BLOCKING PER IBC CHAPTER 7
 - DRAFTSTOPPING IS NOT REQUIRED IN CONCEALED FLOOR AND ATTIC ASSEMBLIES WITH NFPA 13 SPRINKLER SYSTEM.
 - PROVIDE SLIP JOINT CONNECTIONS AT THE OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP JOINT CONNECTION DESIGN.
 - ALL LOAD-BEARING WALLS SHALL HAVE A 1HR FIRE RESISTANCE RATING.
 - NON-RATED WALLS SHALL NOT INTERRUPT FIRE RESISTANCE RATING OF INTERSECTING WALLS.
 - NON-RATED WALLS SHALL TERMINATE BELOW THE RATED HORIZONTAL ASSEMBLIES AND SHALL NOT INTERRUPT FIRE RESISTANCE RATING.
 - EXTERIOR WALLS LESS THAN 10' FSD SHALL BE FRR FROM INTERIOR AND EXTERIOR SIDES. PER IBC SECTION 705.5. EXTERIOR WALLS MORE THAN 10' FSD SHALL BE FRR FROM INTERIOR SIDE. PER IBC SECTION 705.5.
 - RE: XAXX FOR FIRE EXTINGUISHER CABINET DETAIL AT FIRE RATED PARTITION
 - PROVIDE FIRST RESPONDER RADIO ENHANCEMENTS PER THE IFC. TESTING SHALL BE CONDUCTED PER AUTHORITY HAVING JURISDICTION
 - THIS PROJECT SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE AND ENTERPRISE GREEN COMMUNITIES



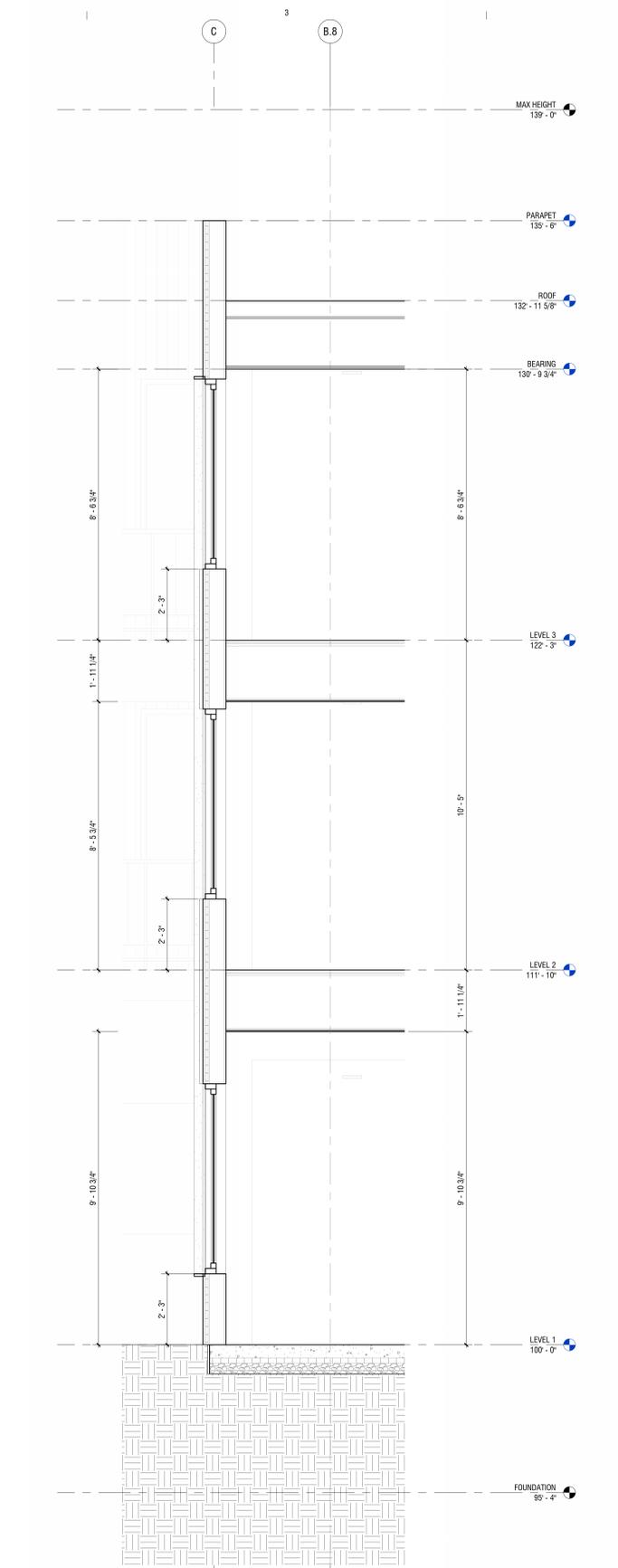
1 Section 11
1/2" = 1'-0"



2 Section 10
1/2" = 1'-0"



1 Section 9
1/2" = 1'-0"



2 Section 13
1/2" = 1'-0"

KEYNOTES PER SHEET	
Key Value	Keynote Text

- BUILDING CODE NOTES**
- REFER TO G-SERIES AND A0-SERIES SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY, AND BUILDING CODE INFORMATION.
 - BUILDING CONSTRUCTION TYPE: VA.
 - ALL BUILDING AREAS SHALL BE FULLY SPRINKLERED PER NFPA-13. SPRINKLER PROTECTION SHALL BE PROVIDED AT BALCONIES, DECKS, AND IN ROOF TRUSSES AND OTHER SPACES REQUIRED BY CODE. PROVIDE A DRY SYSTEM FOR UNCONDITIONED AREAS.
 - ELEVATOR IS REQUIRED TO COMPLY WITH STRETCHER DIMENSIONS AS REQUIRED BY IBC, SECTION 3000.
 - ACCESS TO THE ROOF IS PROVIDED AT STAIR 1.
 - COORDINATE THE LOCATION OF THE KNOX BOX WITH LOCAL FIRE DEPARTMENT AND ARCHITECT. KNOX BOX IS REQUIRED AT ALL EXTERIOR DOORS AND EXIT STAIRWAYS.
 - LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE COORDINATED WITH DENVER FIRE DEPARTMENT, ARCHITECT, AND PLUMBING ENGINEER.
 - ALL BALCONIES SHALL BE SPRINKLERED WITH AN 1" DRY STEM.
 - THE RATING OF THE ENTIRE CORRIDOR MUST BE MAINTAINED. PROVIDE RATED PARTITIONS, FLOORS, CEILINGS, AND DOOR OR OTHER OPENING ASSEMBLIES TO MAINTAIN THE CONTINUITY OF THE FIRE RATING. PROVIDE FIRE SAFING AND FIRE-RATED SEALANTS TO MAINTAIN THE CONTINUITY OF THE FIRE RATING.
 - PROVIDE FIRE BLOCKING PER IBC CHAPTER 7.
 - DRAFTSTOPPING IS NOT REQUIRED IN CONCEALED FLOOR AND ATTIC ASSEMBLIES WITH NFPA 13 SPRINKLER SYSTEM.
 - PROVIDE SLIP JOINT CONNECTIONS AT THE OF ALL PARTITIONS WHICH INTERSECT THE STRUCTURE ABOVE. PROVIDE FIRE SAFING AT ALL SLIP JOINT CONNECTIONS IN FIRE-RATED PARTITIONS. SEE PARTITION TYPES FOR TYPICAL SLIP JOINT CONNECTION DESIGN.
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 - THIS PROJECT SHALL COMPLY WITH INTERNATIONAL ENERGY CONSERVATION CODE AND ENTERPRISE GREEN COMMUNITIES.



COMMON AREA AND OFFICE FINISH SCHEDULE

#	SELECTION	COMMENTS/LOCATION	SPECIFICATIONS			
			MANUFACTURER	REF. # / MODEL #	DESCRIPTION	COLOR
CABINETS						
CAB-20	Custom Laminated Cabinetry	Office Kitchenette, Reception Desk, Community Room	By GC - Custom Millwork	Plywood Boxes with Formica Laminates	Lockable	Danish Maple 8906
CAB-21	Custom Laminated Cabinetry	Office Kitchenette, Reception Desk, Community Room	By GC	Plywood Boxes with Formica Laminates	Lockable	Fossil 5349-PX
HD-20	Cabinet Pulls	Office Kitchenette, Community Room	Century Hardware	Builder's Choice 160 MM	Square Bar Pull	Satin Nickel
MILLWORK						
TR-20	Hardwood Trim	Common Area and Office Window Sills and Aprons	By GC - Custom Millwork			Ash
WD-20	Wood Slab	Banquettes (Community Room and Mail)	By GC - Custom Millwork		2" Solid Wood Groove	Ash
WD-21	Wood Plank	Mail and Amenity Walls and Ceilings	By GC - Custom Millwork		1x6 Tongue and Groove	Ash
WD-22	Wood Plank	Unit Entry	By GC - Custom Millwork		1x6 Tongue and Groove	Ash
WD-23	Sheet Wood	Branding Wall at Reception	By GC - Custom Millwork		4x8 Veneered MDF	Ash
WD-24	Painted MDF Rail	Corridor (Wallcovering to Gyp Transition)	By GC - Custom Millwork		1x4 Square Rail	
COUNTERTOPS						
CT-20	Quartz	Office Kitchenette, Reception Desk, Community Room, Public Restrooms	Caesarstone	4023	2CM MITERED	Topus Concrete
FLOORS						
CONC-20	Polished Concrete	Level 1 Entry / Leasing Area / Community Room	By GC		Level 2 Polish 400 Grit Grind	
CONC-21	Sealed Concrete	Basement, BOH Areas	By GC		Sealed	
CPT-20	Carpet Tile	Office Areas	Shaw Contract	Alongside	9"X36" Brick Install	Together Color
CPT-21	Carpet Tile - Accent	Office Areas	Shaw Contract	Alongside 5T495	9" X 36" Brick Install	Include Color 50678
EP-20	Epoxy Flooring System	Gear Wash Work Room			NEEDS TO INSTALL ON WOOD FRAMED FLOOR	
LVT-20	Luxury Vinyl Tile	Typical	Shaw Contract	Inlet II		
LVT-21	Luxury Vinyl Tile	Accent	Shaw Contract	Inlet II		
RB-21	Rubber Stair Treads	STAIR 1	Tarkett	VIHMNTS-XXSQ, Hammered #95	Include Abrasive Strip and Stringer to Match	20 Charcoal
RB-22	Rubber Stair Treads	STAIR 3	Tarkett	HNSP-XX, Rubber Hammered Speckled Tile 2MM	Colored Tile	VH7 Spicy Clementin
T-20	Floor Tile	Unit Entry			MATCH T-11 FROM UNITS SCHEDULE	
WM-20	Recessed Walk Off Mat	Vestibule, Building Entries	Construction Specialties	Pedimat		WITH A DRAIN
WALL SURFACES						
BB-20	Breezeblock	Mail Area and Amenity	Tesselle	Orb 7.5" Cement Breeze Block	7.5"	Saffron
ST-20	Stone	Fireplace	TBD			
T-21	Wall Tile	Amenity Backsplash	Fireclay Tile		2x8 Ceramic Tile	Blue Velvet
T-22	Wall Tile	Public Restroom	TileBar	Enigma	2x8 Polished Ceramic	Light Grey
WC-20	Wall Covering	Amenity	Astek	Wild West Wallcovering - TBD	TBD	
WC-21	Wall Covering	Corridor Lvl 1	Maharam	Aegis		TBD
WC-22	Wall Covering	Corridor Lvl 2	Maharam	Aegis		TBD
WC-23	Wall Covering	Corridor Lvl 3	Maharam	Aegis		TBD
CEILING SURFACES						
CG-20	Wood Ceiling	Mail and Community Room	By GC	Tongue and Groove 1x6	Ash	
CG-21	Tectum Ceiling Panels	RE: RCPs	Armstrong - Tectum	Direct Attach	4x8	Painted
PAINT COLORS						
P-20	Paint Colors	Field, Typical Walls and Ceilings	Sherwin Williams	SW 7566	Satin	Westhighland White
P-21	Paint Colors	Level 1 Entry Alcove Accent	Sherwin Williams		Satin	TBD
P-22	Paint Colors	Level 2 Entry Alcove Accent	Sherwin Williams		Satin	TBD
P-23	Paint Colors	Level 3 Entry Alcove Accent	Sherwin Williams		Satin	TBD
P-24	Paint Colors	Accent	Sherwin Williams		Satin	TBD
P-25	Paint Colors	Accent	Sherwin Williams		Satin	TBD
P-26	Paint Colors	Stair 2 Handrails	Sherwin Williams		Semi-Gloss	TBD
P-27	Paint Colors	Stair 1 Handrails	Sherwin Williams		Semi-Gloss	TBD
PC-20	Powder Coat Color		Prismatic Powders			TBD
FRP						
FRP-20	FRP	Jan, mech rooms, Storage, Elect (to 8' AFF)	Marlite	Standard FRP - Pebbled	Class C	P 151 Light Grey
BASE AND TRIM						
B-20	Rubber Floor Base	Common Areas and Corridors	Tarkett	Reveal 4 1/4		TBD
TR-20	Window Trim	Common Areas and Corridors	By GC	Wood framed window sill, jambs, head, and wall surface surround	Ash	1x3 surround
WINDOW COVERINGS						
WN-20	Roller Shades - Manual Shade System	Amenity	Vertilux			1% openness - White
GROUT						
G-20	Grout	Laticrete				

COMMON AREA AND OFFICE HARDWARE/ACCESSORIES SCHEDULE

#	SELECTION	COMMENTS/LOCATION	SPECIFICATIONS			
			MANUFACTURER	REF # / MODEL #	DESCRIPTION	COLOR
ACCESSORIES						
ACC-20	Hook	Public Restrooms	Bobrick	B-9542.MBLK		Matte Black
ACC-21	Baby Changing Table	Public Restrooms	Bobrick - Koala Kare	KB310-SSWM		Matte Black
ACC-22	Counter Mounted Soap Dispenser (Automatic)	Public Restrooms	Bobrick	B-862		Matte Black
ACC-23	Toilet Paper Holder and Utility Shelf	Public Restrooms	Bobrick	B-540.MBLK		Matte Black
ACC-24	Automatic Hand Dryer	Public Restrooms	Bobrick	B-7179.MBLK		Matte Black
ACC-25	Rent Drop Box	Leasing Office	Florence	120R Collection Box	With Private Lock	Aluminum
CN-20	CORNER GUARDS	ALL 90 DEGREE CORNERS IN COMMON SPACES AND UNIT ENTRY ALCOVES AT SDIES WITHOUT WOOD SLATS	Inpro	150 High Impact Corner Guard		
TRANSITIONS						
TS-20	Wall Tile Transition	All Exposed Wall Tile Edges	Schluter	Jolly		
TS-21	Wall Tile to Concrete	Public Restrooms	Schluter	Dilex-AHKA		
TS-22	Concrete to LVT				Rubber	
TS-23	Concrete to CPT				Rubber	
TS-24	Corridor Carpet to Unit LVT				Rubber	

COMMON AREA AND OFFICE APPLIANCE SCHEDULE

#	SELECTION	COMMENTS/LOCATION	SPECIFICATIONS			
			MANUFACTURER	REF # / MODEL #	DESCRIPTION	COLOR
APPLIANCE						
AP-20	Under Counter Fridge	Amenity	Summit Appliance	FF642D	24" WIDE	Stainless
AP-21	Diswasher	Amenity and Office Kitchenette	Summit Appliance	DW244SSADA	Accessible (32" Height)	Stainless
AP-22	24" Wide Bottom Freezer Refrigerator	Office Kitchenette	Summit Appliance	FFBF181ES2LHD	78.38" H x 23.38" W x 23.75" D	Stainless
AP-23	Countertop Microwave	Office Kitchenette	Summit Appliance	SCM853	11" H x 18.88" W x 14.25" D	Stainless

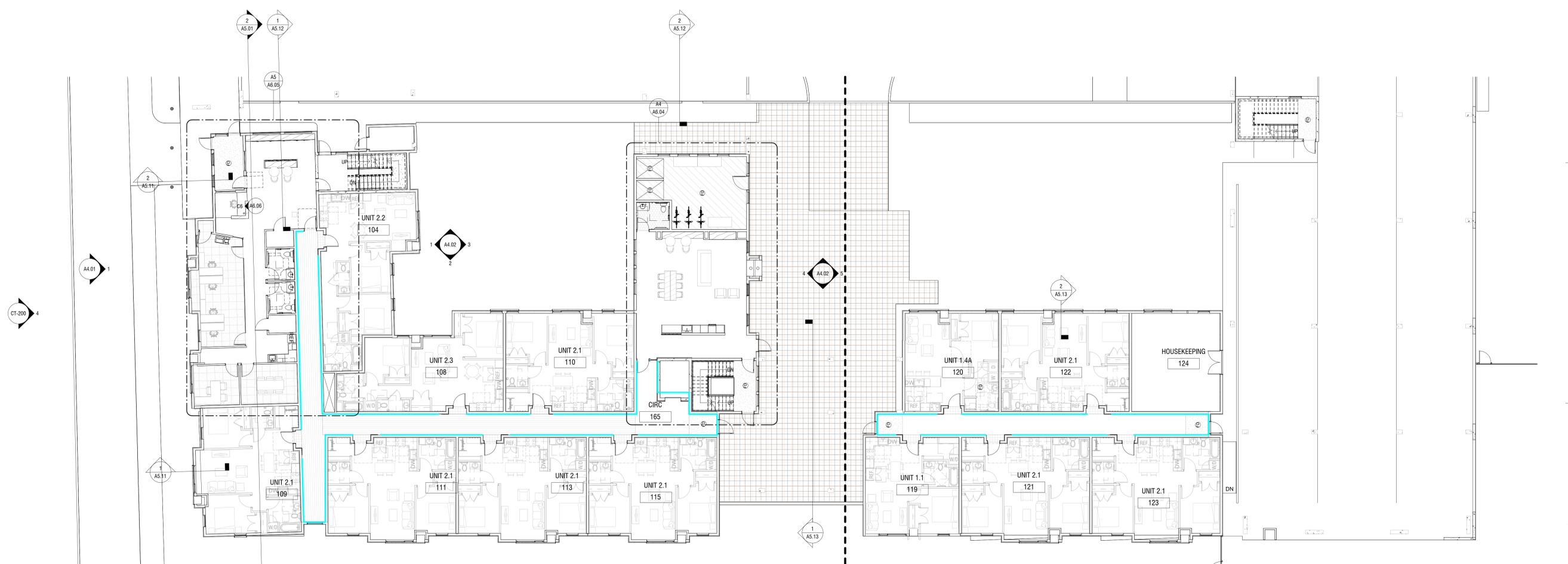
KEYNOTES PER SHEET	
Key Value	Keynote Text

FINISH NOTES

- REFER TO A0- SERIES FOR DESIGNATION AND DETAILS OF PARTITION TYPES
- REFER TO A6- SERIES SHEETS FOR FINISH SCHEDULES
- EXPOSED CONCRETE FLOORS SHALL BE SEALED WITH CONCRETE SEALER
- ALL GYPSUM BOARD SURFACES TO BE PAINTED P-20 U.N.O. ASSUME 1-2 COATS OF PRIMER
- ALL PAINT COLOR TRANSITIONS SHALL OCCUR AT INSIDE CORNERS U.N.O.
- WHERE THE EXTENT OF FINISH IS NOT INDICATED, ENTIRE WALL SHALL RECEIVE THE FINISH INDICATED ADJACENT
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- ALL RUNNING BASE TO BE AT SAME ELEVATIONS WHERE SIMILAR FLOOR MATERIALS MEET
- PROVIDE VINYL CORNER GUARDS AT ALL OUTSIDE CORNERS IN PUBLIC SPACES AND TYPE A UNITS
- WHERE CERAMIC TILE IS INSTALLED ON WOOD FRAMING, PROVIDE ANTI-FRACTURE MEMBRANE PER ASSEMBLY
- ALL GROUT SHALL BE SEALED
- REFER TO REFLECTED CEILING PLANS FOR THE EXTENT OF DRYWALL, CEILINGS. ALL DRYWALL CEILINGS AND SOFFITS SHALL BE PAINTED FLAT FINISH U.N.O.
- WALL BASE B-20 SHALL BE USED THROUGHOUT U.N.O.
- WALL TEXTURE TO BE LEVEL 4 FINISH U.N.O.

FINISH LEGEND

	LUXURY VINYL TILE; RE: FINISH SCHEDULE
	LUXURY VINYL TILE (ACCENT); RE: FINISH SCHEDULE
	CARPET TILE; RE: FINISH SCHEDULE
	POLISHED CONCRETE; RE: FINISH SCHEDULE
	TILE; RE: FINISH SCHEDULE
	RUBBER FLOORING; RE: FINISH SCHEDULE
	RECESSED WALK OFF MAT; RE: FINISH SCHEDULE
	EPOXY FLOOR; RE: FINISH SCHEDULE
	SEALED CONCRETE; RE: FINISH SCHEDULE
	WALL COVERING @ 4' AFF



A6 LEVEL 1 FINISH PLAN
3/32" = 1'-0"

HITCHING POST
 460 E. BROADWAY
 JACKSON, WY

REV: 1 2024 1108 SCHEMATIC DESIGN

DRAWN: ST
 REVIEWED: Approver
 DATE: 11.08.2024
 PROJECT #: 24008
 FILE:
 SHEET TITLE: **LEVEL 1 FINISH PLAN**

SCALE: As Indicated

NO. **A6.01**

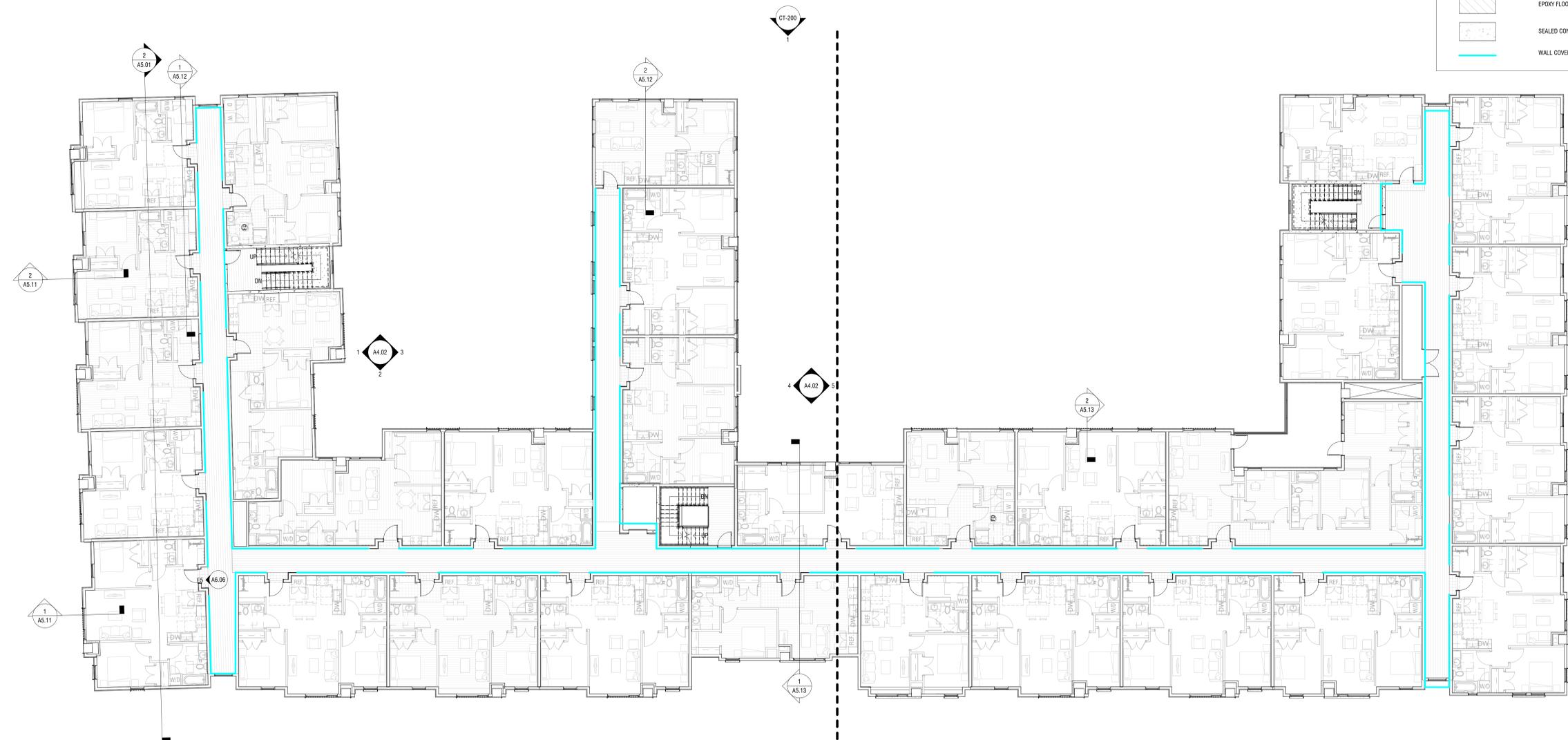
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	TILE; RE: FINISH SCHEDULE
	RUBBER FLOORING; RE: FINISH SCHEDULE
	RECESSED WALK OFF MAT; RE: FINISH SCHEDULE
	EPOXY FLOOR; RE: FINISH SCHEDULE
	SEALED CONCRETE; RE: FINISH SCHEDULE
	WALL COVERING @ 4' AFF



A6 LEVEL 2 FINISH PLAN
3/32" = 1'-0"

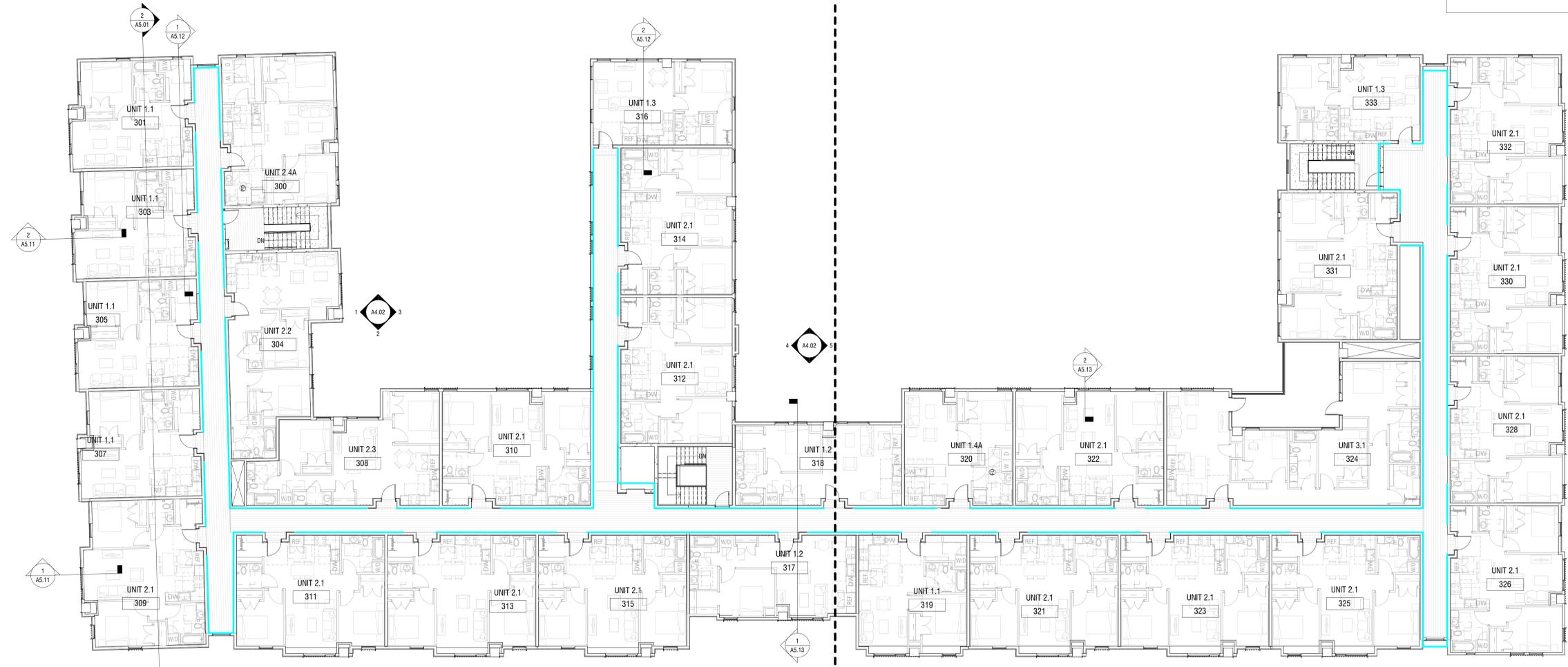
KEYNOTES PER SHEET	
Key Value	Keynote Text

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FINISH LEGEND

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	RUBBER FLOORING; RE: FINISH SCHEDULE
	RECESSED WALK OFF MAT; RE: FINISH SCHEDULE
	EPOXY FLOOR; RE: FINISH SCHEDULE
	SEALED CONCRETE; RE: FINISH SCHEDULE
	WALL COVERING @ 4' AFF



A6 LEVEL 3 FINISH PLAN
3/32" = 1'-0"

KEYNOTES PER SHEET

Key Value	Keynote Text
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RCP NOTES

- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
- THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
- SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
- LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
- CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY U.N.O.
- SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
- BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
- CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
- CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
- LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY. AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR.

RCP LEGEND

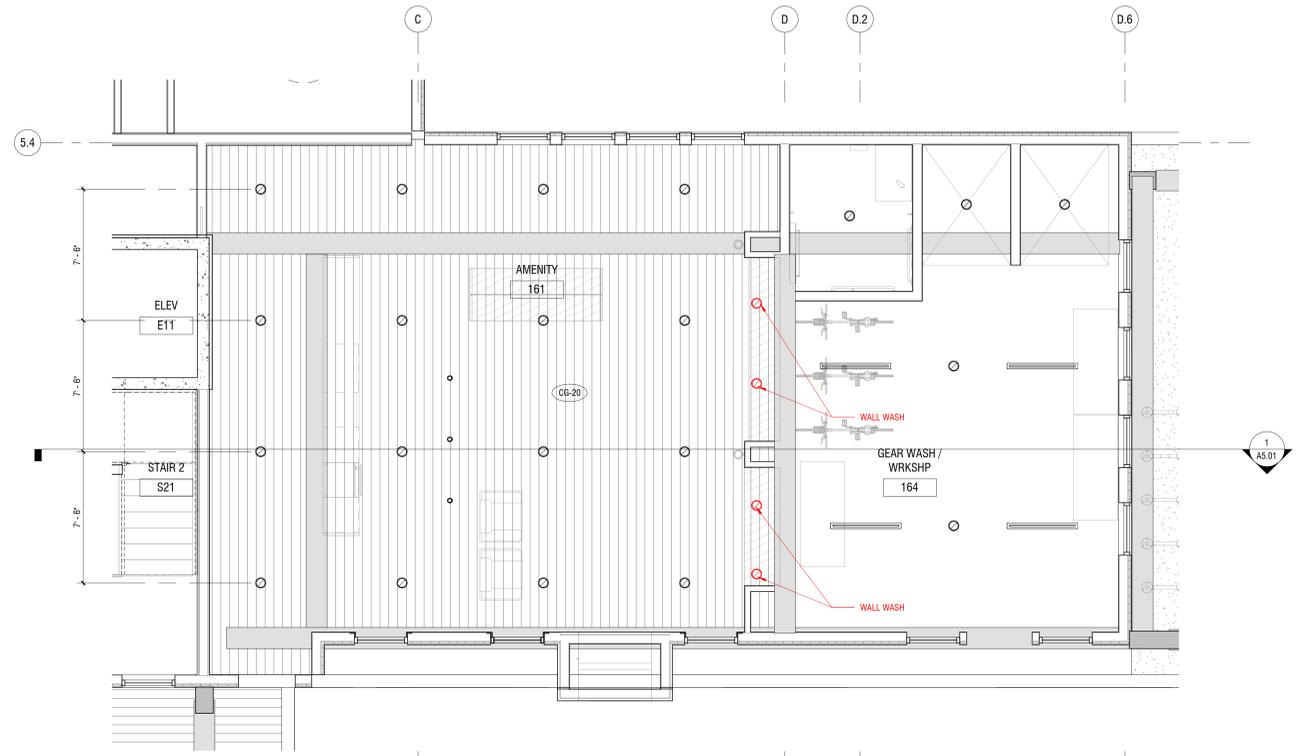
- (ACT-01) 2X2 LAY-IN CEILING TILE (CLASS A) RE: FINISH SCHEDULE
- (GYP-01) GYPSUM BOARD CEILING RE: FLOOR/CEILING ASSEMBLY ON SHEET AD.04
- (GYP-01) GYP SOFFT CEILING RE: FLOOR/CEILING ASSEMBLY ON SHEET AD.04
- (ACT-02) ARMSTRONG TECTUM ACOUSTIC PANELS
- TONGUE AND GROOVE WOOD CEILING
- VANITY FIXTURE, RE: ELECTRICAL
- CEILING FAN WITH LIGHT, RE: ELECTRICAL
- WALL MOUNTED DIRECT/INDIRECT, RE: ELECTRICAL
- SURFACE MOUNTED DOWNLIGHT, RE: ELECTRICAL
- SURFACE MOUNTED LIGHT, RE: ELECTRICAL
- TRACK LIGHT, RE: ELECTRICAL
- SURFACE MOUNTED LED STRIP FIXTURE, RE: ELECTRICAL
- EXHAUST FAN, RE: ELECTRICAL
- WALL SCONCE, RE: ELECTRICAL
- SUSPENDED PENDANT FIXTURE, RE: ELECTRICAL
- SUSPENDED DIRECT/INDIRECT, RE: ELECTRICAL
- SURFACE MOUNTED CYLINDER, RE: ELECTRICAL
- EXTERIOR SCONCE, RE: ELECTRICAL

FINISH NOTES

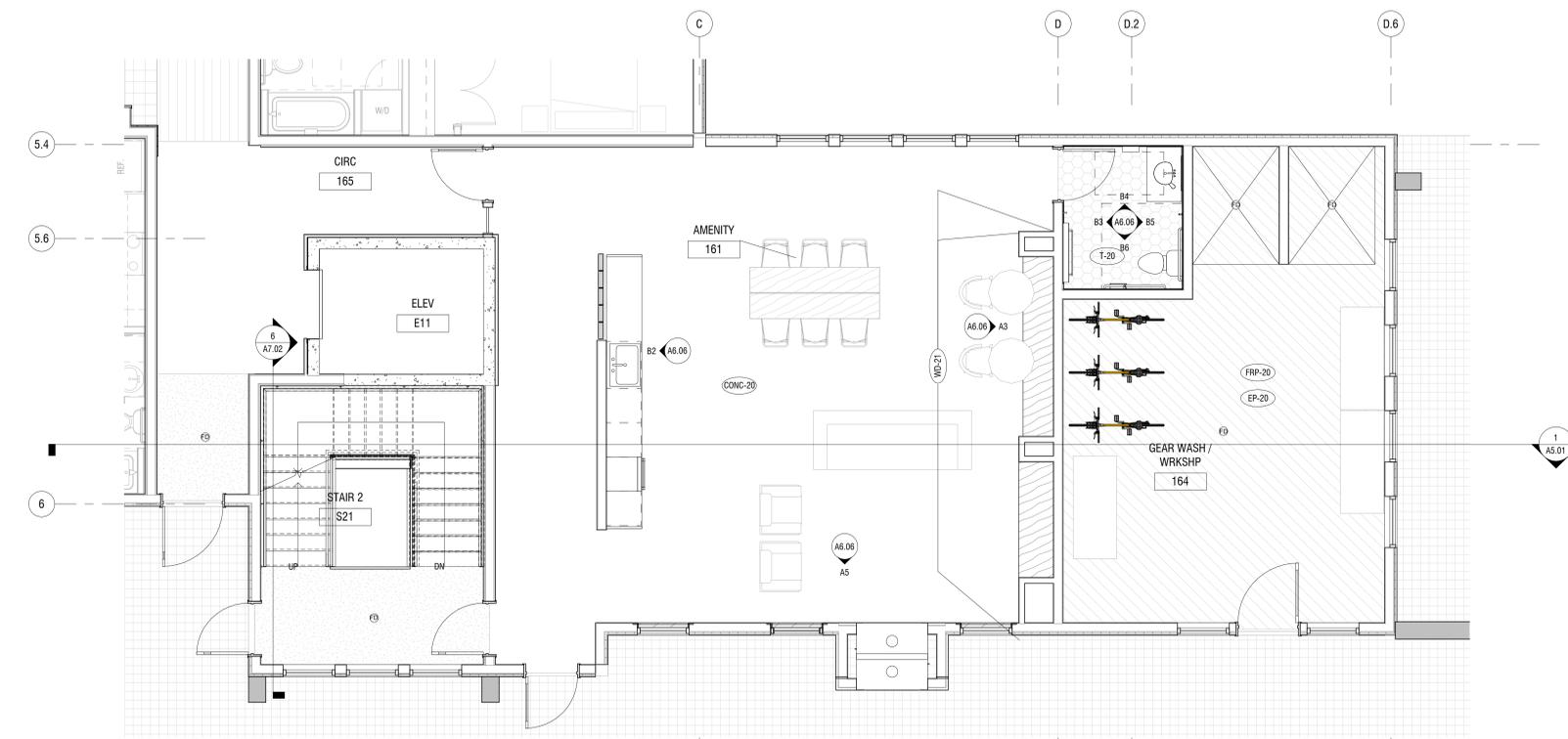
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FINISH LEGEND

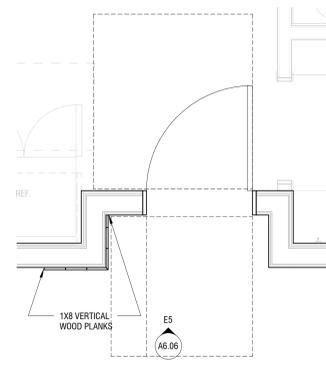
- LUXURY VINYL TILE, RE: FINISH SCHEDULE
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- TILE, RE: FINISH SCHEDULE
- RUBBER FLOORING, RE: FINISH SCHEDULE
- RECESSED WALK OFF MAT, RE: FINISH SCHEDULE
- EPOXY FLOOR, RE: FINISH SCHEDULE
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- WALL COVERING @ 4 AFF



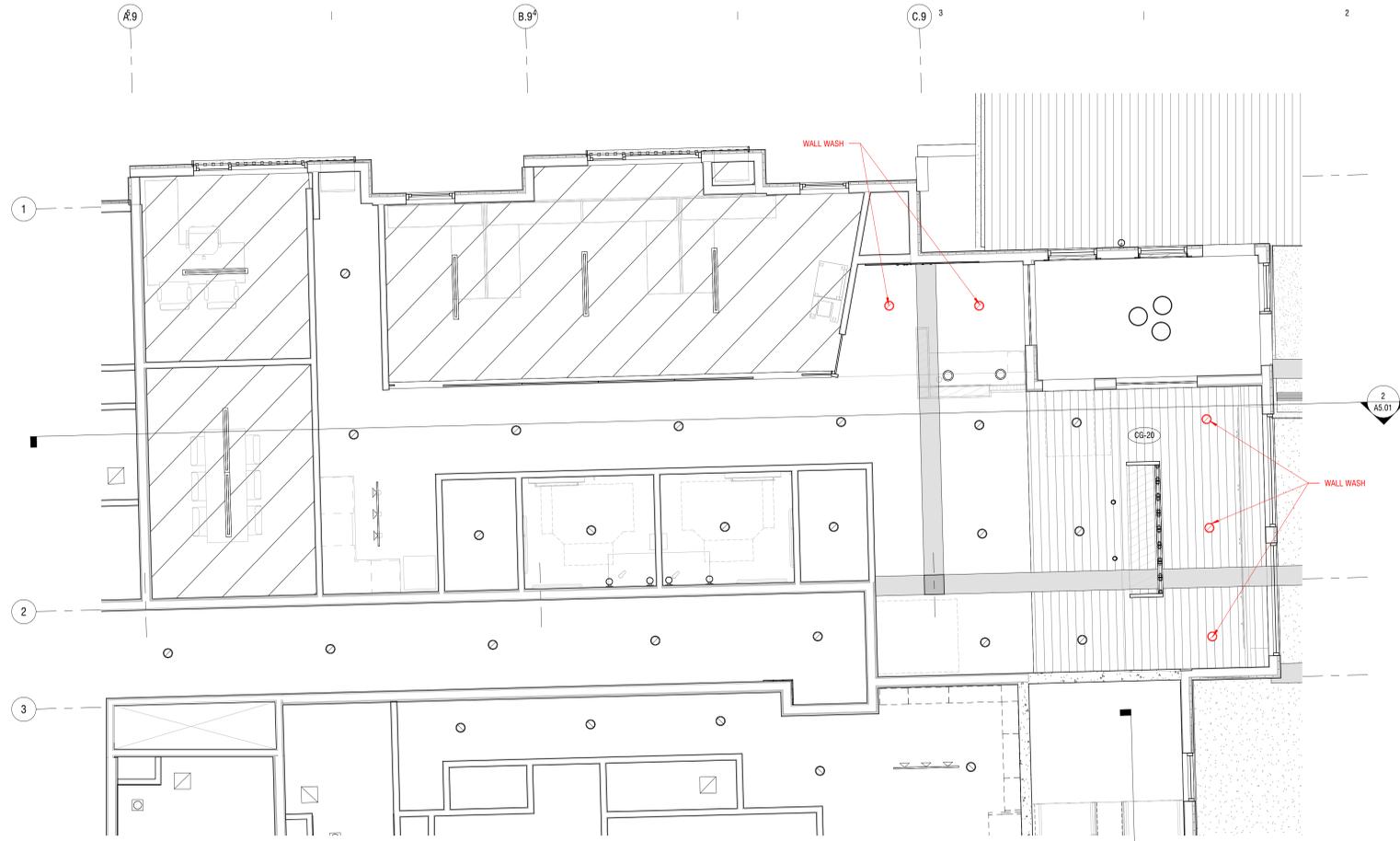
C4 ENLARGED AMENITY RCP
1/4" = 1'-0"



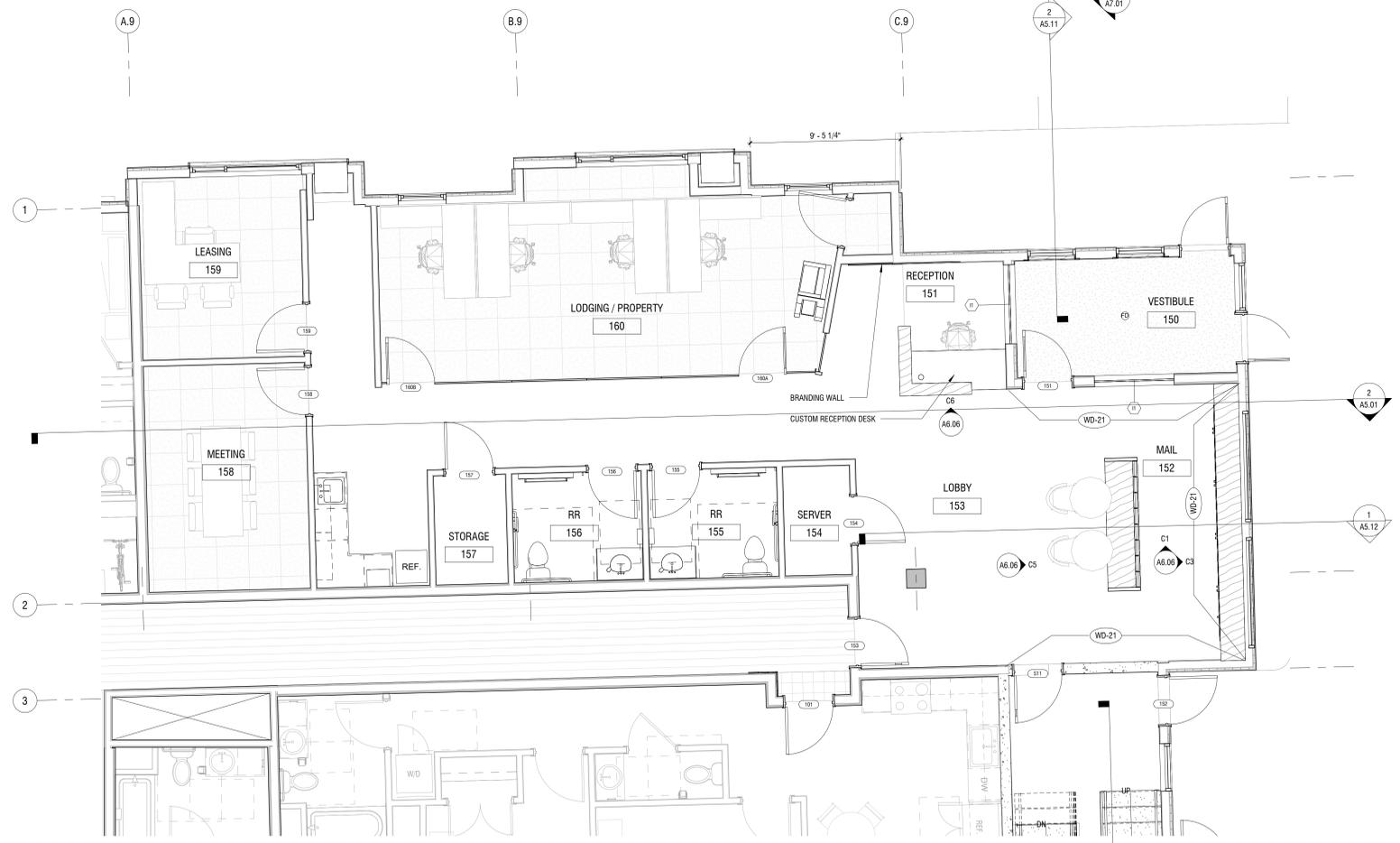
A4 LEVEL 1 ENLARGED AMENITY
1/4" = 1'-0"



A6 TYPICAL UNIT ENTRY
1/2" = 1'-0"



C5 ENLARGED LEASING RCP
1/4" = 1'-0"



A5 LEVEL 1 ENLARGED LEASING PLAN
1/4" = 1'-0"

KEYNOTES PER SHEET

Key Value	Keynote Text
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RCP NOTES

- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
- THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
- SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
- LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
- CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY U.N.O.
- SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
- BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
- CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
- CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
- LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY. AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR.

RCP LEGEND

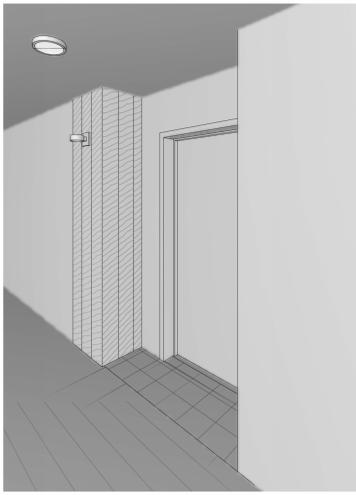
- (ACT-01) 2'X2' LAY-IN CEILING TILE (CLASS A) RE: FINISH SCHEDULE
- (GYP-01) GYPSUM BOARD CEILING RE: FLOOR/CEILING ASSEMBLY ON SHEET A0.04
- (GYP-01) GYP SOFFIT CEILING RE: FLOOR/CEILING ASSEMBLY ON SHEET A0.04
- (ACT-02) ARMSTRONG TECTUM ACOUSTIC PANELS
- TONGUE AND GROOVE WOOD CEILING
- VANITY FIXTURE RE: ELECTRICAL
- CEILING FAN WITH LIGHT RE: ELECTRICAL
- WALL MOUNTED DIRECT/INDIRECT RE: ELECTRICAL
- SURFACE MOUNTED DOWNLIGHT RE: ELECTRICAL
- SURFACE MOUNTED LIGHT RE: ELECTRICAL
- TRACK LIGHT RE: ELECTRICAL
- SURFACE MOUNTED LED STRIP FIXTURE RE: ELECTRICAL
- EXHAUST FAN RE: ELECTRICAL
- WALL SCONCE RE: ELECTRICAL
- SUSPENDED PENDANT FIXTURE RE: ELECTRICAL
- SUSPENDED DIRECT/INDIRECT RE: ELECTRICAL
- SURFACE MOUNTED CYLINDER RE: ELECTRICAL
- EXTERIOR SCONCE RE: ELECTRICAL

FINISH NOTES

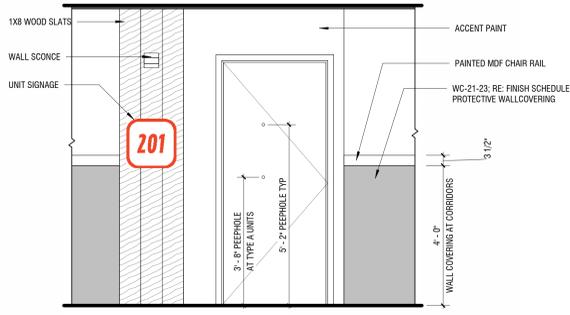
- REFER TO A0- SERIES FOR DESIGNATION AND DETAILS OF PARTITION TYPES
- REFER TO A6- SERIES SHEETS FOR FINISH SCHEDULES
- EXPOSED CONCRETE FLOORS SHALL BE SEALED WITH CONCRETE SEALER
- ALL GYPSUM BOARD SURFACES TO BE PAINTED P-20 U.N.O. ASSUME 1-2 COATS OF PRIMER
- ALL PAINT COLOR TRANSITIONS SHALL OCCUR AT INSIDE CORNERS U.N.O.
- WHERE THE EXTENT OF FINISH IS NOT INDICATED, ENTIRE WALL SHALL RECEIVE THE FINISH INDICATED ADJACENT
- WHERE TWO DIFFERING PARTITION TYPES ABUT IN A LINE ALONG A CONTINUOUS LENGTH OF PARTITION, THE CONTINUOUS FINISHED SURFACES OF THESE PARTITIONS SHALL ALIGN UNLESS NOTED OTHERWISE.
- ALL RUNNING BASE TO BE AT SAME ELEVATIONS WHERE SIMILAR FLOOR MATERIALS MEET
- PROVIDE VINYL CORNER GUARDS AT ALL OUTSIDE CORNERS IN PUBLIC SPACES AND TYPE A UNITS
- WHERE CERAMIC TILE IS INSTALLED ON WOOD FRAMING, PROVIDE ANTI-FRACTURE MEMBRANE PER ASSEMBLY
- ALL GROUT SHALL BE SEALED
- REFER TO REFLECTED CEILING PLANS FOR THE EXTENT OF DRYWALL CEILINGS. ALL DRYWALL CEILINGS AND SOFFITS SHALL BE PAINTED FLAT FINISH U.N.O.
- WALL BASE B-20 SHALL BE USED THROUGHOUT U.N.O.
- WALL TEXTURE TO BE LEVEL 4 FINISH U.N.O.

FINISH LEGEND

- LUXURY VINYL TILE RE: FINISH SCHEDULE
- LUXURY VINYL TILE (ACCENT) RE: FINISH SCHEDULE
- CARPET TILE RE: FINISH SCHEDULE
- POLISHED CONCRETE RE: FINISH SCHEDULE
- TILE RE: FINISH SCHEDULE
- RUBBER FLOORING RE: FINISH SCHEDULE
- RECESSED WALK OFF MAT RE: FINISH SCHEDULE
- EPOXY FLOOR RE: FINISH SCHEDULE
- SEALED CONCRETE RE: FINISH SCHEDULE
- WALL COVERING @ 4' AFF

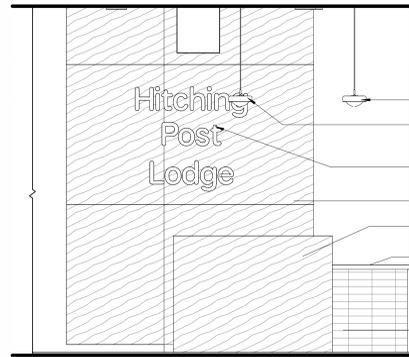


E6 UNIT ENTRY 3D

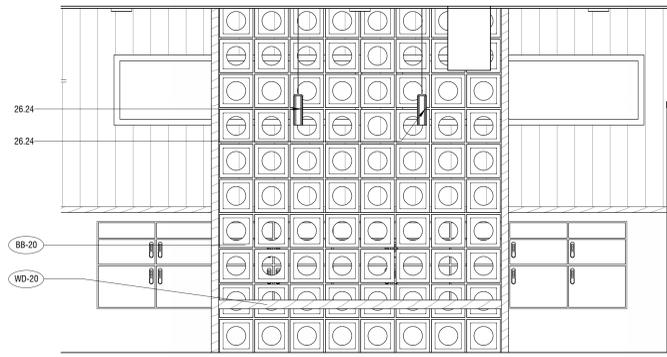


E5 TYPICAL UNIT ENTRY ELEVATION
1/2" = 1'-0"

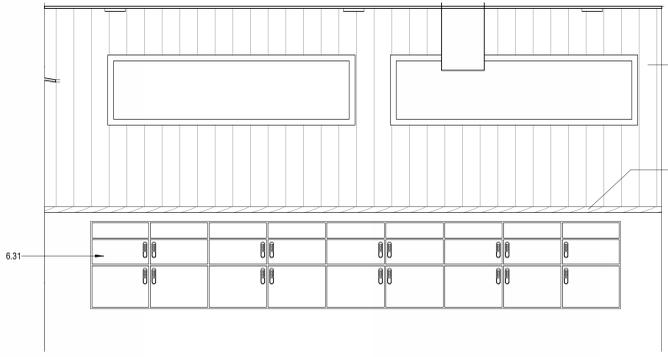
KEYNOTES PER SHEET	
Key Value	Keynote Text
6.31	CUSTOM POSTAL PACKAGE MILLWORK CABINETS WITH KEY CODE LOCKS
10.03	SURFACE MOUNTED BABY CHANGING STATION, RE: SCHEDULE
10.05	COUNTER MOUNTED SOAP DISPENSER, RE: SCHEDULE
10.10	ACCESSIBLE GRAB BARS, PROVIDE BLOCKING AS REQUIRED, RE: MOUNTING HEIGHTS
10.12	TOWEL HOOK, RE: SCHEDULE
10.14	TOILET PAPER HOLDER, RE: SCHEDULE
10.18	ACCESSIBLE AUTOMATIC HAND DRYER
10.21	FRAMELESS MIRROR, TEMPERED GLASS, RE: SCHEDULE
11.02	DISHWASHER, 24" WIDE
22.18	TANK TYPE TOILET, RE: PLUMBING
22.23	UNDERMOUNT LAVATORY SINK, RE: PLUMBING
26.23	WALL SCONCE, RE: ELECTRICAL
26.24	DECORATIVE PENDANT, RE: ELECTRICAL



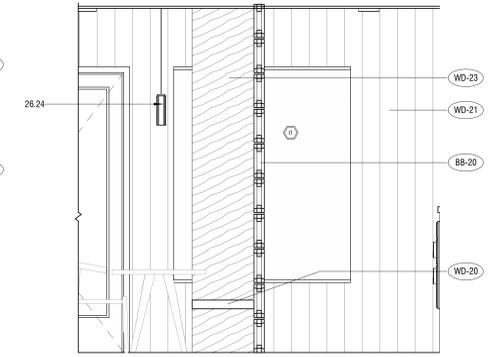
C6 RECEPTION DESK ELEVATION
1/2" = 1'-0"



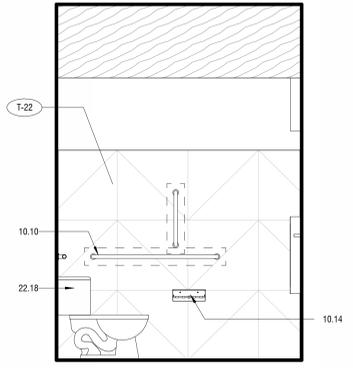
C5 MAIL ELEV. 3
1/2" = 1'-0"



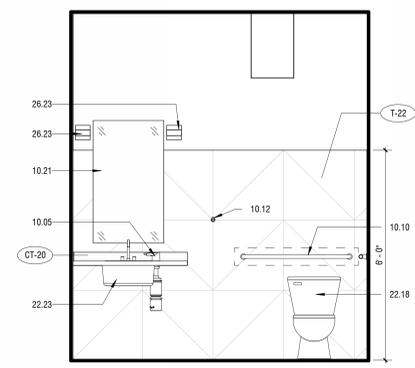
C3 MAIL ELEV. 2
1/2" = 1'-0"



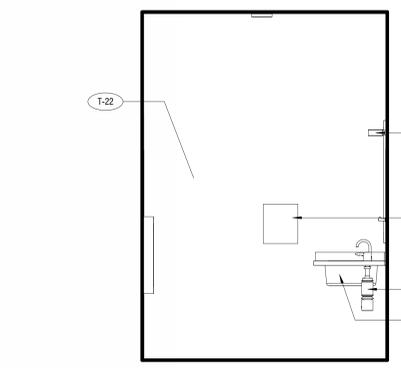
C1 MAIL ELEV. 1
1/2" = 1'-0"



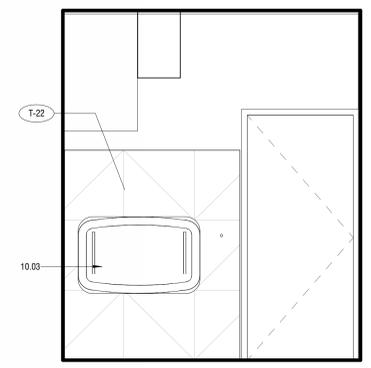
B6 RR ELEV. 4
1/2" = 1'-0"



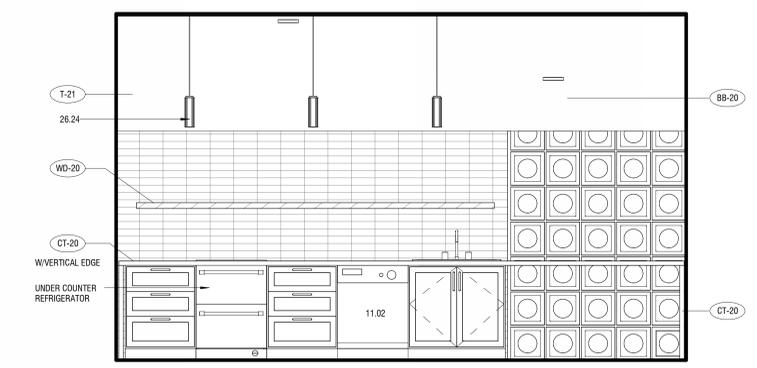
B5 RR ELEV. 3
1/2" = 1'-0"



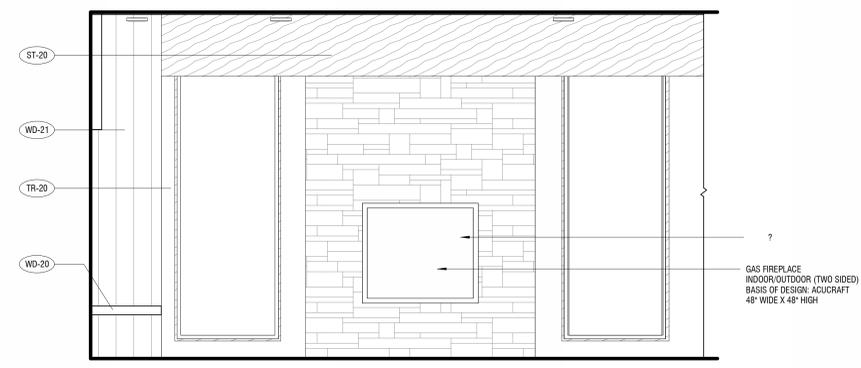
B4 RR ELEV. 2
1/2" = 1'-0"



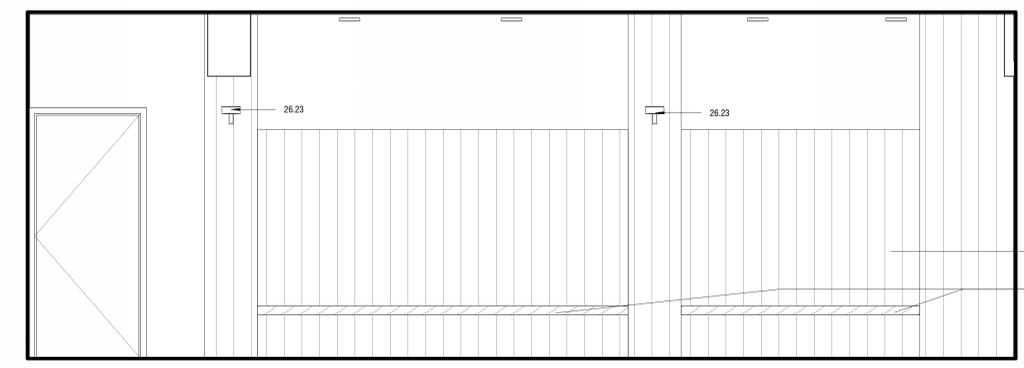
B3 RR ELEV. 1
1/2" = 1'-0"



B2 AMENITY KITCHEN ELEVATION
1/2" = 1'-0"



A5 AMENITY ELEVATION 2
1/2" = 1'-0"



A3 AMENITY ELEVATION 1
1/2" = 1'-0"

D-G-TS-19

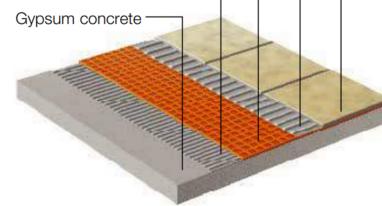
Ceramic, porcelain or stone tile

Schluter SET™, Schluter ALL-SET™, Schluter FAST-SET™, or unmodified thin-set mortar

DITRA or DITRA-XL uncoupling membrane

Schluter SET™, Schluter ALL-SET™, Schluter FAST-SET™, or unmodified thin-set mortar

Gypsum concrete



USE SCHLUTER DITRA AT ALL FLOOR TILE RECESS CONCRETE OR GYPCRETE PER DETAIL E6/A6.40

UNIT FINISH SCHEDULE

#	SELECTION	COMMENTS/LOCATION	SPECIFICATIONS			
			MANUFACTURER	REF. # / MODEL #	DESCRIPTION	COLOR
CABINETS						
CAB-10	Cabinetry	Kitchens and Baths	Lanz	Lanz Stonehenge Faceframe	Plywood box construction with Lanz Value Line Square Pull in Satin Nickel	Soprano Elm
MILLWORK						
WD-10	Mud Room Benches	Mud Area	By GC		3/4" Ash Veneer	TBD
WD-11	Mud Room Wainscot	Mud Area	By GC		1x4 T&G Ash	TBD
COUNTERTOPS						
CT-10	Quartz Countertops	Kitchens and baths	TBD		2CM	
FLOORS						
LVT-10	Luxury Vinyl Tile	Units - TYP	Shaw Contract - Solitude or Terrain II		20 mil; 5 MM	TBD
T-11	Porcelain Floor Tile with Schluter Ditra Undemeath	Unit Entries, Type A Bathrooms	Tilebar	Chips Collection	8"x8"	Macro Nero
WALL SURFACES						
T-10	Wall Tile (Schluter Jolly at all exposed edges) 1/16" Grout Lines	Kitchen Backsplash	Daltile	K775	2" x 8" Color Wheel Linear (Vertical Stack Install)	Matte Biscuit
T-12	Shower Panels	Typical Showers/Tubs	Mincey Marble			
PAINT COLORS						
P-10	Paint Colors	Field Paint - Walls and Ceiling	Sherwin Williams, or Equal	SW 7566	Satin	Westhighland White
P-11	Paint Colors	Accent Wall, Trim, and Doors	Sherwin Williams, or Equal	SW 7526	Semi Gloss	Maison Blanche
WINDOW COVERINGS						
WN-10	Roller Shades	Units	Vertlux			Blackout Shades
TRIM						
B-10	Rubber Base	Units	Tarkett (Millwork)	Silhouette	4"	TBD
TR-10	MDF Trim	Door Casings, Window Sills and Aprons	By GC		2 1/4"	Painted P-11
GROUT						
G-10	Tile Grout	Wall Tile (Kitchen Backsplash) 1/16" Grout Line	Laticrete			TBD
G-11	Tile Grout	Floor Tile 1/16" Grout Lines	Laticrete			

UNIT HARDWARE/ACCESSORIES SCHEDULE

#	MANUF/ALLOWANCE	NUMBER	STYLE	FINISH	NOTES
ACCESSORIES					
ACC-10	Better Home Products	Baker Beach - 9609SN	Toilet Paper Holder	Satin Nickel	
ACC-11	Better Home Products	Baker Beach - 9601SN	Robe Hook	Satin Nickel	
ACC-12	Better Home Products	Baker Beach - 9604SN	Towel Ring	Satin Nickel	
ACC-13	Better Home Products	Baker Beach - 9624SN	Straight Stainless Steel Shower Rod	Satin Nickel	
ACC-14	Better Home Products	Baker Beach - 9632DB	Towel Bar	Satin Nickel	
ACC-15	By G.C.		Full Tempered 1/4" Thick Mirror	Polished Edge	
TRANSITIONS					
TS-10	Schluter		Jolly		at exposed wall tile edges
TS-11	Schluter		Schiene		LVT to Tile

UNIT APPLIANCE SCHEDULE

#	SELECTION	COMMENTS/LOCATION	SPECIFICATIONS				CONTACT	PHONE #
			MANUFACTURER	REF # / MODEL #	DESCRIPTION	COLOR		
AP-10	Refrigerator - 36"	Typical and Type A	Whirlpool	WRF62036TZ	22.6 Cu Ft Counter Depth	Stainless		
AP-11	Range	Typical	Whirlpool	WFES5030RS	30"	Stainless		
AP-12	34" Tall Range	Type A	Whirlpool	WEES15SALS	30"	Stainless		
AP-13	Hood with accessible switch	Typical and Type A	Whirlpool	UDT4030ADS	30"	Stainless		
AP-14	Dishwasher	Typical	Whirlpool	WDT740SALZ	24"	Stainless		
AP-15	Dishwasher - Accessible	Type A	Frigidaire	FFBD242OUS	24"	Stainless		
AP-18	Over-Range Microwave	Typical	Whirlpool	WMH31017HS	30"	Stainless		
AP-19	Countertop Microwave	Type A	Whirlpool	WMC30309LS	0.9 cu ft	Stainless		
AP-20	Washer	Typical (Stacking Kit where required, re: plans)	Whirlpool	WFWS605MC	4.5 Cu Ft	Shadow		
AP-21	Dryer	Typical (Stacking Kit where required, re: plans)	Whirlpool	WEDS605MC	7.4 Cu Ft	Shadow		

SHOULD MICROWAVES BE PROVIDED? RE-CIRC HOOD GIVES MORE COOKING SPACE AT RANGE.

UNIT 1.1 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		HARDWARE	TYPE	LEAF			FRAME		DETAILS
	WIDTH	HEIGHT			THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 2										
11.1	2'-10"	6'-8"	-	CASED OPENING	0'-1 3/8"	WD	-	WD	-	
11.2	3'-0"	6'-8"	-	P2	0'-1 3/8"	WD	-	WD	-	
11.4	3'-0"	6'-8"	-	P2	0'-1 3/8"	WD	-	WD	-	

UNIT 1.2 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		HARDWARE	TYPE	LEAF			FRAME		DETAILS
	WIDTH	HEIGHT			THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 2										
12.1	4'-0"	6'-8"	-	P2	0'-1 3/8"	WD	-	WD	-	
12.2	3'-0"	6'-8"	-	P2	0'-1 3/8"	WD	-	WD	-	
12.3	2'-10"	6'-8"	-	CASED OPENING	0'-1 3/8"	WD	-	WD	-	
12.4	3'-0"	6'-8"	-	P2	0'-1 3/8"	WD	-	WD	-	

KEYNOTES PER SHEET

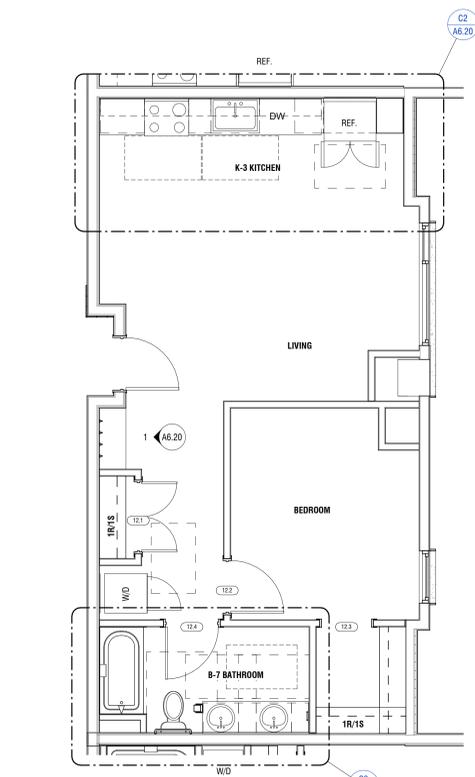
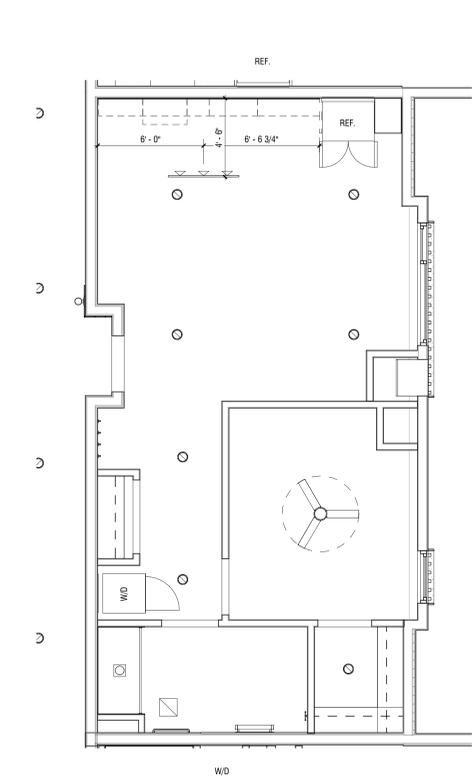
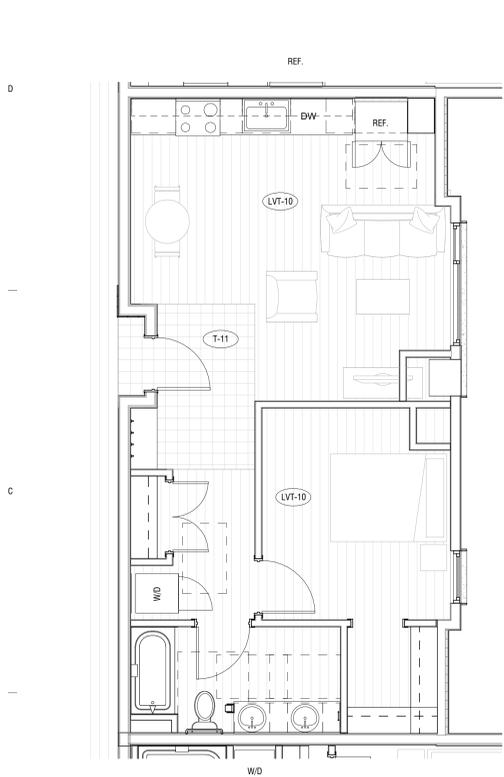
- ### UNIT FINISH NOTES
- REFER TO A6- SERIES SHEETS FOR SCHEDULES AND ANTI-FRACTURE MEMBRANE
 - ALL GROUT AT TILE SHALL BE EPXY
 - UNIT WALLS AND CEILING TO BE PAINTED. RE: FINISH SCHEDULES, PROVIDE SAMPLES FOR EACH COLOR
 - ALL UNIT WALLS TO RECEIVE WALL BASE PER SCHEDULE
 - RUNNING BASE TO BE INSTALLED AT THE SAME ELEVATION WHERE DISSIMILAR FLOOR MATERIALS MEET
 - INTERIOR UNIT DOORS SHALL BE PAINTED PER SCHEDULE
 - AT P-LAM COUNTERTOP, PROVIDE EDGE DETAILS, SIDESPLASH, AND BACKSPLASH PER INTERIOR DETAILS
 - ALL UNIT WINDOWS SHALL RECEIVE WINDOW COVERING. RE: FINISH SCHEDULE
 - ALL GYPSUM BOARD SURFACES TO BE PAINTED P-10, U.N.O. ASSUME 1-2 COATS OF PRIMER
 - WALL BASE B-10 SHALL BE USED THROUGHOUT, U.N.O.
 - WALL TEXTURE TO BE LEVEL 3 KNICK DOWN FINISH AT ALL UNITS, U.N.O.
 - ALL TYPE A UNITS TO RECEIVE CORNER GUARDS AT ALL OUTSIDE CORNERS

- ### UNIT PLAN NOTES
- REFER TO A0- SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS, AND BUILDING CODE REQUIREMENTS
 - REFER TO A6- SERIES SHEETS FOR SCHEDULES
 - REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
 - TYPE A UNITS ARE ACCESSIBLE, TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
 - HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
 - UNIT PLANS MAY BE IMPROVED OR NOTATED REFER TO ORIENTATION IN OVERALL PLANS
 - REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
 - REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
 - TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL WITHIN BASE CABINETS
 - TYPE A UNITS - PROVIDE REMOVABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
 - TYPE A UNITS - PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN, AND STROBE, ILLUMINATED DOORBELL
 - TYPE B UNITS - PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
 - HEARING AND VISUALLY IMPAIRED UNIT - PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOORBELL

- ### RCP NOTES
- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
 - THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
 - SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD
 - LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O. RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION
 - CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
 - SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES
 - BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET. WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE
 - CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
 - CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
 - LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY, AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR

- ### UNIT FINISH LEGEND
- LVT - VINYL PLANK
RE: FLOORING
 - PORCELAIN FLOOR TILE
RE: FLOORING
 - FLOOR CLEARANCES AS REQUIRED BY ICC/ANSI A117.1
 - #R # OF CLOSET RODS; RE: ELEVATIONS ON A6.50
 - #S # OF CLOSET SHELVES; RE: ELEVATIONS ON A6.50

- ### UNIT RCP LEGEND
- VANITY FIXTURE; RE: ELECTRICAL
 - CEILING FAN WITH LIGHT; RE: ELECTRICAL
 - EXHAUST FAN; RE: ELECTRICAL
 - SHOWER DOWNLIGHT; RE: ELECTRICAL
 - SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
 - TRACK LIGHT; RE: ELECTRICAL
 - GYPSUM BOARD CEILING AS PART OF FLOOR/CEILING ASSEMBLY, SHEET A0.30
 - DROPPED GYPSUM BOARD SOFFIT

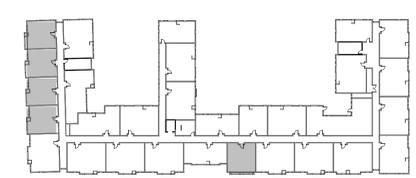
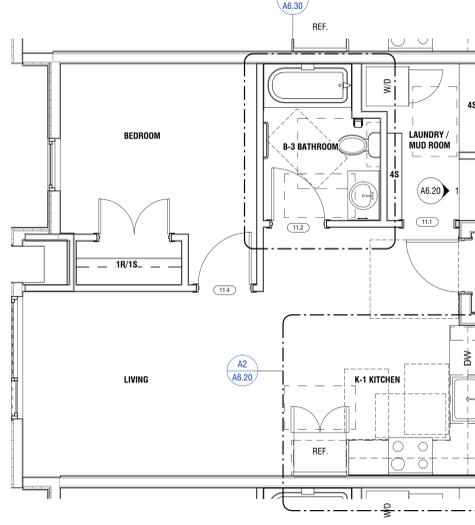
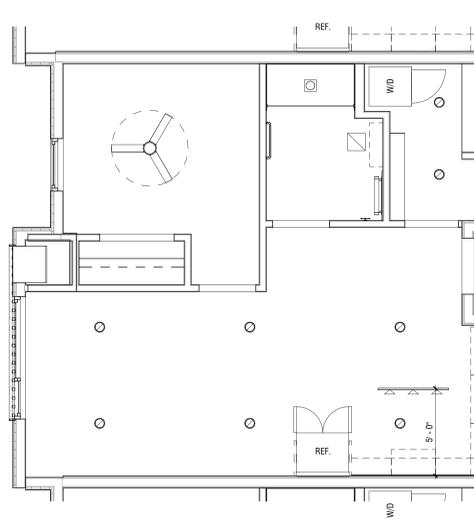
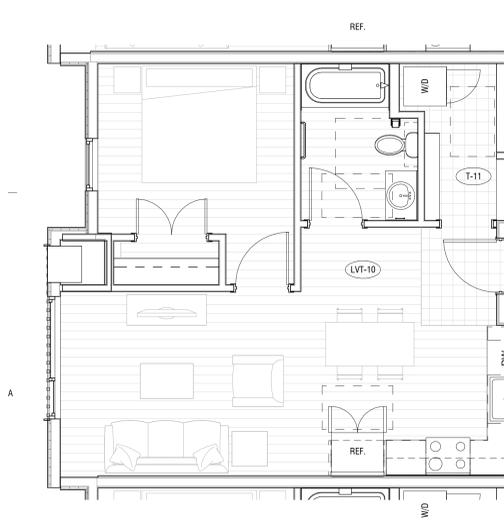


B4 UNIT TYPE 1.2 - FINISH PLAN
1/4" = 1'-0"

B3 UNIT TYPE 1.2 - RCP
1/4" = 1'-0"

B2 UNIT TYPE 1.2 - FLOOR PLAN
1/4" = 1'-0"

UNIT 1.2 @ LVLS 2-3



UNIT 1.1 @ LVLS 2-3



UNIT 1.1 @ LVL 1

A4 UNIT TYPE 1.1 - FINISH PLAN
1/4" = 1'-0"

A3 UNIT TYPE 1.1 - RCP
1/4" = 1'-0"

A2 UNIT TYPE 1.1 - FLOOR PLAN
1/4" = 1'-0"

KEYNOTES PER SHEET

UNIT 1.3 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		HARDWARE	TYPE	LEAF			FRAME		DETAILS
	WIDTH	HEIGHT			THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 2										
13.1	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
13.2	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
13.3	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
13.4	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		

UNIT 1.4A DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		HARDWARE	TYPE	LEAF			FRAME		DETAILS
	WIDTH	HEIGHT			THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 2										
14.1	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
14.2	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
14.3	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
14.4	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		

- UNIT FINISH NOTES**
- REFER TO A6- SERIES FOR SCHEDULES
 - PROVIDE TILE FLOORING AT TYPE A BATHROOM. SLOPE FLOOR TO DRAIN AND PROVIDE WATERPROOFING AND ANTI-FRACTURE MEMBRANE
 - ALL GROUT AT TILE SHALL BE EPXY
 - UNIT WALLS AND CEILING TO BE PAINTED. RE: FINISH SCHEDULES. PROVIDE SAMPLES FOR EACH COLOR
 - ALL UNIT WALLS TO RECEIVE WALL BASE PER SCHEDULE
 - RUNNING BASE TO BE INSTALLED AT THE SAME ELEVATION WHERE DISSIMILAR FLOOR MATERIALS MEET
 - INTERIOR UNIT DOORS SHALL BE PAINTED PER SCHEDULE
 - AT P-LAM COUNTERTOP, PROVIDE EDGE DETAILS, SIDESPLASH, AND BACKSPLASH PER INTERIOR DETAILS
 - ALL UNIT WINDOWS SHALL RECEIVE WINDOW COVERING. RE: FINISH SCHEDULE
 - ALL GYPSUM BOARD SURFACES TO BE PAINTED P-10, U.N.O. ASSUME 1-2 COATS OF PRIMER
 - WALL BASE B-10 SHALL BE USED THROUGHOUT, U.N.O.
 - WALL TEXTURE TO BE LEVEL 3 KNOCK DOWN FINISH AT ALL UNITS, U.N.O.
 - ALL TYPE A UNITS TO RECEIVE CORNER GUARDS AT ALL OUTSIDE CORNERS

- UNIT PLAN NOTES**
- REFER TO A6- SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS, AND BUILDING CODE REQUIREMENTS
 - REFER TO A6- SERIES SHEETS FOR SCHEDULES
 - REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
 - TYPE A UNITS ARE ACCESSIBLE. TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
 - HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
 - UNIT PLANS MAY BE IMPROVED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
 - REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
 - REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
 - TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL WITHIN BASE CABINETS
 - TYPE A UNITS - PROVIDE REMOVABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
 - TYPE A UNITS - PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN, AND STROBE, ILLUMINATED DOORBELL
 - TYPE B UNITS - PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
 - HEARING AND VISUALLY IMPAIRED UNIT - PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOORBELL

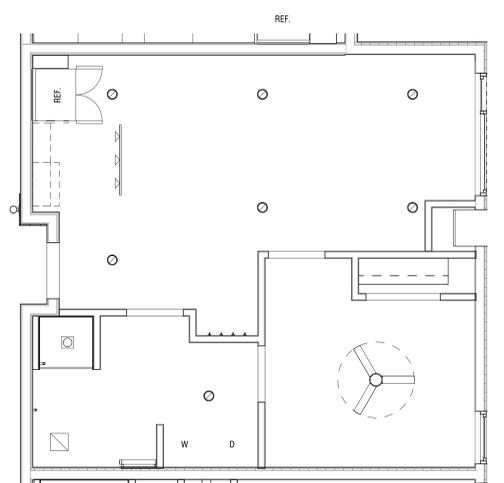
- RCP NOTES**
- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
 - THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
 - SOFT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
 - LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
 - CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
 - SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
 - BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
 - CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
 - CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
 - LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY, AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR

- UNIT FINISH LEGEND**
- LVT - VINYL PLANK
RE: FLOORING
 - PORCELAIN FLOOR TILE
RE: FLOORING
 - FLOOR CLEARANCES AS REQUIRED BY ICC/ANSI A117.1
 - #R # OF CLOSET RODS; RE: ELEVATIONS ON A6.50
 - #S # OF CLOSET SHELVES; RE: ELEVATIONS ON A6.50

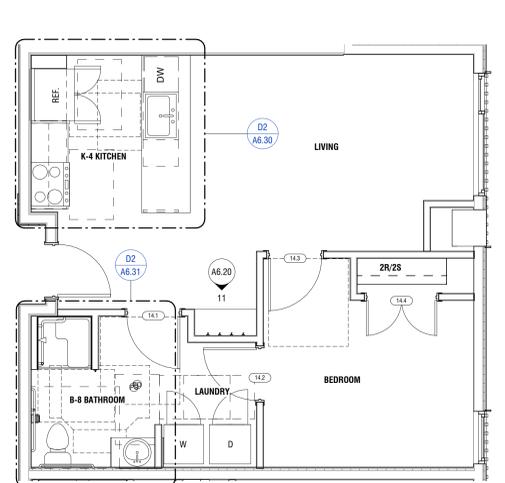
- UNIT RCP LEGEND**
- VANITY FIXTURE; RE: ELECTRICAL
 - CEILING FAN WITH LIGHT; RE: ELECTRICAL
 - EXHAUST FAN; RE: ELECTRICAL
 - SHOWER DOWNLIGHT; RE: ELECTRICAL
 - SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
 - TRACK LIGHT; RE: ELECTRICAL
 - GYPSUM BOARD CEILING AS PART OF FLOOR/CEILING ASSEMBLY, SHEET A0.30
 - DROPPED GYPSUM BOARD SOFFIT



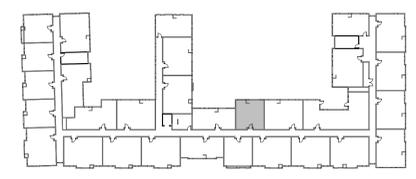
C6 UNIT TYPE 1.4A - FINISH PLAN
1/4" = 1'-0"



C5 UNIT TYPE 1.4A - RCP
1/4" = 1'-0"



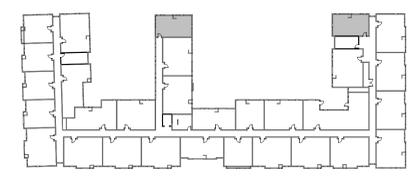
C4 UNIT TYPE 1.4A - FLOOR PLAN
1/4" = 1'-0"



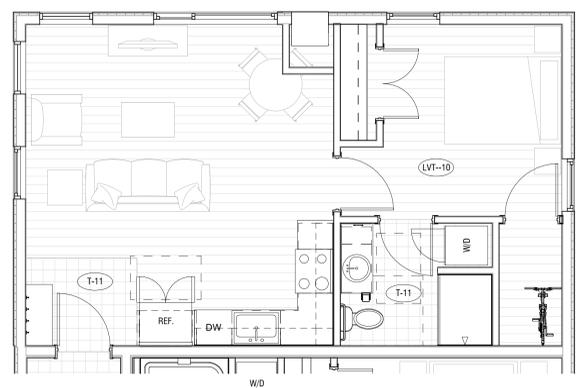
UNIT 1.4A @ LVLS 2-3



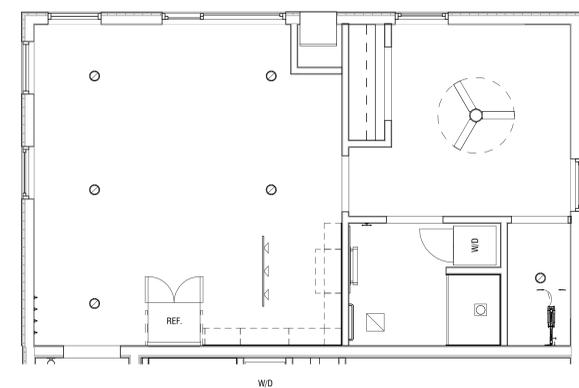
UNIT 1.4A @ LVL 1



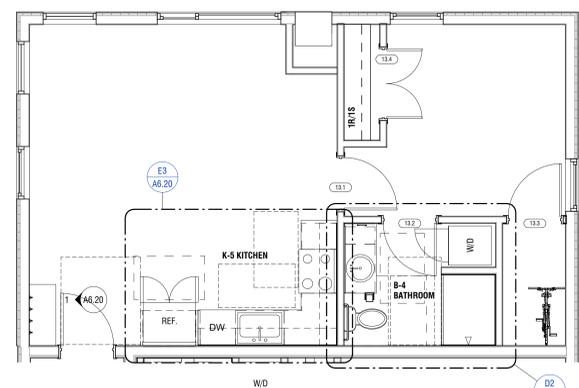
UNIT 1.3 @ LVLS 2-3



A6 UNIT TYPE 1.3 - FINISH PLAN
1/4" = 1'-0"



A5 UNIT TYPE 1.3 - RCP
1/4" = 1'-0"



A3 UNIT TYPE 1.3 - FLOOR PLAN
1/4" = 1'-0"

UNIT FINISH NOTES

- REFER TO A6- SERIES SCHEDULES
- PROVIDE TILE FLOORING AT TYPE A BATHROOM. SLOPE FLOOR TO DRAIN AND PROVIDE WATERPROOFING AND ANTI-FRACTURE MEMBRANE
- ALL GROUT AT TILES SHALL BE EPXY
- UNIT WALLS AND CEILING TO BE PAINTED. RE: FINISH SCHEDULES. PROVIDE SAMPLES FOR EACH COLOR
- ALL UNIT WALLS TO RECEIVE WALL BASE PER SCHEDULE
- RUNNING BASE TO BE INSTALLED AT THE SAME ELEVATION WHERE DISSIMILAR FLOOR MATERIALS MEET
- INTERIOR UNIT DOORS SHALL BE PAINTED PER SCHEDULE
- AT P-LAM COUNTERTOP, PROVIDE EDGE DETAILS, SIDESPLASH, AND BACKSPLASH PER INTERIOR DETAILS
- ALL UNIT WINDOWS SHALL RECEIVE WINDOW COVERING. RE: FINISH SCHEDULE
- ALL GYPSUM BOARD SURFACES TO BE PAINTED P-10, U.N.O. ASSUME 1-2 COATS OF PRIMER
- WALL BASE B-10 SHALL BE USED THROUGHOUT, U.N.O.
- WALL TEXTURE TO BE LEVEL 3 KNOCK DOWN FINISH AT ALL UNITS, U.N.O.
- ALL TYPE A UNITS TO RECEIVE CORNER GUARDS AT ALL OUTSIDE CORNERS

UNIT PLAN NOTES

- REFER TO A6- SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS, AND BUILDING CODE REQUIREMENTS
- REFER TO A6- SERIES SHEETS FOR SCHEDULES
- REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
- TYPE A UNITS ARE ACCESSIBLE. TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISIBLE
- HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
- UNIT PLANS MAY BE IMPROVED OR NOTATED REFER TO ORIENTATION IN OVERALL PLANS
- REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
- REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
- TYPE A UNITS- PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL WITHIN BASE CABINETS
- TYPE A UNITS- PROVIDE REMOVABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
- TYPE A UNITS- PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN, AND STROBE, ILLUMINATED DOORBELL
- TYPE B UNITS- PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
- HEARING AND VISUALLY IMPAIRED UNIT- PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOORBELL

RCP NOTES

- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
- THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
- SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
- LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
- CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
- SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
- BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
- CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
- CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
- LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY. AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR

UNIT FINISH LEGEND

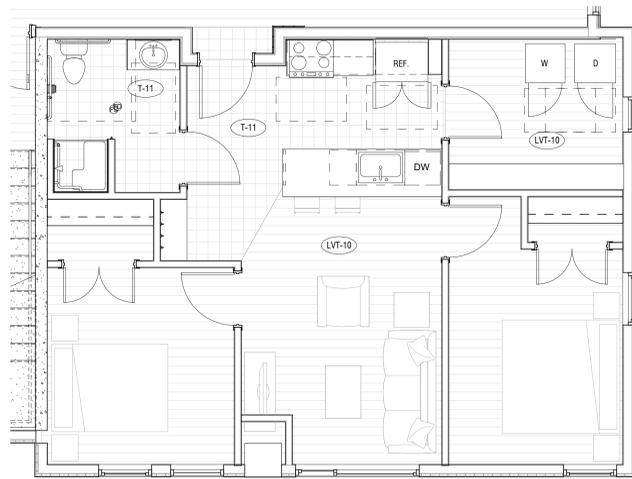
- LVT - VINYL PLANK
RE: FLOORING
- PORCELAIN FLOOR TILE;
RE: FLOORING
- FLOOR CLEARANCES AS REQUIRED
BY ICC/ANSI A117.1
- #R # OF CLOSET RODS; RE: ELEVATIONS ON A6.50
- #S # OF CLOSET SHELVES; RE: ELEVATIONS ON A6.50

UNIT RCP LEGEND

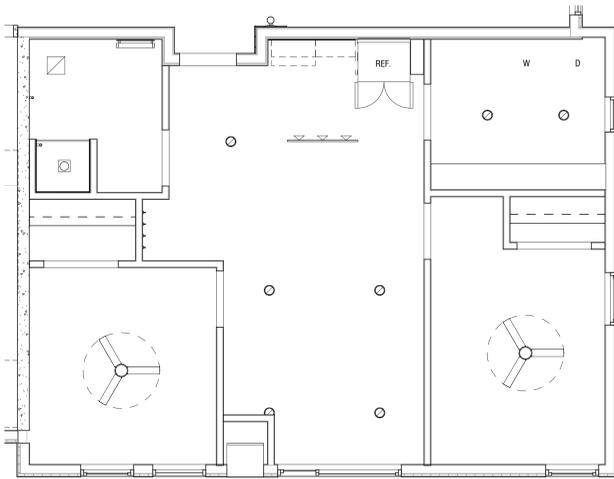
- VANITY FIXTURE; RE: ELECTRICAL
- CEILING FAN WITH LIGHT; RE: ELECTRICAL
- EXHAUST FAN; RE: ELECTRICAL
- SHOWER DOWNLIGHT; RE: ELECTRICAL
- SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
- TRACK LIGHT; RE: ELECTRICAL
- GYPSUM BOARD CEILING AS PART OF
FLOOR/CEILING ASSEMBLY, SHEET A0.30
- DROPPED GYPSUM BOARD SOFFIT

UNIT 2.1 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		HARDWARE	TYPE	LEAF			FRAME		DETAILS
	WIDTH	HEIGHT			THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 2										
21.1	2'-10"	6'-8"		CASED OPENING	0'-1 3/8"	WD		WD		
21.2	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
21.3	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
21.4	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
21.5	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
21.6	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
21.7	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		

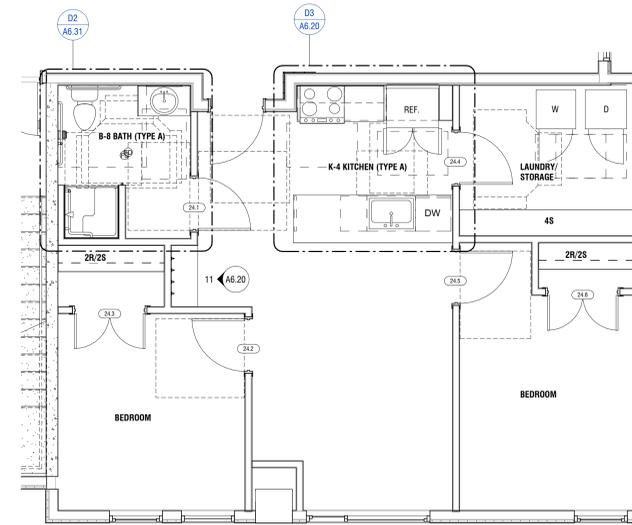
UNIT 2.4A DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		HARDWARE	TYPE	LEAF			FRAME		DETAILS
	WIDTH	HEIGHT			THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
LEVEL 2										
24.1	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
24.2	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
24.3	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
24.4	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
24.5	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
24.6	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		



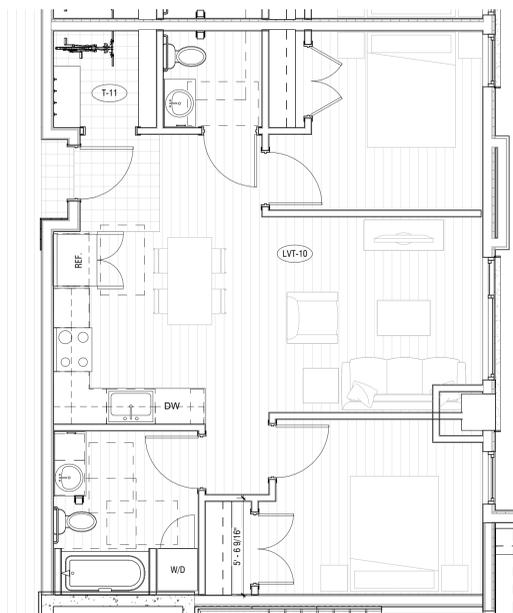
C6 UNIT TYPE 2.4A - FINISH PLAN
1/4" = 1'-0"



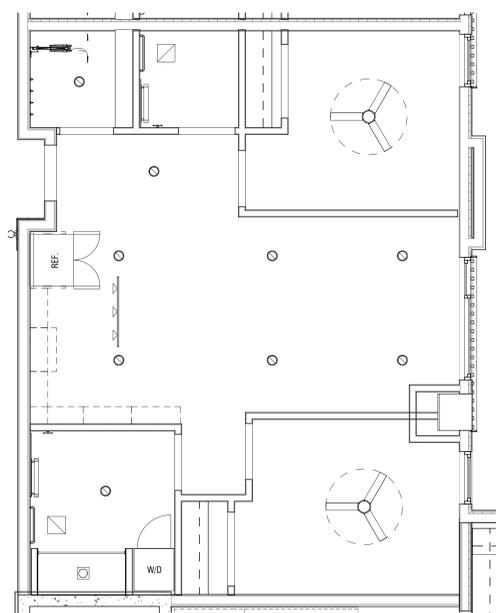
C5 UNIT TYPE 2.4A - RCP
1/4" = 1'-0"



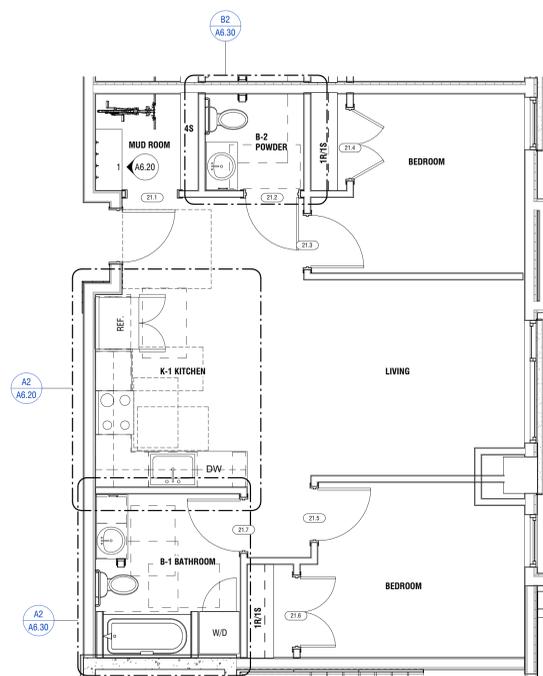
C3 UNIT TYPE 2.4A - FLOOR PLAN (TYPE A)
1/4" = 1'-0"



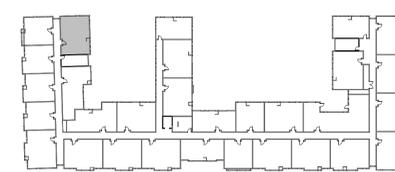
A6 UNIT TYPE 2.1 - FINISH PLAN
1/4" = 1'-0"



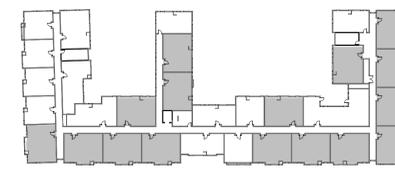
A5 UNIT TYPE 2.1 - RCP
1/4" = 1'-0"



A4 UNIT TYPE 2.1 - FLOOR PLAN
1/4" = 1'-0"



UNIT 2.4A @ LVLS 2-3



UNIT 2.1 @ LVLS 2-3



UNIT 2.1 @ LVL 1

UNIT 2.3 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE			LEAF	FRAME			DETAILS		
	WIDTH	HEIGHT	HARDWARE		TYPE	THICKNESS	MATERIAL		FINISH	
LEVEL 2										
23.1	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
23.2	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
23.3	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
23.4	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
23.5	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
23.6	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
23.7	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		

UNIT 2.2 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE			LEAF	FRAME			DETAILS		
	WIDTH	HEIGHT	HARDWARE		TYPE	THICKNESS	MATERIAL		FINISH	
LEVEL 2										
22.1	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
22.2	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
22.3	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
22.4	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
22.5	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
22.6	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		

KEYNOTES PER SHEET

UNIT FINISH NOTES

- REFER TO A6- SERIES FOR SCHEDULES AND ANTI-FRACTURE MEMBRANE
- ALL GROUT AT TILE SHALL BE EPXY
- UNIT WALLS AND CEILING TO BE PAINTED. RE: FINISH SCHEDULES. PROVIDE SAMPLES FOR EACH COLOR
- ALL UNIT WALLS TO RECEIVE WALL BASE PER SCHEDULE
- RUNNING BASE TO BE INSTALLED AT THE SAME ELEVATION WHERE DISSIMILAR FLOOR MATERIALS MEET
- INTERIOR UNIT DOORS SHALL BE PAINTED PER SCHEDULE
- AT P-LAM COUNTERTOP, PROVIDE EDGE DETAILS, SIDESPLASH, AND BACKSPLASH PER INTERIOR DETAILS
- ALL UNIT WINDOWS SHALL RECEIVE WINDOW COVERING. RE: FINISH SCHEDULE
- ALL GYPSUM BOARD SURFACES TO BE PAINTED P-10, U.N.O. ASSUME 1-2 COATS OF PRIMER
- WALL BASE B-10 SHALL BE USED THROUGHOUT, U.N.O.
- WALL TEXTURE TO BE LEVEL 3 KNOCK DOWN FINISH AT ALL UNITS, U.N.O.
- ALL TYPE A UNITS TO RECEIVE CORNER GUARDS AT ALL OUTSIDE CORNERS

UNIT PLAN NOTES

- REFER TO A0- SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS, AND BUILDING CODE REQUIREMENTS
- REFER TO A6- SERIES SHEETS FOR SCHEDULES
- REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
- TYPE A UNITS ARE ACCESSIBLE. TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
- HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
- UNIT PLANS MAY BE IMPROVED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
- REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
- REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
- TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD ONKIST AND GARAGE DISPOSAL WITHIN BASE CABINETS
- TYPE A UNITS - PROVIDE REMOVABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
- TYPE A UNITS - PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN, AND STROBE, ILLUMINATED DOORBELL
- TYPE B UNITS - PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
- HEARING AND VISUALLY IMPAIRED UNIT - PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOORBELL

RCP NOTES

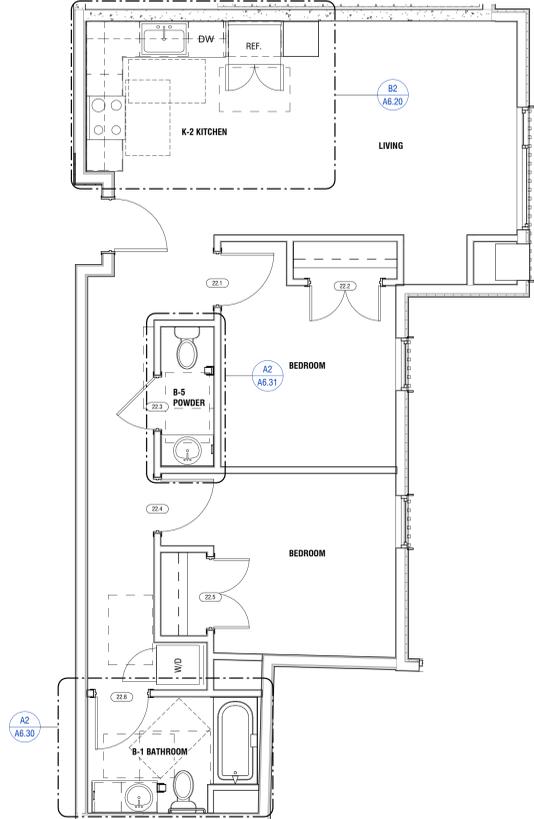
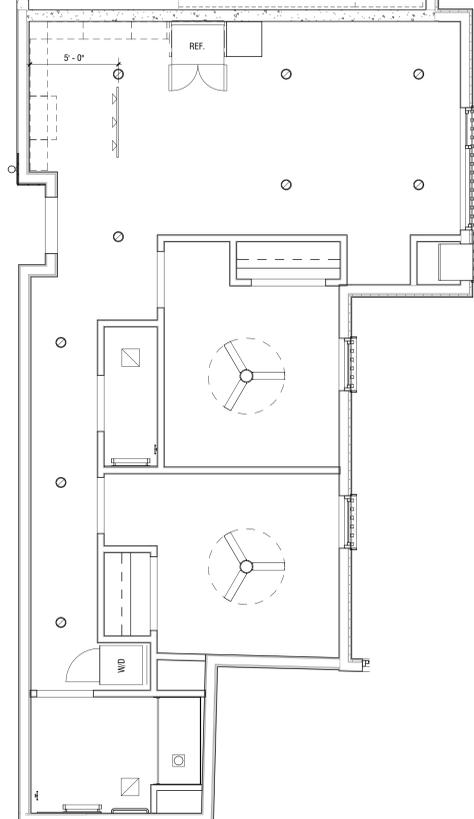
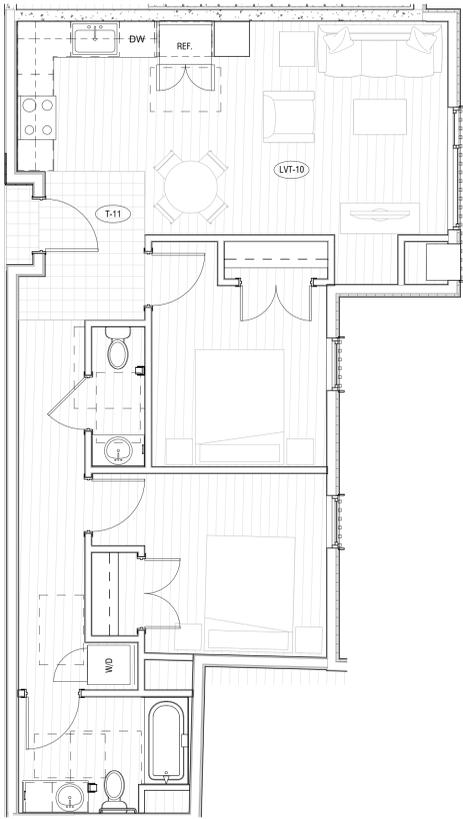
- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
- THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
- SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD.
- LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O.; RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
- CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
- SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
- BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE.
- CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
- CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
- LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY. AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR

UNIT FINISH LEGEND

- LVT - VINYL PLANK
RE: FLOORING
- PORCELAIN FLOOR TILE;
RE: FLOORING
- FLOOR CLEARANCES AS REQUIRED
BY ICC/ANSI A117.1
- #R # OF CLOSET RODS; RE: ELEVATIONS ON A6.50
- #S # OF CLOSET SHELVES; RE: ELEVATIONS ON A6.50

UNIT RCP LEGEND

- VANITY FIXTURE; RE: ELECTRICAL
- CEILING FAN WITH LIGHT; RE: ELECTRICAL
- EXHAUST FAN; RE: ELECTRICAL
- SHOWER DOWNLIGHT; RE: ELECTRICAL
- SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
- TRACK LIGHT; RE: ELECTRICAL
- GYPSUM BOARD CEILING AS PART OF
FLOOR/CEILING ASSEMBLY, SHEET A0.30
- DROPPED GYPSUM BOARD SOFFIT



UNIT 2.2 @ LVLS 1-3

C4 UNIT TYPE 2.2 - FINISH PLAN

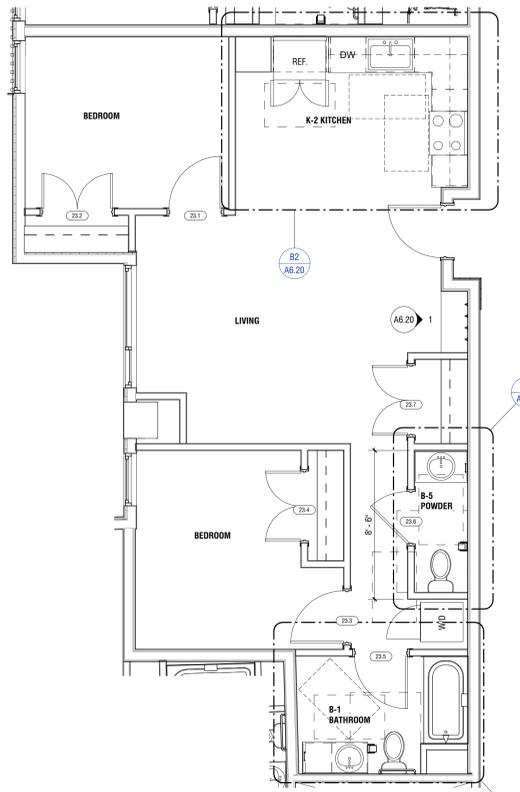
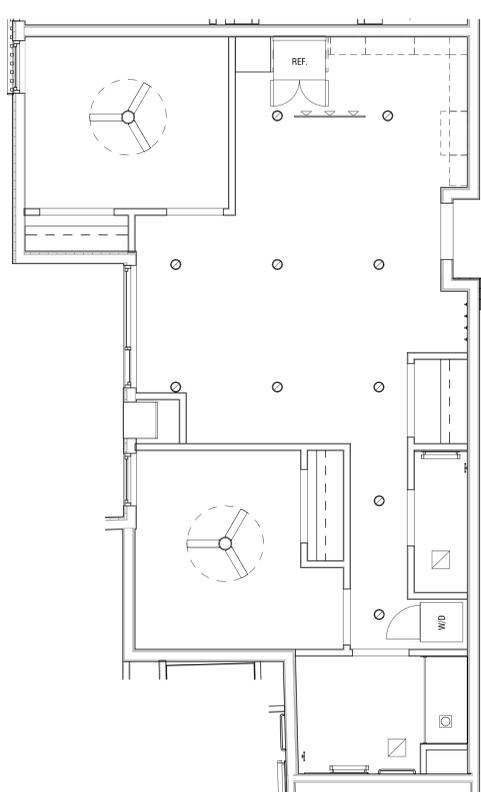
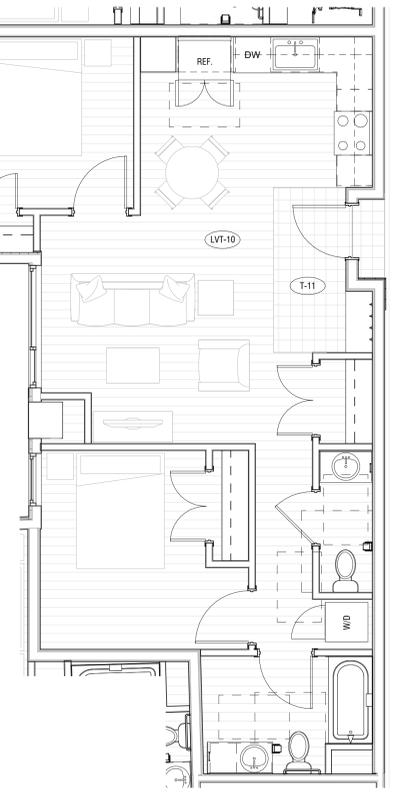
1/4" = 1'-0"

C3 UNIT TYPE 2.2 - RCP

1/4" = 1'-0"

C2 UNIT TYPE 2.2 - FLOOR PLAN

1/4" = 1'-0"



UNIT 2.3 @ LVLS 1-3

A4 UNIT TYPE 2.3 - FINISH PLAN

1/4" = 1'-0"

A3 UNIT TYPE 2.3 - RCP

1/4" = 1'-0"

A2 UNIT TYPE 2.3 - FLOOR PLAN

1/4" = 1'-0"

UNIT 3.1 DOOR SCHEDULE										
TAG	DOOR OPENING SIZE		LEAF				FRAME		DETAILS	
	WIDTH	HEIGHT	HARDWARE	TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL		FINISH
LEVEL 2										
31.1	2'-6"	6'-8"		F	0'-1 3/4"	WD		HM		
31.2	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.3	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.4	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.5	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.6	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.7	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.8	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.9	3'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		
31.10	4'-0"	6'-8"		P2	0'-1 3/8"	WD		WD		

KEYNOTES PER SHEET

UNIT FINISH NOTES

- REFER TO A6- SERIES FOR SCHEDULES
- PROVIDE TILE FLOORING AT TYPE A BATHROOM. SLOPE FLOOR TO DRAIN AND PROVIDE WATERPROOFING AND ANTI-FRACTURE MEMBRANE
- ALL GROUT AT TILE SHALL BE EPOXY
- UNIT WALLS AND CEILING TO BE PAINTED. RE: FINISH SCHEDULES. PROVIDE SAMPLES FOR EACH COLOR
- ALL UNIT WALLS TO RECEIVE WALL BASE PER SCHEDULE
- RUNNING BASE TO BE INSTALLED AT THE SAME ELEVATION WHERE DISSIMILAR FLOOR MATERIALS MEET
- INTERIOR UNIT DOORS SHALL BE PAINTED P-10. U.N.O. ASSUME 1-2 COATS OF PRIMER
- AT LAM COUNTERTOP, PROVIDE EDGE DETAILS, SIDELASH, AND BACKSPLASH PER INTERIOR DETAILS
- ALL UNIT WINDOWS SHALL RECEIVE WINDOW COVERING. RE: FINISH SCHEDULE
- ALL GYPSUM BOARD SURFACES TO BE PAINTED P-10. U.N.O. ASSUME 1-2 COATS OF PRIMER
- WALL BASE B-10 SHALL BE USED THROUGHOUT, U.N.O.
- WALL TEXTURE TO BE LEVEL 3 KNOCK DOWN FINISH AT ALL UNITS, U.N.O.
- ALL TYPE A UNITS TO RECEIVE CORNER GUARDS AT ALL OUTSIDE CORNERS

UNIT PLAN NOTES

- REFER TO A6- SERIES SHEETS FOR ACCESSIBILITY, MOUNTING HEIGHTS, AND BUILDING CODE REQUIREMENTS
- REFER TO A6- SERIES SHEETS FOR SCHEDULES
- REFER TO CODE PLANS FOR LOCATIONS OF ACCESSIBLE AND HEARING AND VISUALLY IMPAIRED UNITS
- TYPE A UNITS ARE ACCESSIBLE. TYPE B UNITS ARE ADAPTABLE AND TYPE C UNITS ARE VISITABLE
- HEARING AND VISUALLY IMPAIRED UNITS ARE IN ADDITION TO TYPE A UNITS
- UNIT PLANS MAY BE MIRRORED OR ROTATED REFER TO ORIENTATION IN OVERALL PLANS
- REFER TO ENLARGED PLANS FOR UNIT KITCHEN AND BATHROOM TYPES AND DETAILS
- REFER TO FLOOR AND CONTROL PLANS FOR CORE AND SHELL DOOR / WINDOW LOCATIONS
- TYPE A UNITS - PROVIDE SWITCHED CONTROL WITHIN REACH RANGE REQUIREMENTS FOR RANGE HOOD EXHAUST AND GARAGE DISPOSAL WITHIN BASE CABS
- TYPE A UNITS - PROVIDE REMOVABLE BASE CABINETS AND INSULATE EXPOSED PIPES AT SINKS
- TYPE A UNITS - PROVIDE AND INSTALL GRAB BARS, WORK SURFACE, HORN, AND STROBE, ILLUMINATED DOORBELL
- TYPE B UNITS - PROVIDE BLOCKING FOR THE FUTURE INSTALLATION OF GRAB BARS
- HEARING AND VISUALLY IMPAIRED UNIT - PROVIDE AND INSTALL HORN AND STROBE, ILLUMINATED DOORBELL

RCP NOTES

- CENTER LIGHT FIXTURES IN CENTER OF ROOM U.N.O.
- THE RCP SPOT ELEVATION INDICATES THE BOTTOM OF FINISHED CEILING.
- SOFFIT DIMENSIONS ARE TO FINISHED FACE OF GYP BOARD
- LIGHTING FIXTURES SHALL BE PIN-BASED U.N.O. RE: ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
- CEILING SURFACES SHALL BE THE UNDERSIDE OF THE FLOOR-CEILING ASSEMBLY, U.N.O.
- SELECTIVE ELECTRICAL OUTLETS AND SWITCHES ARE SHOWN TO ILLUSTRATE RELATIONSHIPS WITH CEILING FIXTURES.
- BATHROOM FIXTURES ARE TO BE CENTERED OVER THEIR RESPECTIVE FLOOR FIXTURES. EXHAUST FAN TO BE CENTERED OVER TOILET, WALL MOUNTED LIGHT TO BE CENTERED OVER VANITY, AND RECESSED CAN LIGHT TO BE CENTERED OVER TUB / SHOWER ENCLOSURE
- CENTER LAY-IN CEILING TILE IN CENTER OF ROOM U.N.O.
- CENTER LIGHT FIXTURES IN CENTER OF LAY-IN TILE U.N.O.
- LOCATE ACCESS PANEL CENTER OF HALLWAY @ HALLWAY. AT OPEN SPACE, ALIGN WITH ADJACENT LIGHT FIXTURE. ALL ACCESS PANELS TO BE PAINTED TO MATCH THE ADJACENT PAINT COLOR

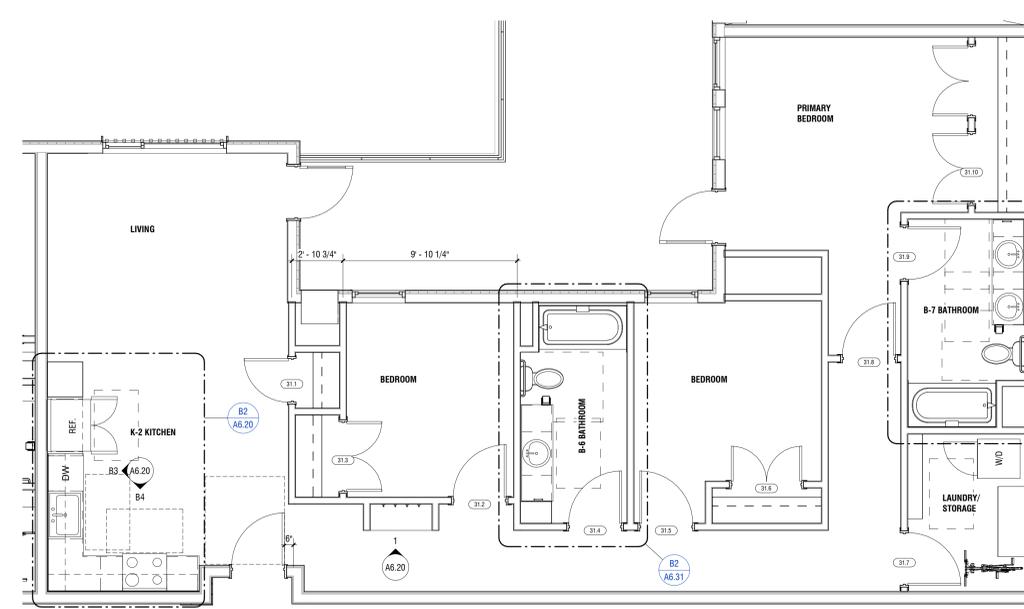
UNIT FINISH LEGEND

- LVT - VINYL PLANK
RE: FLOORING
- PORCELAIN FLOOR TILE
RE: FLOORING
- FLOOR CLEARANCES AS REQUIRED BY ICC/ANSI A117.1
- #R # OF CLOSET RODS; RE: ELEVATIONS ON A6.50
- #S # OF CLOSET SHELVES; RE: ELEVATIONS ON A6.50

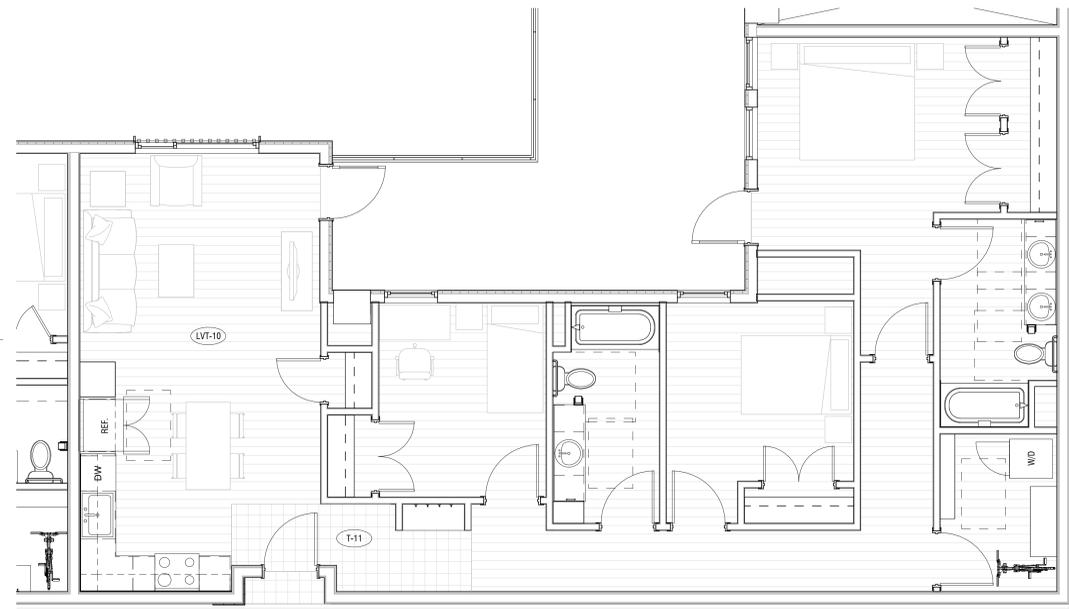
UNIT RCP LEGEND

- VANITY FIXTURE; RE: ELECTRICAL
- CEILING FAN WITH LIGHT; RE: ELECTRICAL
- EXHAUST FAN; RE: ELECTRICAL
- SHOWER DOWNLIGHT; RE: ELECTRICAL
- SURFACE MOUNTED LED DOWNLIGHT; RE: ELECTRICAL
- TRACK LIGHT; RE: ELECTRICAL
- GYPSUM BOARD CEILING AS PART OF FLOOR/CEILING ASSEMBLY, SHEET A6.30
- DROPPED GYPSUM BOARD SOFFIT

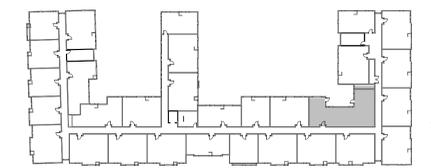
C4 UNIT TYPE 3.1 - RCP
1/4" = 1'-0"



A4 UNIT TYPE 3.1 - FLOOR PLAN
1/4" = 1'-0"



A6 UNIT TYPE 3.1 - FINISH PLAN
1/4" = 1'-0"



UNIT 3.1 @ LVLS 2-3

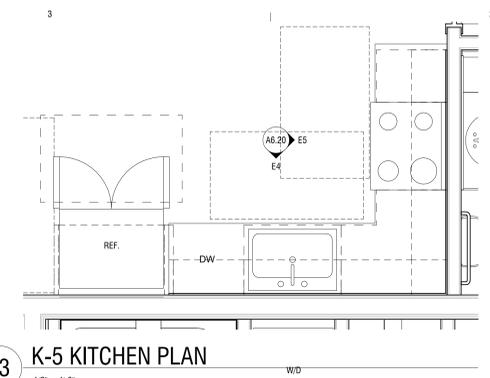
REV:

DRAWN: ST
REVIEWED: ST
DATE: 11.08.2024
PROJECT #: 24008
FILE:
SHEET TITLE:
KITCHEN AND
SHELVING TYPES

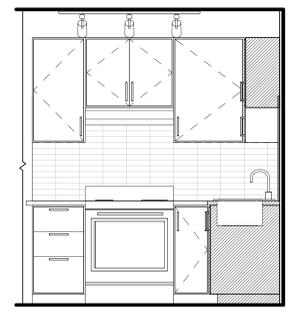
SCALE: 1/2" = 1'-0"

NO. **A6.20**

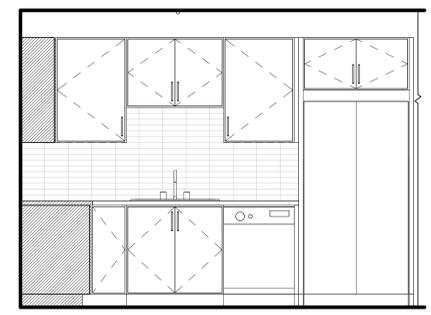
KEYNOTES PER SHEET	
Key Value	Keynote Text
11.01	ACCESSIBLE DISHWASHER, 24" WIDE
11.03	ACCESSIBLE DROP-IN RANGE, 30" WIDE. PROVIDE CABINET BASE
11.12	UNDERCOUNTER REFRIGERATOR, RE: SCHEDULE
12.02	REMOVABLE BASE CABINET AT ACCESSIBLE SINK, 30" MINIMUM CLEAR, FINISHED FLOOR AND BASE TO EXTEND UNDERNEATH. ALL SIDES TO BE FINISHED, INSULATE PIPES AT SINK.
12.04	ACCESSIBLE WORK SURFACE, 30" MINIMUM CLEAR, FINISHED FLOOR AND BASE TO EXTEND UNDERNEATH. ALL SIDES TO BE FINISHED.



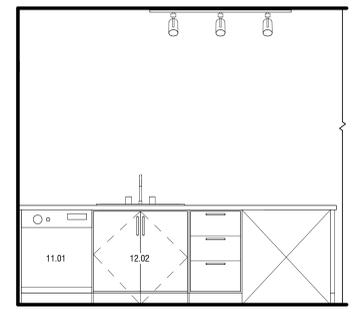
E3 K-5 KITCHEN PLAN
1/2" = 1'-0"



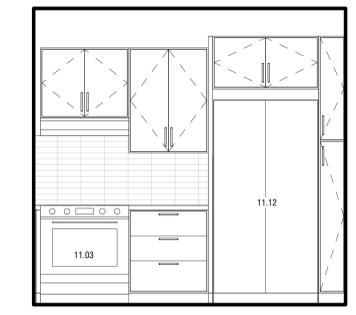
E5 K-5 KITCHEN ELEV. 2
1/2" = 1'-0"



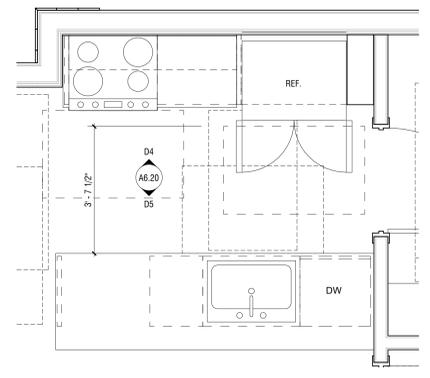
E4 K-5 KITCHEN ELEV. 1
1/2" = 1'-0"



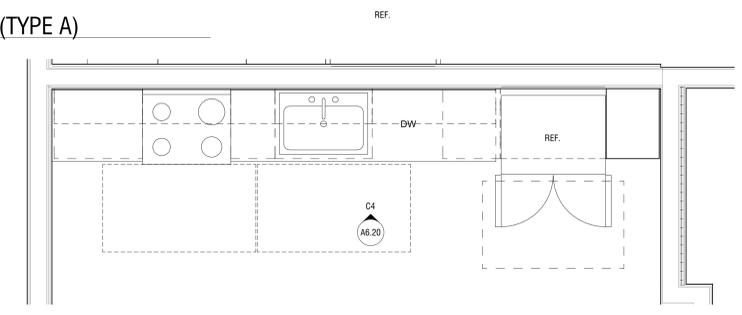
D5 K-4 KITCHEN ELEV. 2
1/2" = 1'-0"



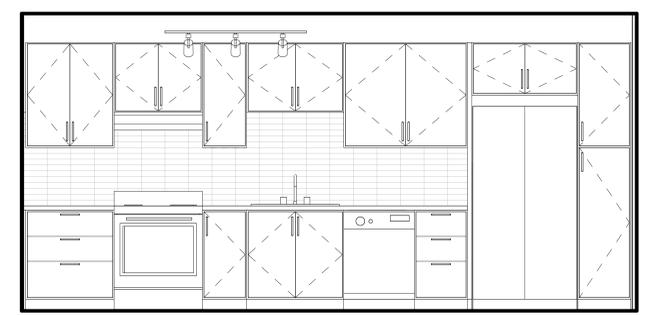
D4 K-4 KITCHEN ELEV. 1
1/2" = 1'-0"



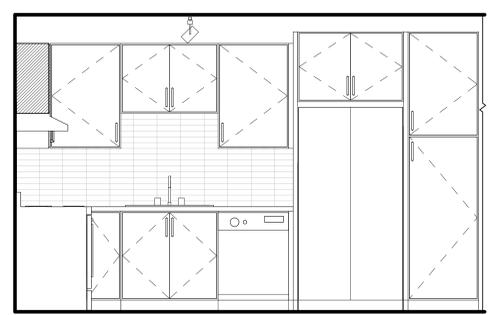
D3 K-4 KITCHEN PLAN (TYPE A)
1/2" = 1'-0"



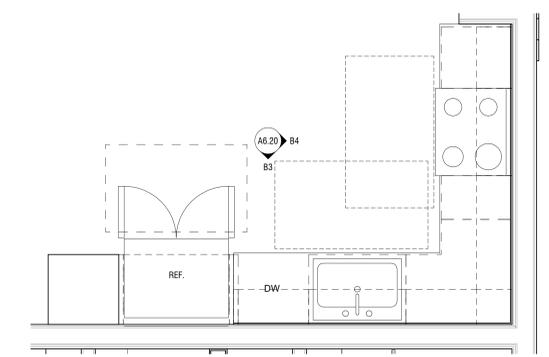
C2 K-3 KITCHEN PLAN
1/2" = 1'-0"



C4 K-3 KITCHEN ELEV. 1
1/2" = 1'-0"



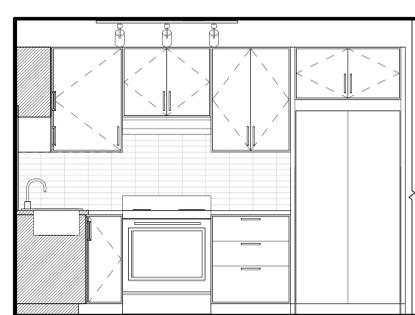
B3 K-2 KITCHEN ELEV. 1
1/2" = 1'-0"



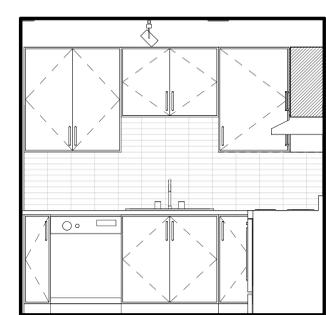
B2 K-2 KITCHEN PLAN
1/2" = 1'-0"



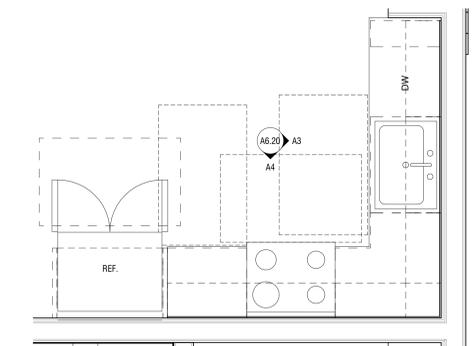
B4 K-2 KITCHEN ELEV. 2
1/2" = 1'-0"



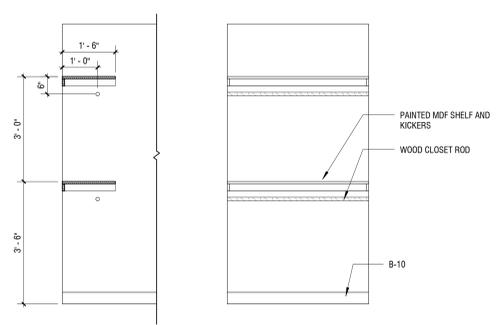
A4 K-1 KITCHEN ELEV. 2
1/2" = 1'-0"



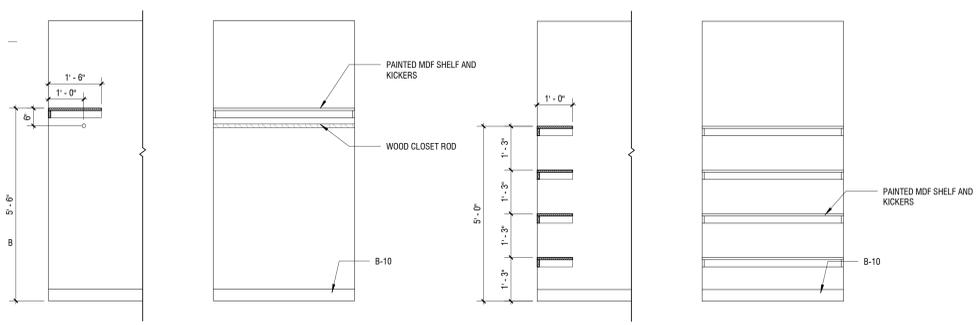
A3 K-1 KITCHEN ELEV. 1
1/2" = 1'-0"



A2 K-1 KITCHEN PLAN
1/2" = 1'-0"

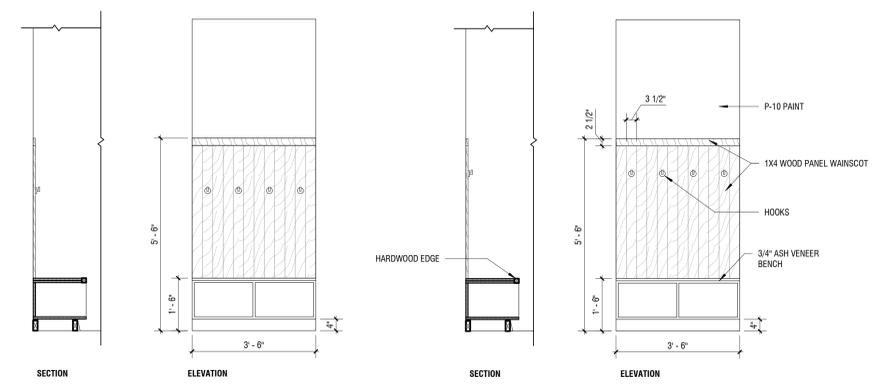


4 2R/2S - CLOSET ROD AND SHELF
1/2" = 1'-0"



3 1R/1S - CLOSET ROD AND SHELF
1/2" = 1'-0"

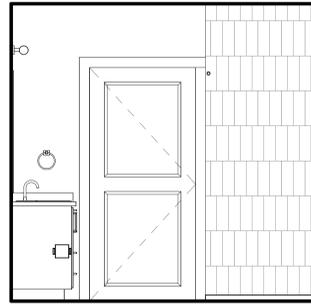
2 4S - SHELVING
1/2" = 1'-0"



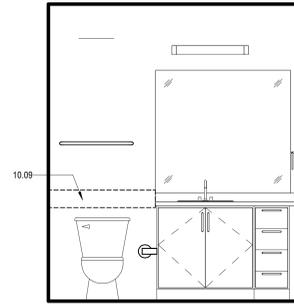
11 MUD ROOM BENCH ELEVATION - TYPE A
1/2" = 1'-0"

1 MUD ROOM BENCH ELEVATION
1/2" = 1'-0"

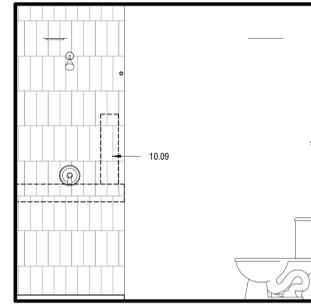
KEYNOTES PER SHEET	
Key Value	Keynote Text
10.09	BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS PER 2017 ANSI A117.1 SECTION 1103.11.1



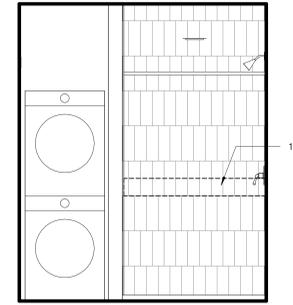
D6 B-4 BATHROOM ELEV. 4
1/2" = 1'-0"



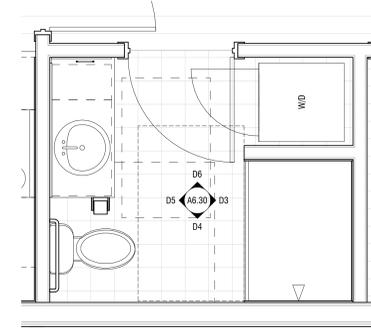
D5 B-4 BATHROOM ELEV. 3
1/2" = 1'-0"



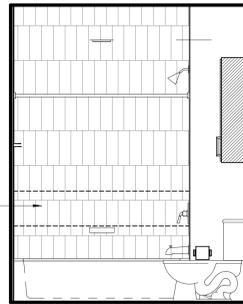
D4 B-4 BATHROOM ELEV. 2
1/2" = 1'-0"



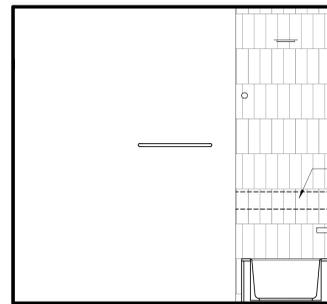
D3 B-4 BATHROOM ELEV. 1
1/2" = 1'-0"



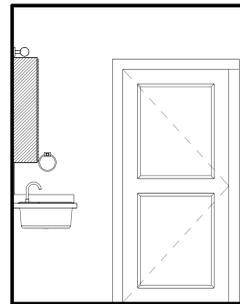
D2 B-4 BATHROOM PLAN
1/2" = 1'-0"



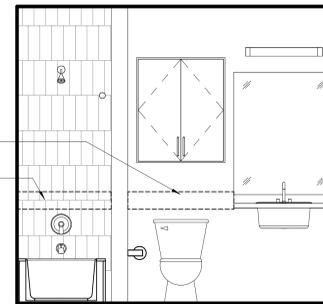
C6 B-3 BATHROOM ELEV. 4
1/2" = 1'-0"



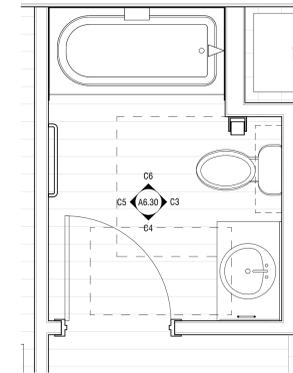
C5 B-3 BATHROOM ELEV. 3
1/2" = 1'-0"



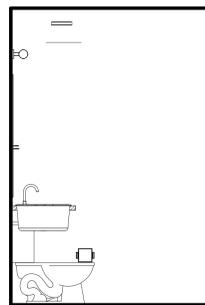
C4 B-3 BATHROOM ELEV. 2
1/2" = 1'-0"



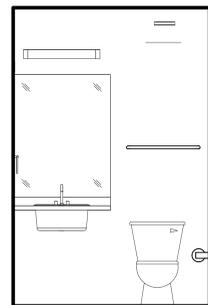
C3 B-3 BATHROOM ELEV. 1
1/2" = 1'-0"



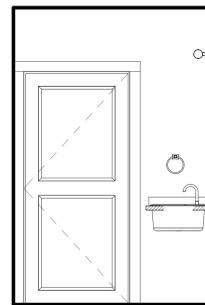
C2 B-3 BATHROOM PLAN
1/2" = 1'-0"



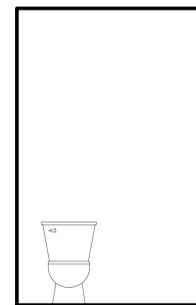
B6 B-2 POWDER ELEV. 4
1/2" = 1'-0"



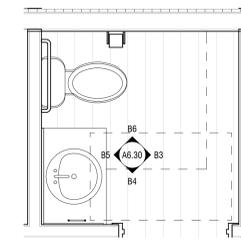
B5 B-2 POWDER ELEV. 3
1/2" = 1'-0"



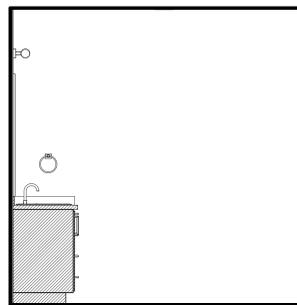
B4 B-2 POWDER ELEV. 2
1/2" = 1'-0"



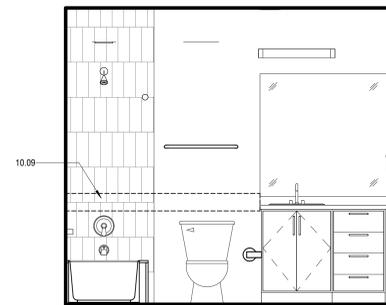
B3 B-2 POWDER ELEV. 1
1/2" = 1'-0"



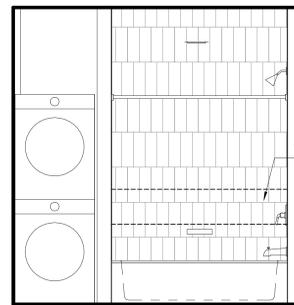
B2 B-2 POWDER ROOM PLAN
1/2" = 1'-0"



A6 B-1 BATHROOM ELEV. 4
1/2" = 1'-0"



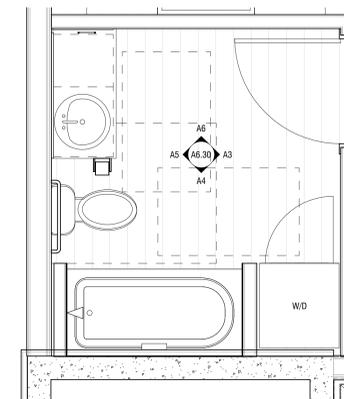
A5 B-1 BATHROOM ELEV. 3
1/2" = 1'-0"



A4 B-1 BATHROOM ELEV. 2
1/2" = 1'-0"

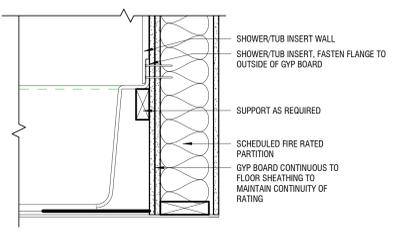


A3 B-1 BATHROOM ELEV. 1
1/2" = 1'-0"

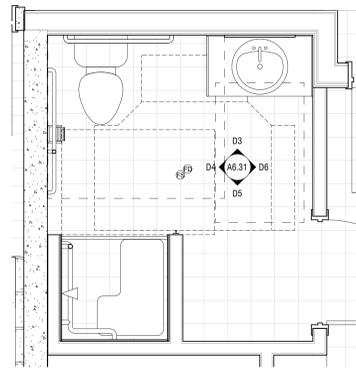


A2 B-1 BATHROOM PLAN
1/2" = 1'-0"

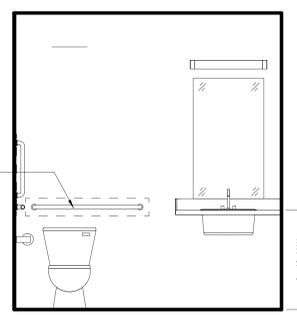
KEYNOTES PER SHEET	
Key Value	Keynote Text
10.09	BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS PER 2017 ANSI A117.1 SECTION 1103.11.1
10.10	ACCESSIBLE GRAB BARS, PROVIDE BLOCKING AS REQUIRED, RE: MOUNTING HEIGHTS
22.30	ACCESSIBLE 36"x36" TRANSFER SHOWER WITH FIBERGLASS BASE AND SURROUND, RE: PLUMBING
22.33	FIBERGLASS TUB AND MINCEY MARBLE SURROUND, RE: PLUMBING



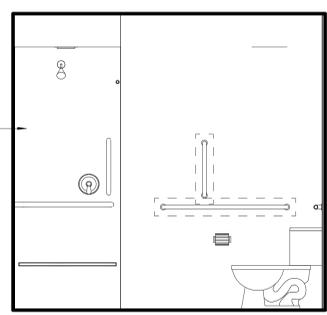
E3 TUB AT RATED WALL
1/2" = 1'-0"



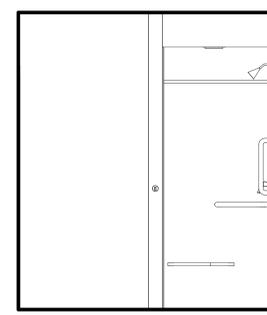
D2 B-8 BATHROOM PLAN (TYPE A)
1/2" = 1'-0"



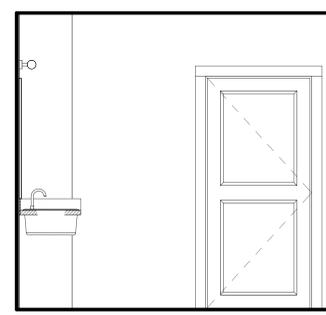
D3 B-8 BATHROOM ELEV. 1
1/2" = 1'-0"



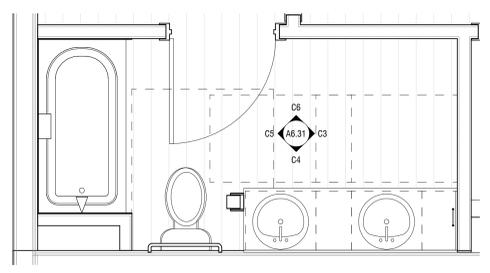
D4 B-8 BATHROOM ELEV. 2
1/2" = 1'-0"



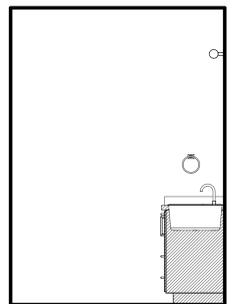
D5 B-8 BATHROOM ELEV. 3
1/2" = 1'-0"



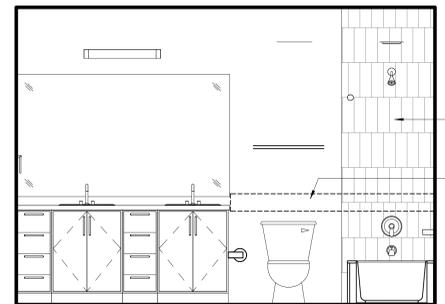
D6 B-8 BATHROOM ELEV. 4
1/2" = 1'-0"



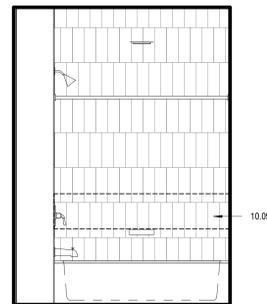
C2 B-7 BATHROOM PLAN
1/2" = 1'-0"



C3 B-7 BATHROOM ELEV. 1
1/2" = 1'-0"



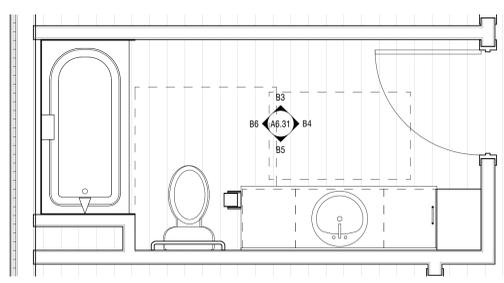
C4 B-7 BATHROOM ELEV. 2
1/2" = 1'-0"



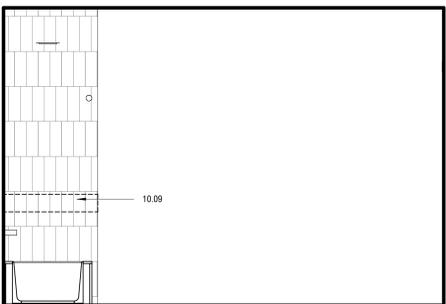
C5 B-7 BATHROOM ELEV. 3
1/2" = 1'-0"



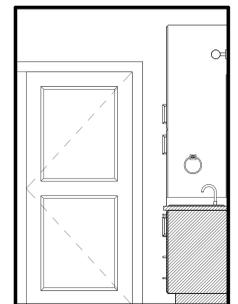
C6 B-7 BATHROOM ELEV. 4
1/2" = 1'-0"



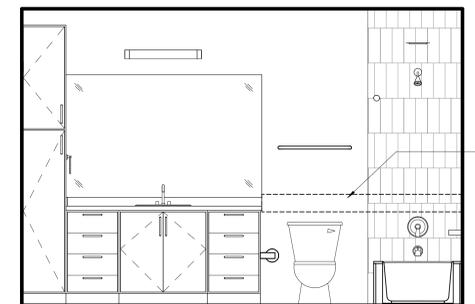
B2 B-6 BATHROOM PLAN
1/2" = 1'-0"



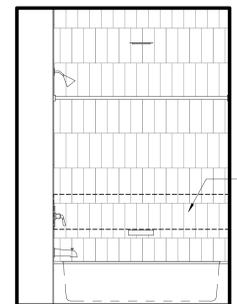
B3 B-6 BATHROOM ELEV. 1
1/2" = 1'-0"



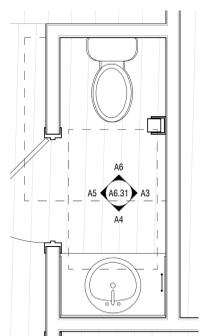
B4 B-6 BATHROOM ELEV. 2
1/2" = 1'-0"



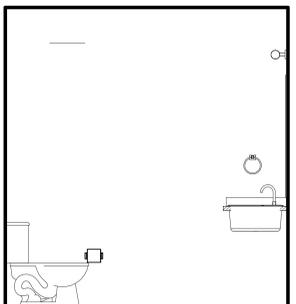
B5 B-6 BATHROOM ELEV. 3
1/2" = 1'-0"



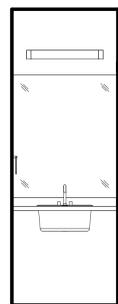
B6 B-6 BATHROOM ELEV. 4
1/2" = 1'-0"



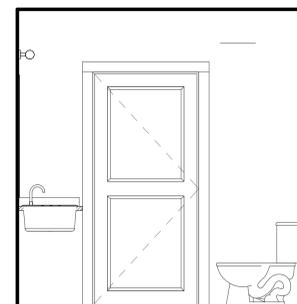
A2 B-5 POWDER ROOM PLAN
1/2" = 1'-0"



A3 B-5 POWDER ELEV. 1
1/2" = 1'-0"



A4 B-5 POWDER ELEV. 2
1/2" = 1'-0"



A5 B-5 POWDER ELEV. 3
1/2" = 1'-0"

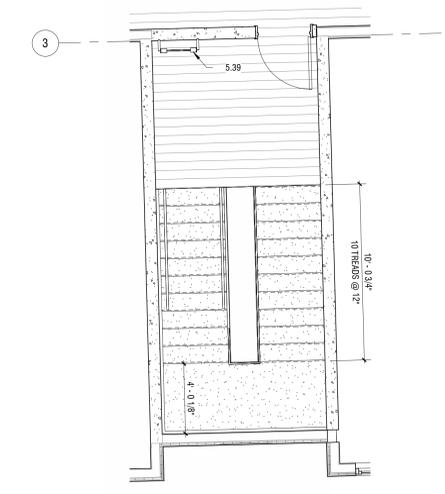


A6 B-5 POWDER ELEV. 4
1/2" = 1'-0"

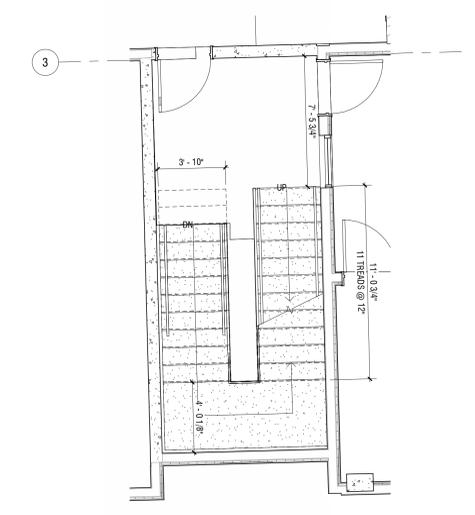
REV:

DRAWN: ST
 REVIEWED: ST
 DATE: 11.08.2024
 PROJECT #: 24008
 FILE:
 SHEET TITLE: BATHROOM TYPES

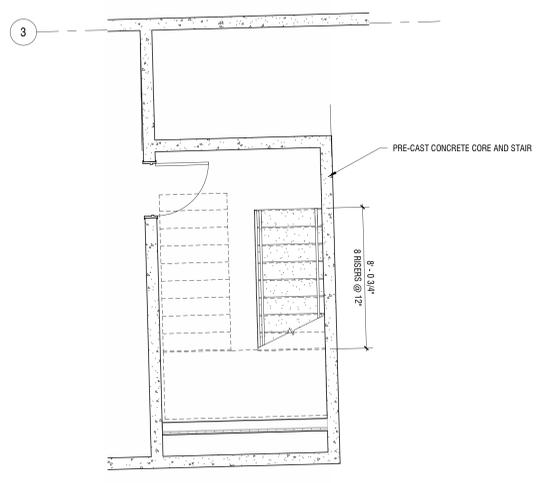
SCALE: As Indicated



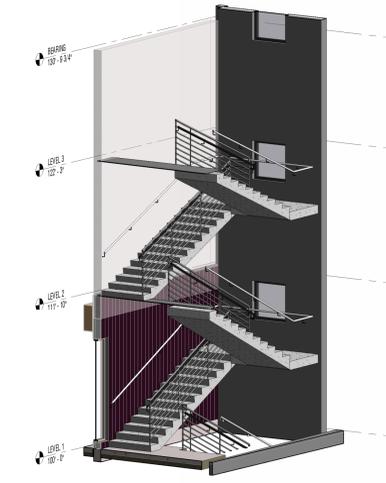
3 LEVEL 2/3 ENLARGED PLAN AT STAIR 1
1/4" = 1'-0"



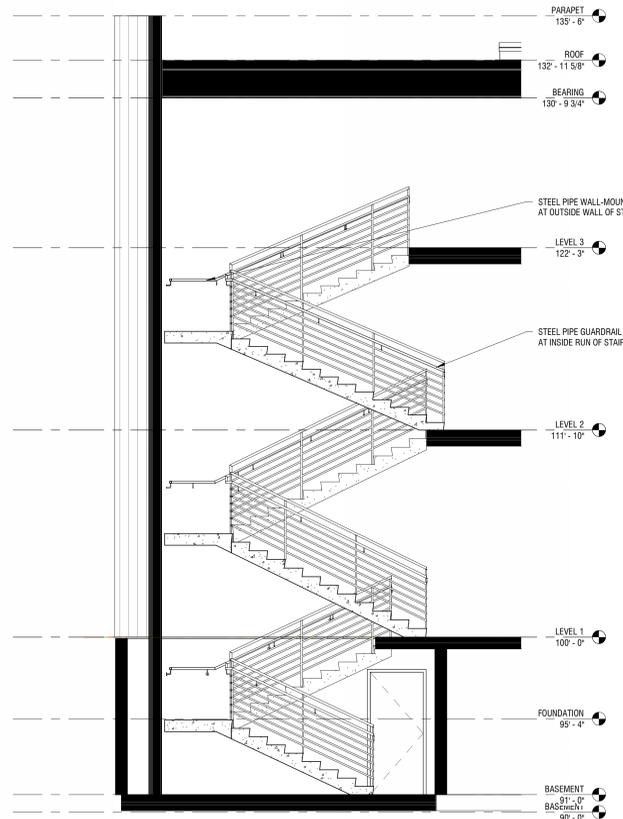
2 LEVEL 1 ENLARGED PLAN AT STAIR 1
1/4" = 1'-0"



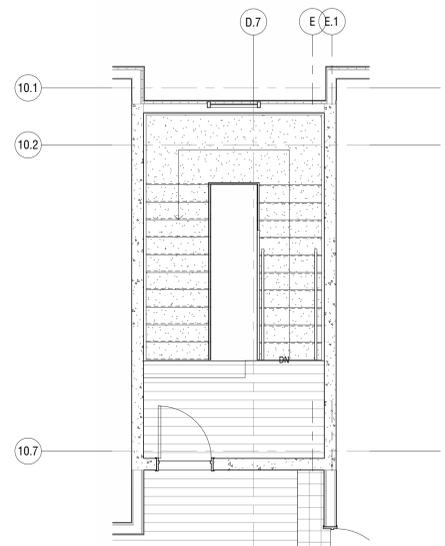
1 BASEMENT ENLARGED PLAN AT STAIR 1
1/4" = 1'-0"



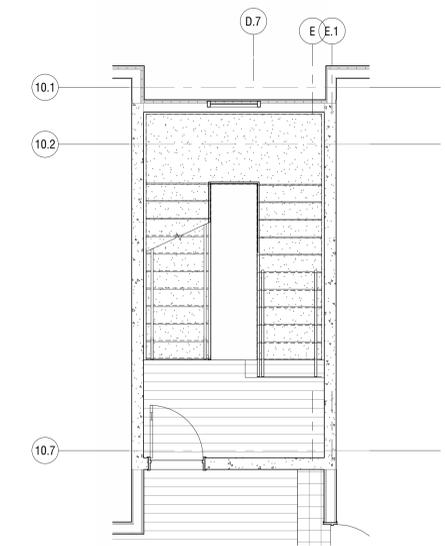
9 STAIR 1 3-D VIEW



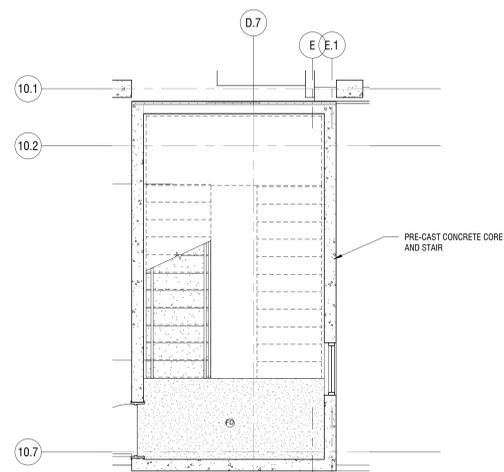
4 SECTION N-S AT STAIR 1



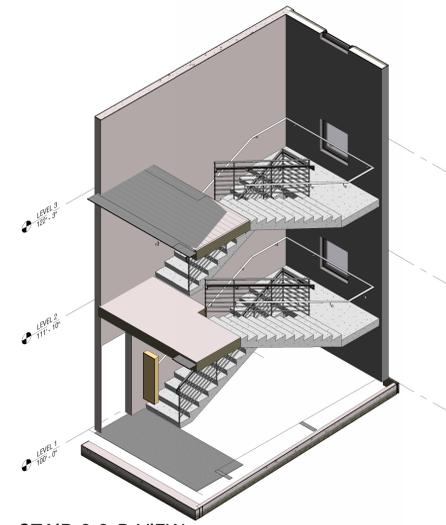
7 LEVEL 3 ENLARGED PLAN AT STAIR 3
1/4" = 1'-0"



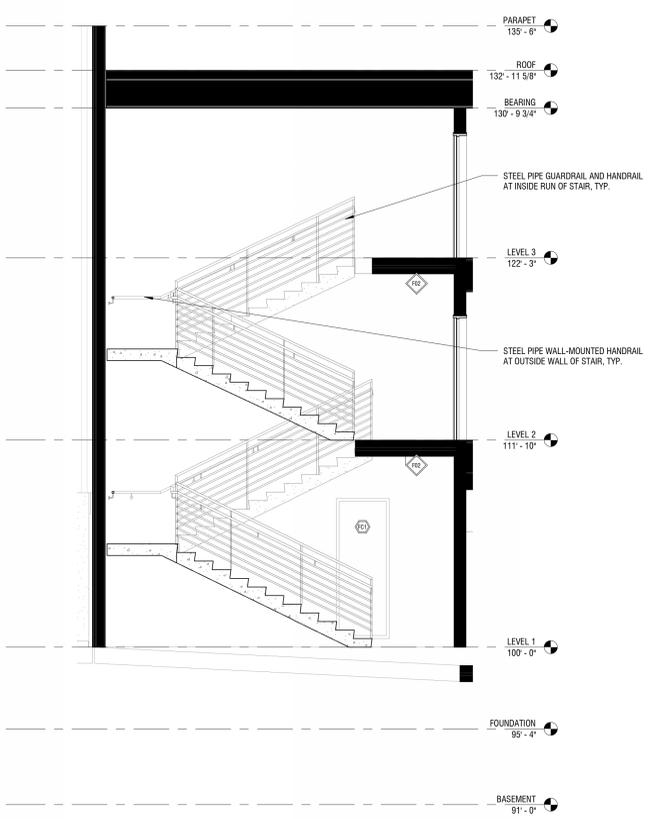
6 LEVEL 2 ENLARGED PLAN AT STAIR 3
1/4" = 1'-0"



5 LEVEL 1 ENLARGED PLAN AT STAIR 3
1/4" = 1'-0"



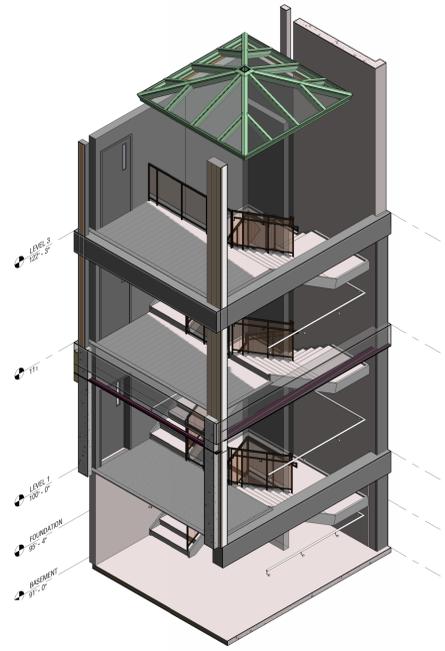
10 STAIR 3 3-D VIEW



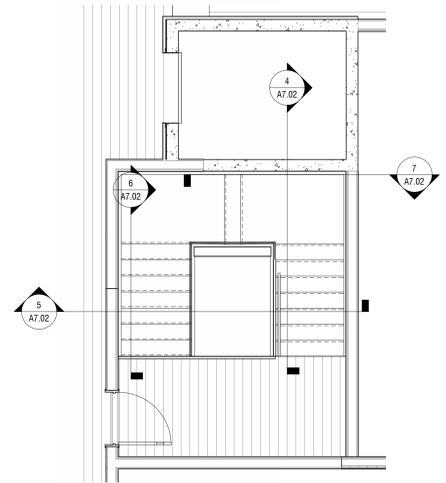
8 SECTION N-S AT STAIR 3
1/4" = 1'-0"

KEYNOTES PER SHEET

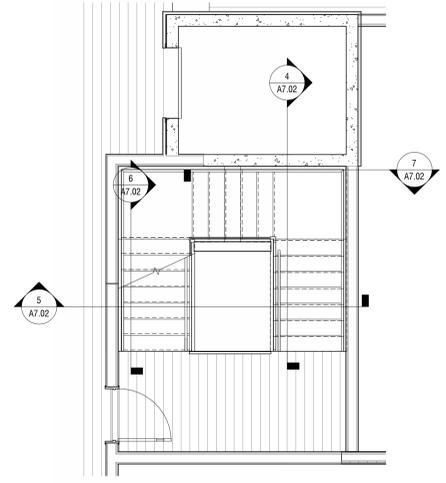
Key Value	Keynote Text
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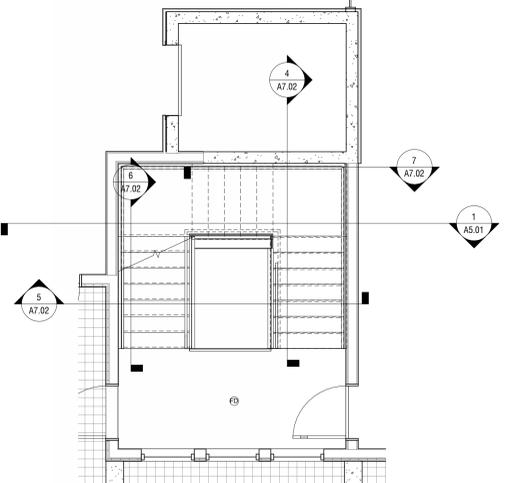
8 STAIR 2 3-D VIEW



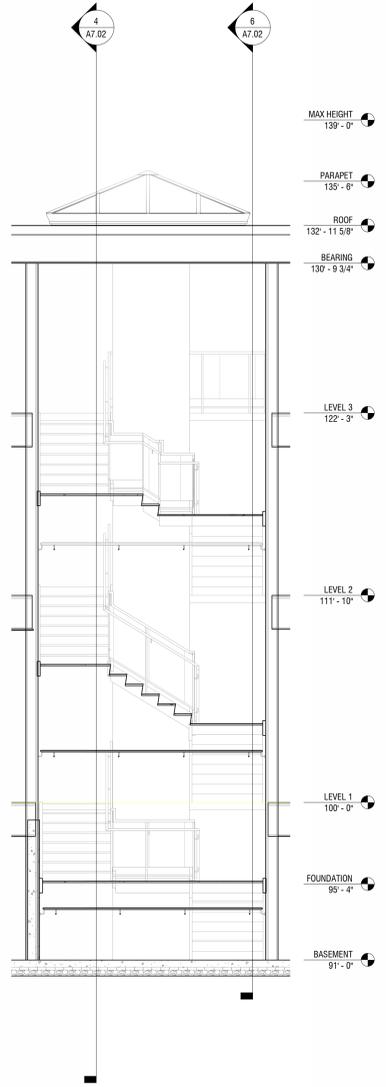
3 LEVEL 3 ENLARGED PLAN AT STAIR 2 / ELEVATOR
1/4" = 1'-0"



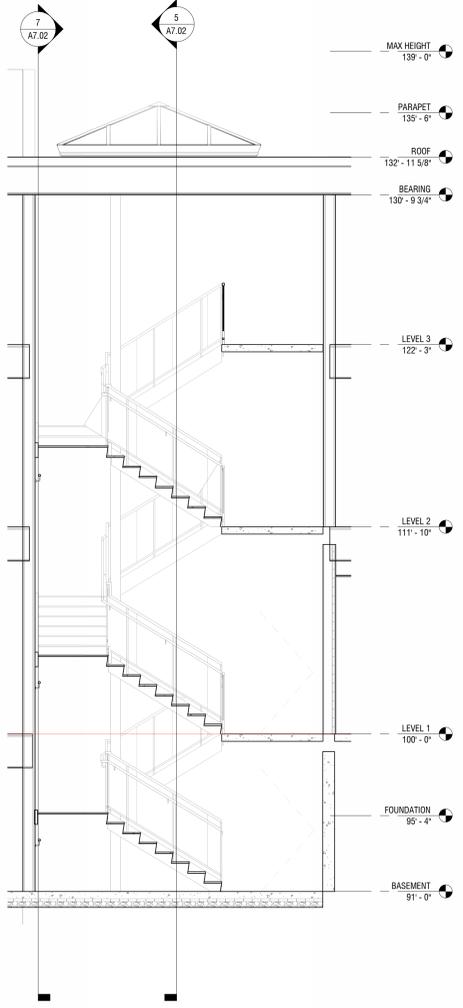
2 LEVEL 2 ENLARGED PLAN AT STAIR 2 / ELEVATOR
1/4" = 1'-0"



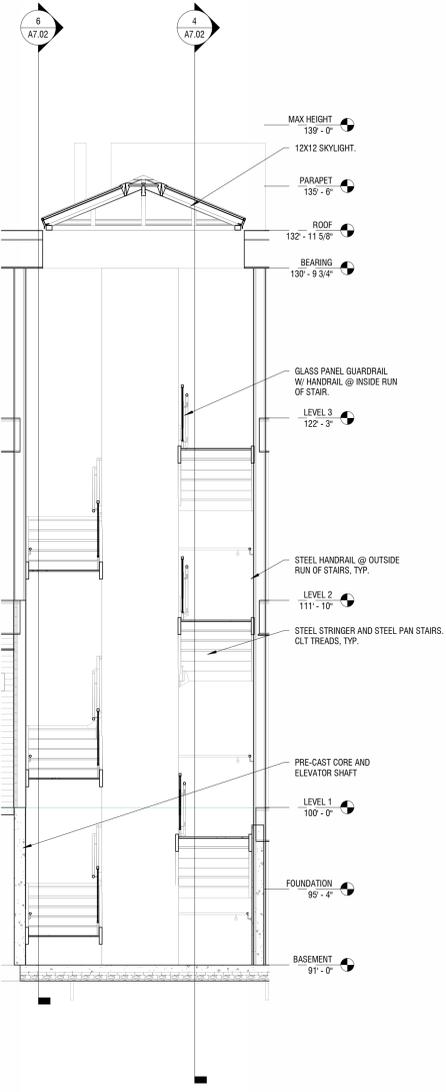
1 LEVEL 1 ENLARGED PLAN AT STAIR 2 / ELEVATOR
1/4" = 1'-0"



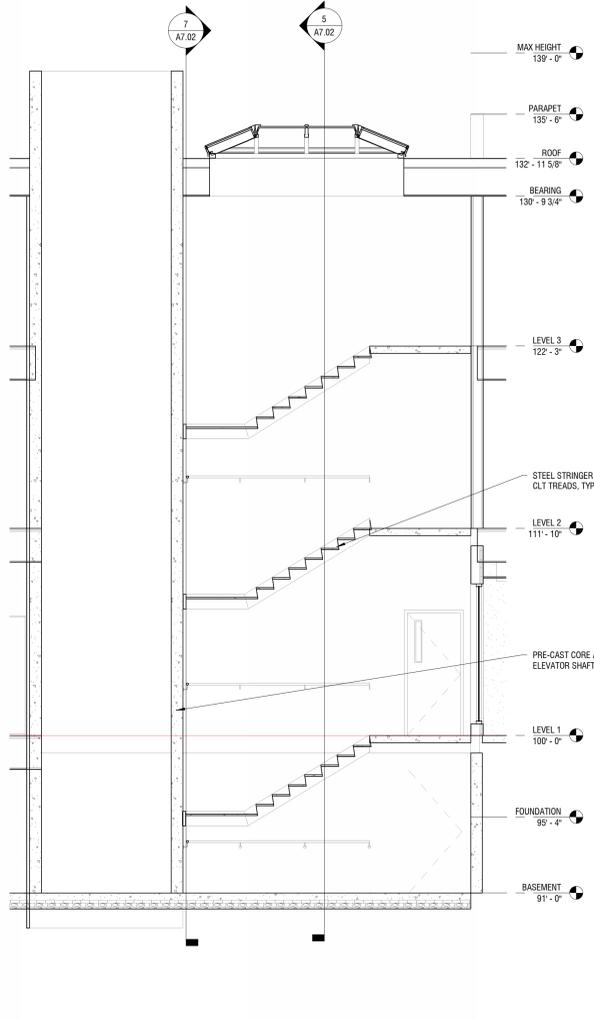
7 SECTION 4 AT STAIR 2 / ELEVATOR
1/4" = 1'-0"



6 SECTION 3 AT STAIR 2 / ELEVATOR
1/4" = 1'-0"



5 SECTION 2 AT STAIR 2 / ELEVATOR
1/4" = 1'-0"



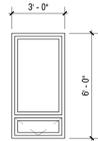
4 SECTION 1 AT STAIR 2 / ELEVATOR
1/4" = 1'-0"

DOOR SCHEDULE												
ROOM NAME	TAG	DOOR OPENING SIZE		FIRE RATING	HARDWARE	LEAF				FRAME		COMMENTS
		WIDTH	HEIGHT			TYPE	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	
BASEMENT												
STORAGE	126	6'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
BUILDING STORAGE	128	6'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
STORAGE	129	3'-0"	8'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
STORAGE	130	3'-0"	8'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
ELEV	134	4'-0"	7'-0"	90 MIN		F	0'-0"	HM	S.S.	S.S.		BY ELEVATOR MFG.
STAR 1	S10	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
STAR 2	S20	3'-0"	7'-0"	90 MIN		N	0'-1 3/4"	HM	PAINT	HM	PAINT	
LEVEL 1												
UNIT 2.2	101	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.3	108	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	109	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	110	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	111	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	113	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	115	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	119	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.4A	120	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	121	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	122	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	123	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
HOUSEKEEPING	124	6'-0"	8'-0"	20 MIN		F	0'-1 3/4"	HM	PAINT	HM	PAINT	
LODGING / PROPERTY	127	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
AMENITY	131	3'-0"	8'-0"			FG	0'-1 3/4"	HM	PAINT	HM	PAINT	
GEAR WASH / WRKSH	132	3'-0"	8'-0"			FG	0'-1 3/4"	HM	PAINT	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
ELEV	133	4'-0"	7'-0"	90 MIN		G	0'-0"	HM	S.S.	S.S.		BY ELEVATOR MFG.
	136	3'-0"	8'-0"			G	0'-1 3/4"	STL	WD/STL	STL		Ø GATE WITH PANIC HARDWARE
	138	3'-0"	8'-0"			G	0'-1 3/4"	STL	WD/STL	STL		Ø GATE WITH PANIC HARDWARE
VESTIBULE	151	3'-0"	8'-0"			FG	0'-1 3/4"	HM	WD/GLASS	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
STAR 1	152	3'-0"	7'-0"	90 MIN		F	0'-1 3/4"	HM	PAINT	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
LOBBY	153	3'-0"	7'-0"	20 MIN		N	0'-1 3/4"	WD	STAIN	HM	PAINT	
LOBBY	154	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
RR	155	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	PROVIDE OCCUPANCY INDICATOR INTEGRAL TO PRIVACY LOCKSET
RR	156	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	PROVIDE OCCUPANCY INDICATOR INTEGRAL TO PRIVACY LOCKSET
STORAGE	157	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
MEETING	158	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
LEASING	159	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
LODGING / PROPERTY	160A	3'-0"	8'-0"			SF	0'-1 3/4"	GLASS	CLEAR	AL	AL	
LODGING / PROPERTY	160B	3'-0"	8'-0"			SF	0'-1 3/4"	GLASS	CLEAR	AL	AL	
CIRC	161B	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
	162	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
CIRC	165	3'-0"	7'-0"			N	0'-1 3/4"	HM	PAINT	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
CIRC	166A	3'-0"	8'-0"			N	0'-1 3/4"	HM	PAINT	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
CIRC	166B	3'-0"	8'-0"			N	0'-1 3/4"	HM	PAINT	HM	PAINT	PREP DOOR/FRAME FOR CARDREADER
AMENITY	168	3'-0"	7'-0"			N	0'-1 3/4"	WD	STAIN	HM	PAINT	
VESTIBULE	169	3'-0"	8'-0"			FG	0'-1 3/4"	HM	PAINT	HM	PAINT	
VESTIBULE	170	3'-0"	8'-0"			FG	0'-1 3/4"	HM	PAINT	HM	PAINT	
RE	173	3'-0"	7'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
TRASH	180	8'-0"	8'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	TRASH ENCLOSURE DOOR
STAR 1	S11	3'-0"	7'-0"	90 MIN		N	0'-1 3/4"	WD	STAIN	HM	PAINT	
STAR 2	S21B	3'-0"	7'-0"	90 MIN		N	0'-1 3/4"	WD	STAIN	HM	PAINT	
STAR 3	S31	3'-0"	8'-0"	90 MIN		N	0'-1 3/4"	HM	WOOD	HM	PAINT	
LEVEL 2												
CIRC	125	6'-0"	8'-0"			F	0'-1 3/4"	HM	PAINT	HM	PAINT	
ELEV	135	4'-0"	7'-0"	90 MIN		F	0'-0"	HM	S.S.	S.S.		BY ELEVATOR MFG.
UNIT 2.4A	200	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	201	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	203	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.2	204	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	205	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	207	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.3	208	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	209	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	210	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	211	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	212	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	213	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
CIRC	214	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	215	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.3	216	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.2	217	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.2	218	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	219	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.4A	220	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	221	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	222	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	223	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 3.1	224A	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 3.1	224B	3'-0"	7'-0"	20 MIN		FG	0'-1 3/4"	WD	WOOD	HM	PAINT	
UNIT 3.1	224C	3'-0"	7'-0"	20 MIN		FG	0'-1 3/4"	WD	WOOD	HM	PAINT	
UNIT 2.1	225	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
CIRC	226	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	228	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
CIRC	230	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	231	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	232	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.3	233	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
STAR 1	S12	3'-0"	7'-0"	90 MIN		N	0'-1 3/4"	HM	PAINT	HM	PAINT	
CIRC	S22	3'-0"	7'-0"			N	0'-1 3/4"	HM	PAINT	HM	PAINT	
STAR 3	S32	3'-0"	7'-0"	90 MIN		N	0'-1 3/4"	WD	STAIN	HM	PAINT	
LEVEL 3												
ELEV	139	4'-0"	7'-0"	90 MIN			0'-0"	HM	S.S.	S.S.		BY ELEVATOR MFG.
UNIT 2.4A	300	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	301	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	303	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.2	304	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	305	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	307	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.3	308	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	309	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	310	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	311	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	312	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	313	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	314	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	315	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.3	316	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.2	317	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.2	318	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.1	319	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 1.4A	320	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD	STAIN	HM	PAINT	
UNIT 2.1	321	3'-0"	7'-0"	20 MIN		F	0'-1 3/4"	WD				

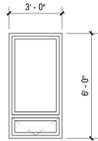
NOTES:
1. ALL OPERABLE WINDOWS ARE REQUIRED TO HAVE 4" LIMITERS; RE. SPEC
2. PER IBC 2406, PROVIDE TEMPERED GLAZING WHERE ALL THE FOLLOWING CONDITIONS EXIST:
• FIXED AND SLIDING DOORS
• GLAZING AT SIBELTES
• PANEES GREATER THAN 9 SF
• PANEES W/ EXPOSED BOTTOM EDGE < 18" AFF
• PANEES W/ EXPOSED TOP EDGE > 36" AFF
• PANEES W/ ONE OR MORE WALKING SURFACES WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PLANE OF GLAZING
3. PROVIDE SAFETY OR TEMPERED GLAZING AT STAIRS & CORRIDORS

WINDOW SCHEDULE				
TYPE	WINDOW SIZE		Family and Type	COMMENTS
	WIDTH	HEIGHT		
H33	1'-6"	6'-10"	Interior - Frameless Glazing: 18X92	
H46	11'-0"	2'-10 5/16"	Skylight/Misco-Pyramid_System:	
			Pinnacle 350 - 5/12	
I1	5'-0"	6'-2"	Interior - Frameless Glazing: 60X74	
FIBER COMPOSITE				
FC1	3'-0"	8'-0"	WIND_Fixed_SW: 3-0 X 8-0	
FC2	7'-0"	2'-0"	WIND_Fixed_SW: 2-0 X 7-0	
FC3	4'-0"	7'-0"	WIND_Fixed_SW: 4-0 X 7-0	
FC4	3'-0"	3'-0"	WIND_Fixed_SW: 3-0 X 3-0	
VINYL				
V1	3'-0"	6'-0"	WIND_XFixed_Above_SW: 3-0 X 6-0 Sandstone	
V2	3'-0"	6'-0"	WIND_XFixed_Above_SW: 3-0 X 6-0	
V3	7'-0"	6'-0"	V_Slider_SW: V-7-0 X 6-0 - S1 Sandstone	
V4	7'-0"	6'-0"	V_Slider_SW: V-7-0 X 6-0 - S1	
V5	7'-0"	7'-0"	V_Slider_SW: V-7-0 X 7-0 - S1	
V6	2'-0"	6'-0"	V_Casement_SW: 2-0 X 6-0	
V7	2'-0"	6'-0"	V_Casement_SW: 2-0 X 6-0 Sandstone	
V8	3'-0"	6'-0"	WIND_Fixed_SW: 3-0 X 6-0 sandstone	
GRAND TOTALS				

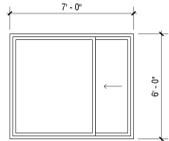
GRAPHIC LEGEND - WINDOW TYPES



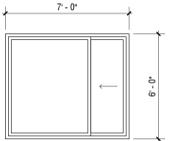
TYPE: (V1) VINYL
NOTES: AWNING
SANDSTONE TRIM



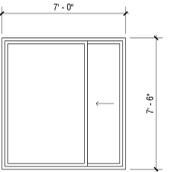
TYPE: (V2) VINYL
NOTES: AWNING
BLACK TRIM



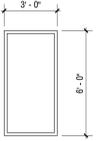
TYPE: (V3) VINYL
NOTES: SLIDER
SANDSTONE TRIM



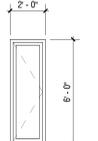
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NOTES: SLIDER
BLACK TRIM



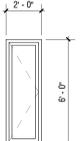
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NOTES: SLIDER
SANDSTONE TRIM



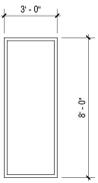
TYPE: (V6) VINYL
NOTES: CASEMENT
SANDSTONE TRIM



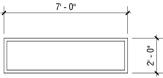
TYPE: (V7) VINYL
NOTES: CASEMENT
SANDSTONE TRIM



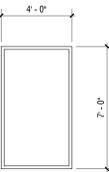
TYPE: (V8) VINYL
NOTES: CASEMENT
SANDSTONE TRIM



TYPE: (FC1) FIBER COMPOSITE
NOTES: FIXED
SANDSTONE TRIM



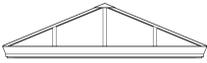
TYPE: (FC2) FIBER COMPOSITE
NOTES: FIXED
SANDSTONE TRIM



TYPE: (FC3) FIBER COMPOSITE
NOTES: FIXED
BLACK TRIM



TYPE: (FC4) FIBER COMPOSITE
NOTES: FIXED
BLACK TRIM

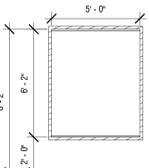


TYPE: (H46)
NOTES: PYRAMID SKYLIGHT



TYPE: (I33)
NOTES: 1/4" TEMPERED GLASS
U-CHANNEL TOP AND BOTTOM

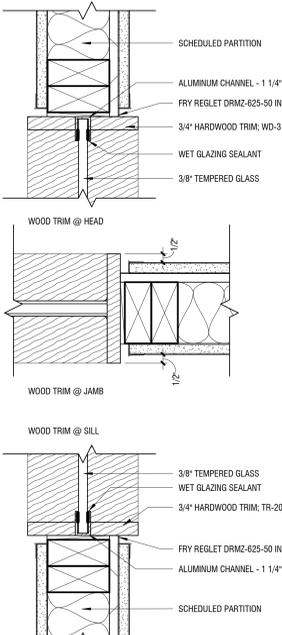
INTERIOR GLAZING



TYPE: (I1)
NOTES: 3/8" TEMPERED GLAZING
CATEGORY II SAFETY GLAZING
RE: INTERIOR GLAZING DETAIL ON A8.11

TYPE: (I2)
NOTES: 3/8" TEMPERED GLAZING
RE: INTERIOR GLAZING DETAIL ON A8.11

1 INTERIOR FRAMELESS GLAZING
3" = 1'-0"



SCHEDULED PARTITION

ALUMINUM CHANNEL - 1 1/4" X 5/8"

FRY REGLET DRM2-625-50 IN BLACK

3/4" HARDWOOD TRIM; WD-3

WET GLAZING SEALANT

3/8" TEMPERED GLASS

WOOD TRIM @ HEAD

WOOD TRIM @ JAMB

WOOD TRIM @ SILL

3/8" TEMPERED GLASS

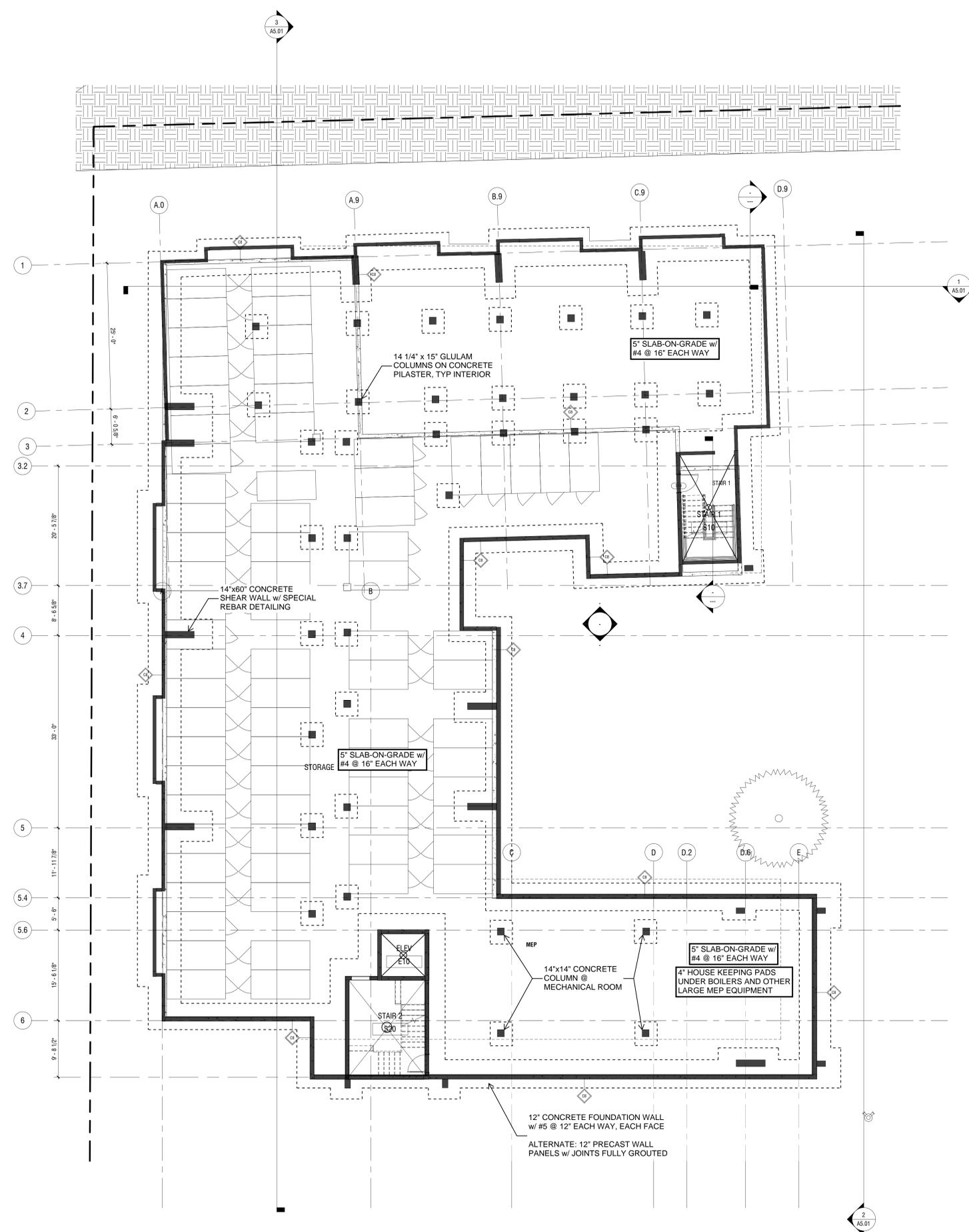
WET GLAZING SEALANT

3/4" HARDWOOD TRIM; TR-20

FRY REGLET DRM2-625-50 IN BLACK

ALUMINUM CHANNEL - 1 1/4" X 5/8"

SCHEDULED PARTITION



KEYNOTES PER SHEET

Key Value	Keynote Text
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CONSTRUCTION NOTES

1. T.O. CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATE TO USGS DATUM ELEVATION OF 9900).
2. REFER TO G-SERIES AND AD SHEETS FOR GENERAL INFORMATION, BUILDING MATRIX, ACCESSIBILITY AND BUILDING CODE INFORMATION.
3. REFER TO A2-SERIES FOR FLOOR PLANS
4. REFER TO A3-SERIES FOR REFLECTED CEILING PLANS
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6. REFER TO A5-SERIES FOR BUILDING SECTIONS
7. REFER TO A6-SERIES FOR UNIT PLANS
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21. DIMENSIONS ARE FROM FACE OF STUD, U.N.O.
22. WHERE "CLEAR" IS CALLED OUT ON A DIMENSION, PROVIDE DIMENSION NOTED FROM FACE OF FINISH TO FACE OF FINISH.
23. DIMENSION FROM EDGE OF DOOR FRAME TO EDGE OF ADJACENT PERPENDICULAR WALL SHALL BE 4" U.N.O. "W" IN SPECIFIED DOOR HARDWARE
24. FURNITURE SHOWN ON PLAN IS NOT IN CONTRACT, U.N.O.

REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: Issue Date
 PROJECT #: 24008
 FILE:
 SHEET TITLE:
**FOUNDATION
 PLAN - NORTH**

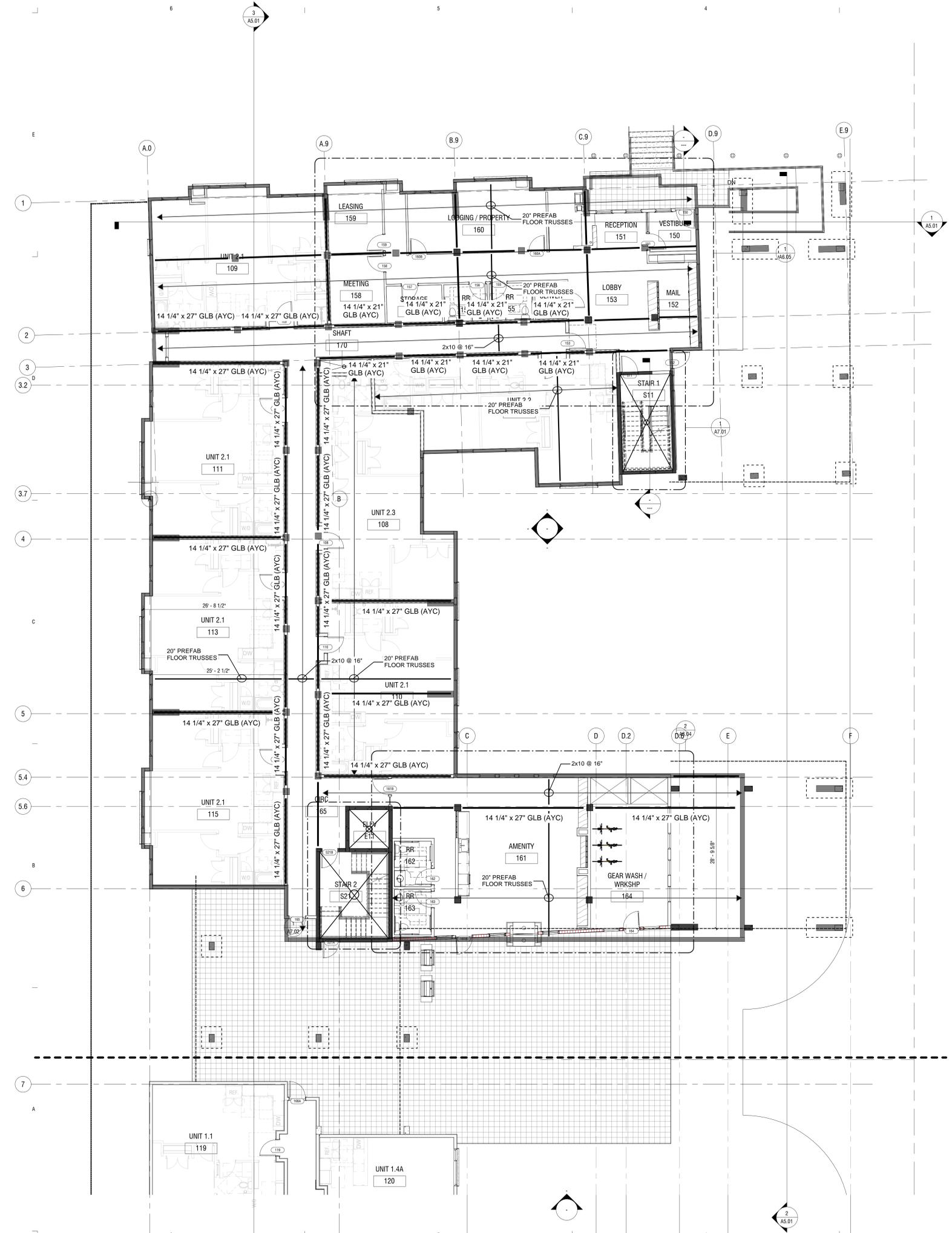


1400 Glenarm Place, Suite 101
 Denver, CO 80202
 (303)-623-4927

11/10/2024

SCALE: 1/8" = 1'-0"

S2.00N



KEYNOTES PER SHEET	
Key Value	Keynote Text

- ### CONSTRUCTION NOTES
1. T.O. CONCRETE FLOOR (LEVEL ONE) IS DEFINED AS PROJECT EL. 100'-0" (ELEVATION 100'-0" EQUATE TO USGS DATUM ELEVATION OF 9000).
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REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: Issue Date
 PROJECT #: 24008
 FILE: Project Status
 SHEET TITLE:
LEVEL 1 FRAMING
PLAN - NORTH

IMEG
 1400 Glenarm Place, Suite 101
 Denver, CO 80202
 (303)-623-4927
 11/10/2024

SCALE: 1/8" = 1'-0"

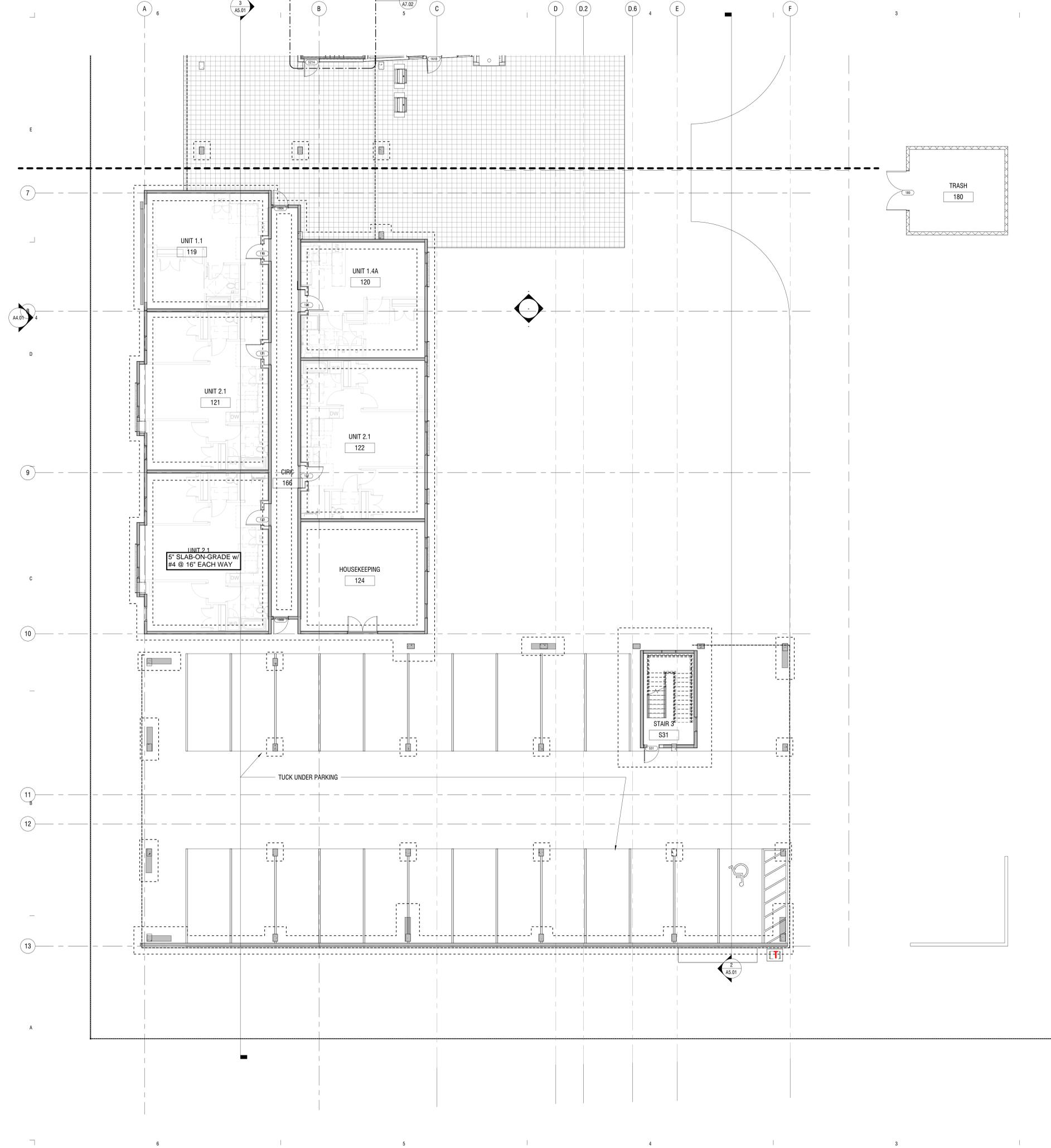
S2.01N

KEYNOTES PER SHEET

Key Value	Keynote Text
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CONSTRUCTION NOTES

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HITCHING POST
 460 E. BROADWAY
 JACKSON, WY

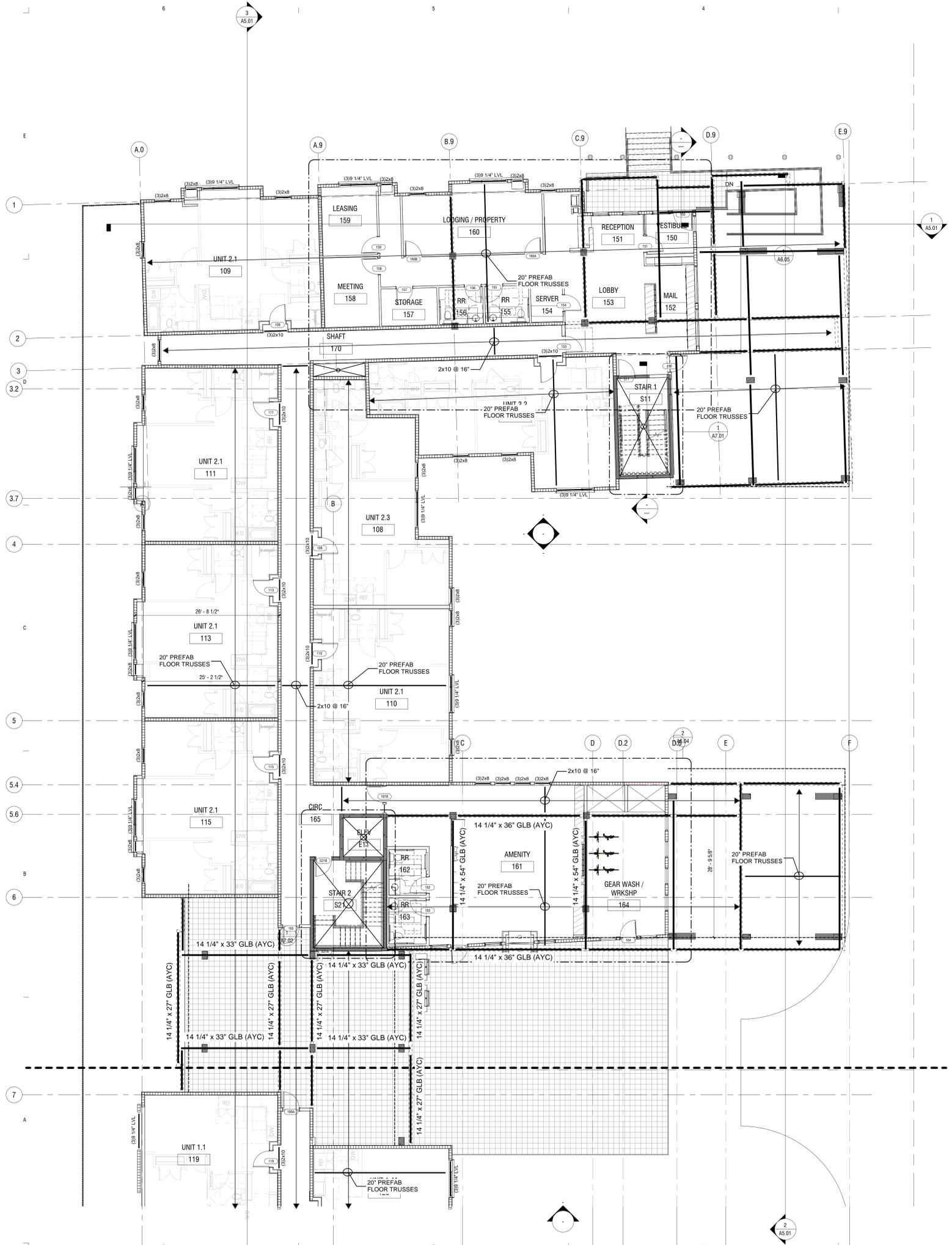
REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: Issue Date
 PROJECT #: 24008
 FILE:
 SHEET TITLE: **LEVEL 2 FRAMING PLAN - NORTH**


IMEG
 1400 Glenarm Place, Suite 101
 Denver, CO 80202
 (303)-623-4927
 11/10/2024

SCALE: 1/8" = 1'-0"

S2.02N

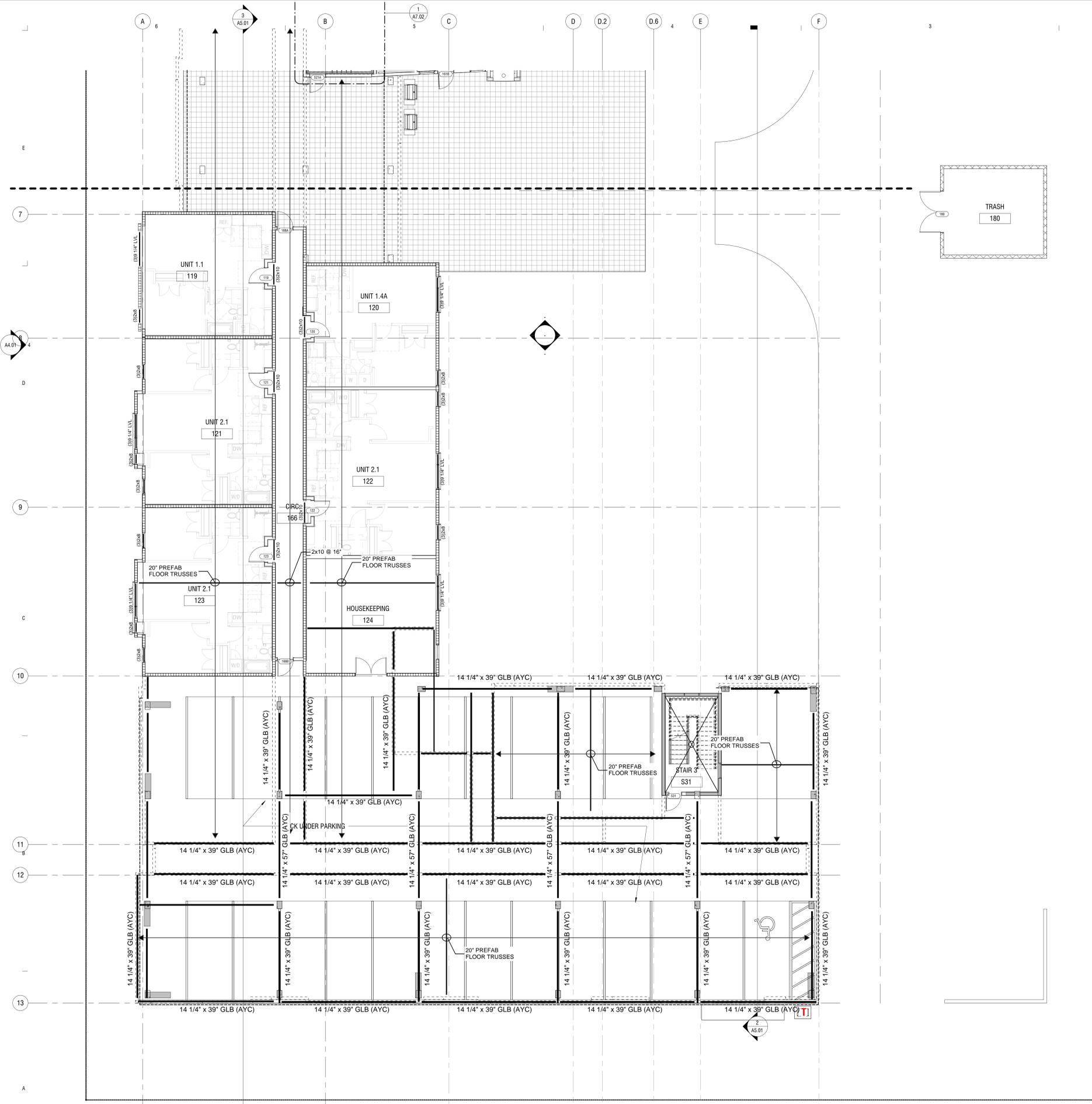


KEYNOTES PER SHEET

Key Value	Keynote Text
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1400 Glenarm Place, Suite 101
Denver, CO 80202
(303)-623-4927

11/10/2024

KEYNOTES PER SHEET	
Key Value	Keynote Text

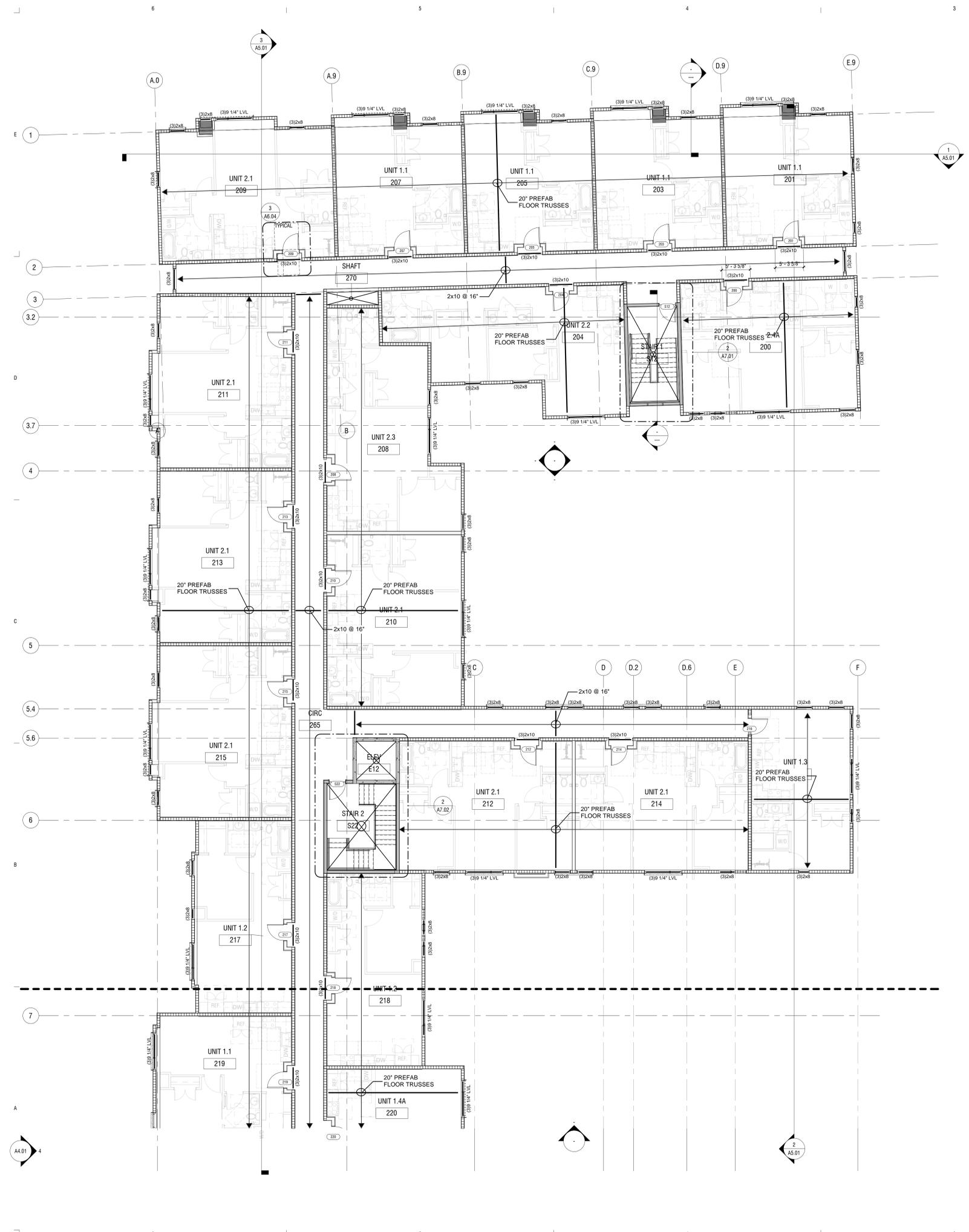
REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: Issue Date
 PROJECT #: 24008
 FILE:
 SHEET TITLE:

SCALE: 1/8" = 1'-0"

S2.03N

IMEG
 1400 Glenarm Place, Suite 101
 Denver, CO 80202
 (303)-623-4927
 11/10/2024



KEYNOTES PER SHEET	
Key Value	Keynote Text

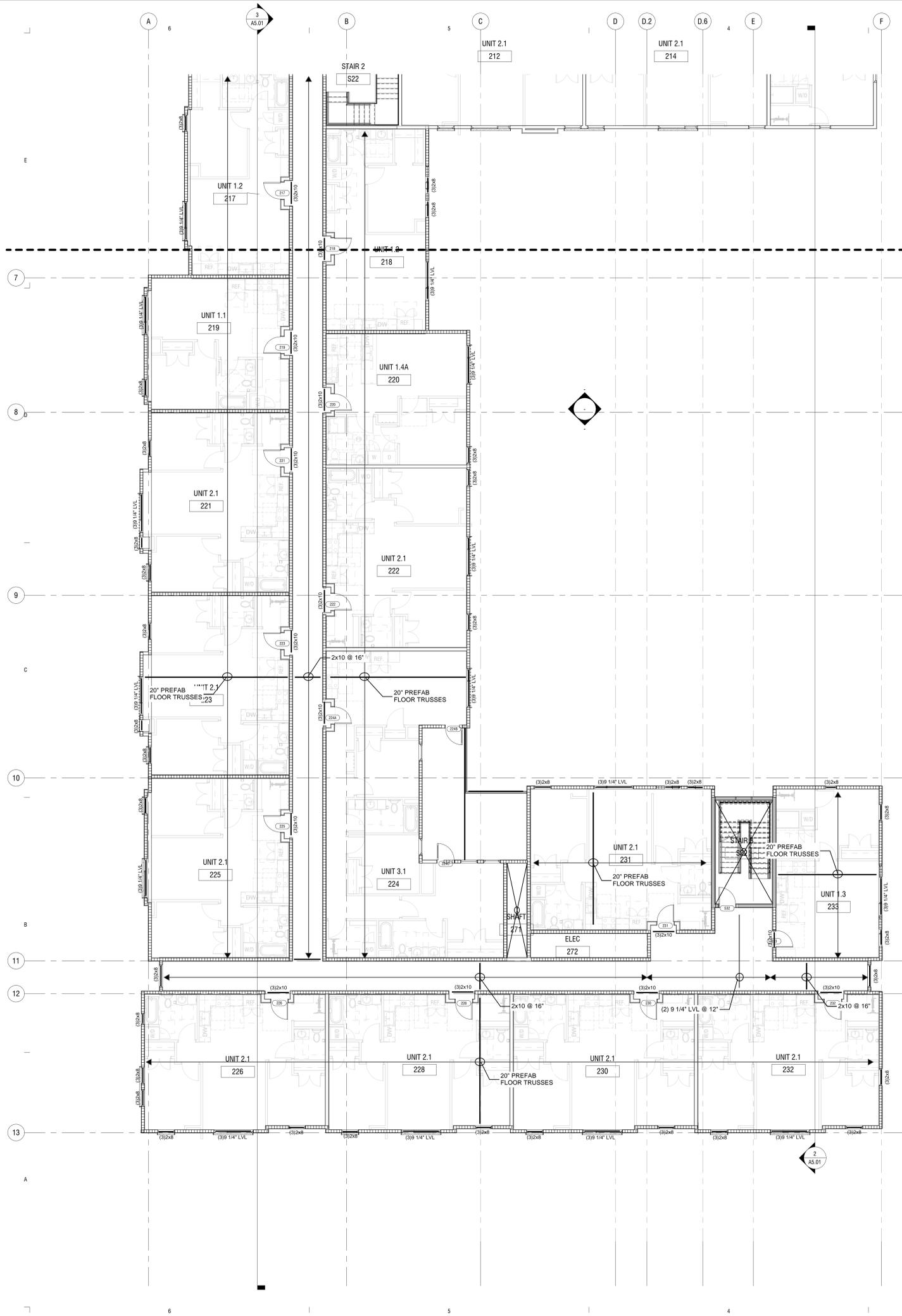
REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: Issue Date
 PROJECT #: 24008
 FILE:
 SHEET TITLE:
**LEVEL 3 FRAMING
 PLAN - SOUTH**

SCALE: 1/8" = 1'-0"

S2.03S

IMEG
 1400 Glenarm Place, Suite 101
 Denver, CO 80202
 (303)-623-4927
 11/10/2024



2
 AS.01

KEYNOTES PER SHEET	
Key Value	Keynote Text

REV:

DRAWN: Author
 REVIEWED: Approver
 DATE: Issue Date
 PROJECT #: 24008
 FILE:
**ROOF FRAMING
 PLAN - NORTH**

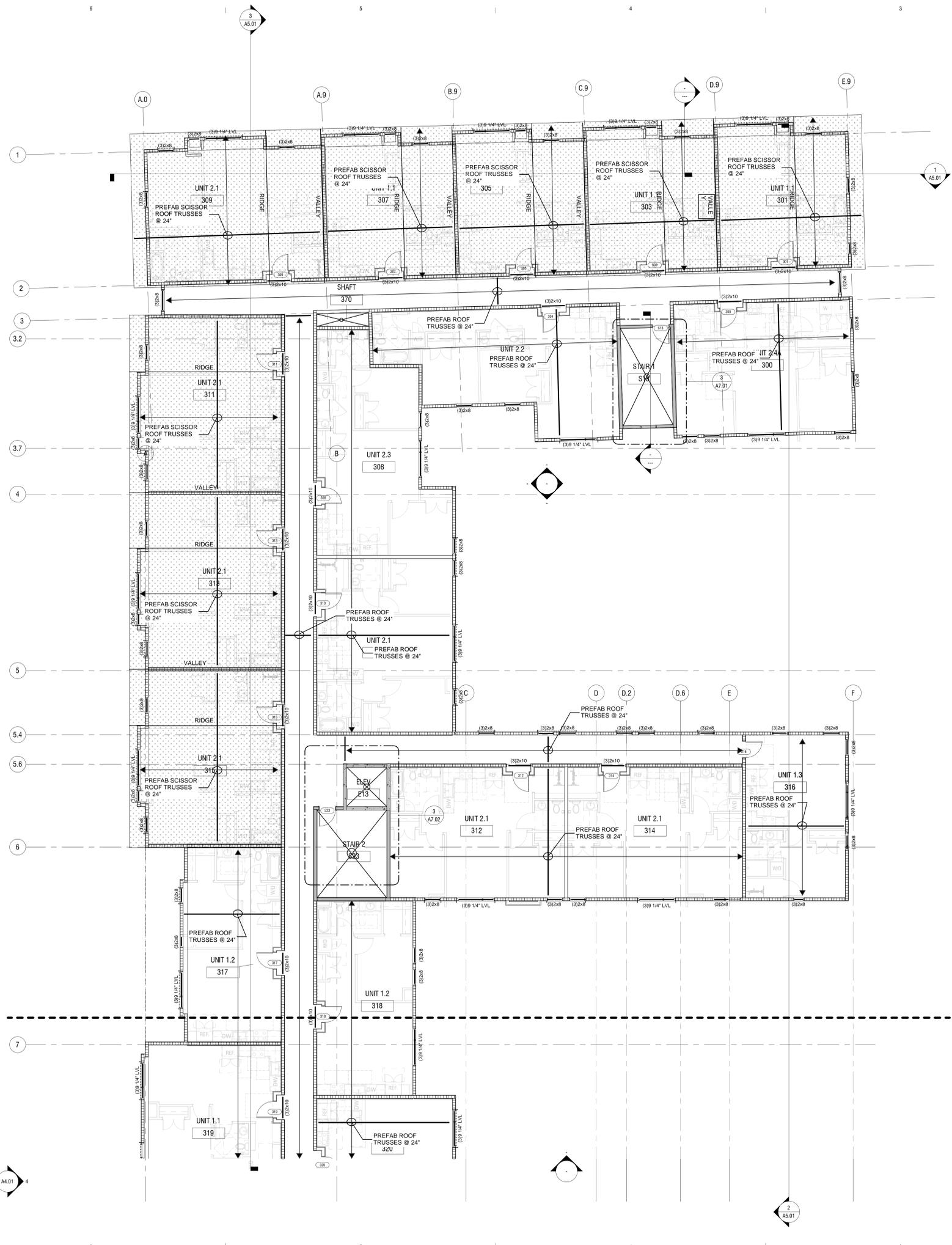
SCALE: 1/8" = 1'-0"

S2.04N



1400 Glenarm Place, Suite 101
 Denver, CO 80202
 (303)-623-4927

11/10/2024



KEYNOTES PER SHEET	
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REVIEWED: Approver
DATE: Issue Date
PROJECT #: 24008
FILE:
SHEET TITLE:
**ROOF FRAMING
PLAN - SOUTH**

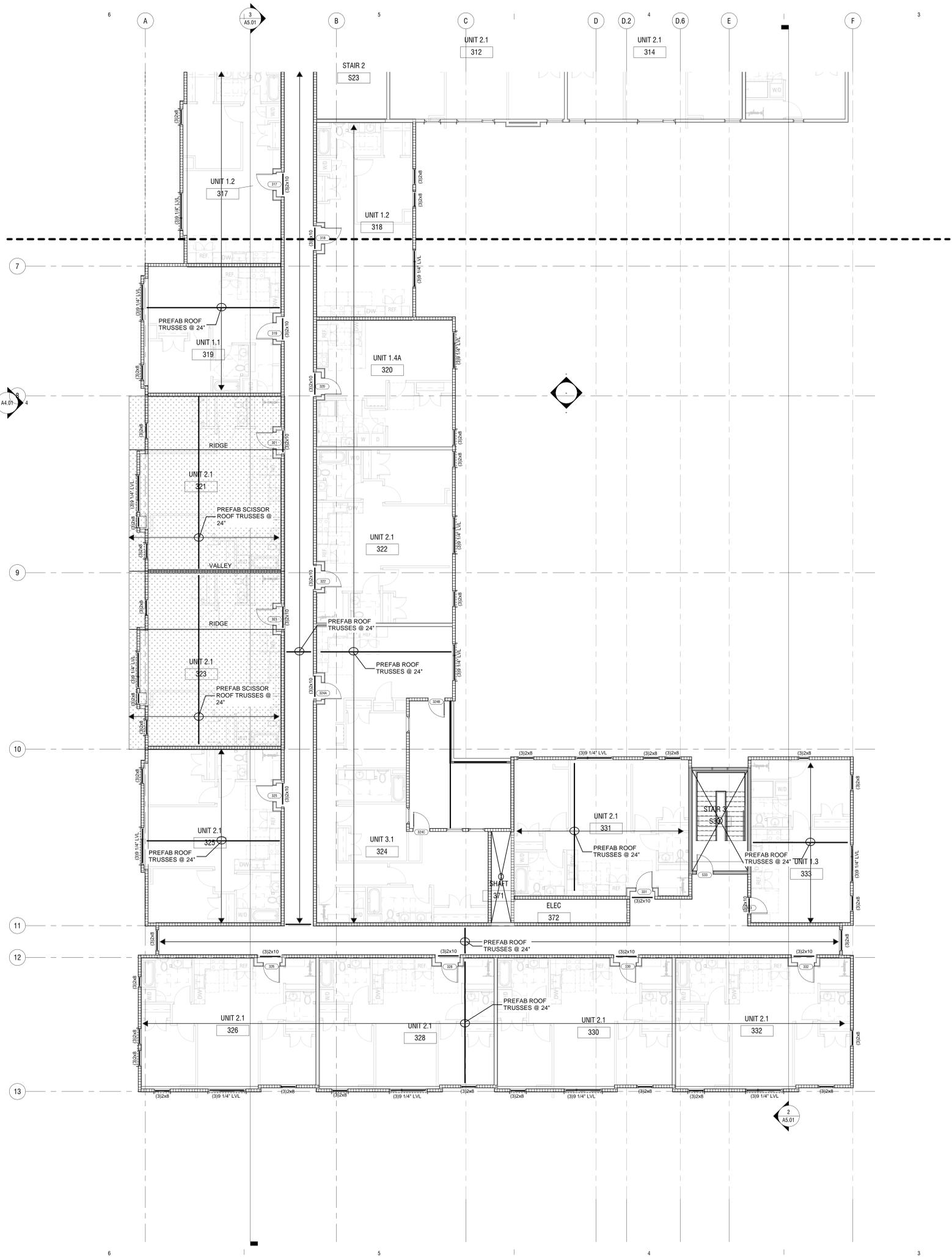
SCALE: 1/8" = 1'-0"

S2.04S



1400 Glenarm Place, Suite 101
Denver, CO 80202
(303)-623-4927

11/10/2024



2
A5.01

FEEDER SCHEDULE ALUMINUM	
4000W	11W-700kcmil, 750kcmilG, 4°C
3000W	8W-700kcmil, 600kcmilG, 4°C
2500W	7W-700kcmil, 600kcmilG, 4°C
2000W	6W-600kcmil, 400kcmilG, 4°C
1600W	5W-600kcmil, 350kcmilG, 4°C
1200W	4W-500kcmil, 250kcmilG, 3-1/2°C
1000W	4W-350kcmil, 4/0G, 3°C
800W	3W-400kcmil, 3/0G, 3°C
750W	3W-350kcmil, 3/0G, 3°C
600W	2W-500kcmil, 2/0G, 3-1/2°C
500W	2W-350kcmil, 1/0G, 3°C
400W	2W-250kcmil, #1G, 3°C
350W	2W-4/0, #1G, 2-1/2°C
300W	W-500kcmil, #2G, 3-1/2°C
250W	W-350kcmil, #2G, 3°C
225W	W-300kcmil, #2G, 3°C
200W	W-250kcmil, #4G, 3°C
175W	W-4/0, #4G, 2-1/2°C
150W	W-3/0, #4G, 2°C
125W	W-2/0, #4G, 2°C
100W	W-1/0, #6G, 2°C
90W	W-1/0, #6G, 2°C
80W	W#1, #6G, 1-1/2°C
70W	W#2, #6G, 1-1/4°C
60W	W#2, #6G, 1-1/4°C
50W	W#4, #6G, 1-1/4°C
40W	W#6, #6G, 1°C

THIS TABLE INDICATES MINIMUM CONDUCTOR SIZE FOR FEEDERS OF THE AMPACITY INDICATED WHERE #W INDICATES THE #AMPACITY AND W-NUMBERS OF WIRE, #S/W INDICATES NO GROUND. ALL CONDUCTORS SHALL BE ALUMINUM UNLESS NOTED OTHERWISE.

*CONDUCTOR AMPACITIES SHALL BE BASED ON TABLE 310.15(B)(16) 60 DEGREE COLUMN UP TO 100 AMPS AND 75 DEGREE COLUMN ABOVE 100 AMPS UNLESS OTHERWISE PERMITTED BY NEC. AMPACITY RATING SHALL BE SELECTED IN ACCORDANCE WITH NEC 110.14 (C).

THE MASTER ELECTRICIAN SHALL BE RESPONSIBLE FOR ENSURING THAT NO FEEDERS OR BRANCH CIRCUITS ARE INSTALLED IN A MANNER OR SIZED IN SUCH A WAY AS TO VIOLATE NEC

SERVICE GROUND TABLE	EQUIPMENT GROUND TABLE
1500G/CU #6	20EG #10
200G/CU #4	60EG #8
300G/CU 2	100EG #6
500G/CU 1/0	200-1200A PER ABOVE
1000G/CU 2/0	1600EG 350KCMIL
>1000G/CU 3/0	2000EG 400KCMIL

SERVICE GROUND CONDUCTORS SIZED PER NEC TABLE 250.66 EQUIPMENT GROUND CONDUCTORS SIZED PER NEC TABLE 250.122 ALL CONDUCTORS SHALL BE ALUMINUM UNLESS NOTED OTHERWISE

THE SERVICE GROUND CHART INDICATES THE MINIMUM SERVICE GROUND CONDUCTOR BASED ON #G WHERE # IS THE AMPACITY FROM THE CHART ABOVE, AND THE EQUIPMENT GROUND CHART INDICATES THE MINIMUM EQUIPMENT GROUNDING CONDUCTOR SIZE #EG WHERE # IS THE RATING/SETTING OF THE OVERCURRENT DEVICE PROTECTING THE CONDUCTORS AND EQUIPMENT

WHERE DISCREPANCIES OCCUR BETWEEN THE FEEDER SCHEDULE SCHEDULE AND THE GROUNDING TABLES, THE LARGER CONDUCTOR SHALL BE USED UNLESS OTHERWISE PERMITTED BY THE NEC.

THE INSTALLATION SHALL MEET ALL NEC 250 GROUNDING AND BONDING REQUIREMENTS INCLUDING 250.4 PATH FOR FAULT CURRENT. PROVIDE COMPLETE RACEWAY SYSTEMS METALLICALLY JOINED, CONNECTED, AND FITTINGS AS REQUIRED FOR ELECTRICAL CONTINUITY PER NEC 300.10

- ### GENERAL NOTES
- PROVIDE INCREASED FEEDER CONDUCTOR SIZES AS REQUIRED TO ACCOMMODATE VOLTAGE DROP. MAXIMUM VOLTAGE DROP ALLOWED AT DISTRIBUTION PANELS IS 2%. PROVIDE ALL NECESSARY JUNCTION BOXES AND SPLICES AS REQUIRED TO REDUCE OVERSIZED CONDUCTORS IN ORDER TO TERMINATE ON PANELBOARD LUGS.
 - PROVIDE SLEEVES AS REQUIRED FOR VERTICAL ROUTING OF FEEDERS. RACEWAYS ON LEVELS ABOVE GRADE SHALL BE CONCEALED. ROUTE THROUGH WALLS AS REQUIRED. COORDINATE SLEEVE LOCATIONS AND RACEWAY ROUTING WITH STRUCTURAL ENGINEER AND GENERAL CONTRACTOR PRIOR TO ROUGH-IN.
 - MAINTAIN FIRE RATING OF ALL PENETRATIONS.
 - ALUMINUM ALLOY CONDUCTORS SHALL BE PERMITTED WHERE ALLOWED BY THE NEC EXCEPT TO ROTATING EQUIPMENT INCLUDING MECHANICAL EQUIPMENT AND ELEVATORS.
 - ALUMINUM BUSSING IS PERMITTED IN ALL ELECTRICAL EQUIPMENT.
 - APPLICABLE OVERCURRENT PROTECTION DEVICES SHALL COMPLY WITH ARC ENERGY REDUCTION REQUIREMENTS OF NEC 240.87.

- ### DETAIL NOTES
- CIRCUIT BREAKER FOR FUTURE PV SYSTEM. 2023 NEC 705.12(B) PV SYSTEM CIRCUIT BREAKER SHALL BE INSTALLED AT THE END OF THE BUS. PROVIDE PERMANENT WARNING LABEL. PROVIDE (2)3-1/2". ROUTED TO ROOF FOR FUTURE PV SYSTEM INSTALLATION.
 - SURGE PROTECTION DEVICE.
 - LIGHTING CONTROL PANEL (LCP). PROVIDE A FEED THROUGH LIGHTING CONTROL PANEL. PANEL SHALL HAVE DIMMING MODULES FOR CONTROL OF EXTERIOR LIGHT FIXTURES. MODULES SHALL BE SUITABLE FOR LED, 0-10V, ELV, MLY AND FLUORESCENT LIGHT FIXTURES. LCP SHALL HAVE PHOTOCELL AND ASTRONOMIC TIMELOCK CONTROL.
 - TYPICAL DWELLING UNIT LOAD CENTER. 125A, 120/208V, 1Ø, 3W, 24-POLE
 - PRIMARY CONDUCTORS, AND TERMINATIONS BY LOCAL UTILITY.
 - PANEL SHALL BE PROVIDED WITH METERING BREAKERS AS REQUIRED TO COMPLY WITH 2021 IECC C405.12. HVAC LOADS, INTERIOR LIGHTING, EXTERIOR LIGHTING, PLUG LOADS, PROCESS LOADS, AND REMAINING LOADS SHALL BE SEPARATELY METERED AND METER DATA SHALL BE ACQUIRED AND STORED IN COMPLIANCE WITH IECC C405.12.5. BASIS OF DESIGN IS SIEMENS SEM3 SERIES METERING SYSTEM.

- ### GROUNDING ELECTRODE SYSTEM NOTES
- GROUNDING ELECTRODE SYSTEM/CONDUCTORS SHALL BE INSTALLED PER NATIONAL ELECTRICAL CODE (NEC) ARTICLE 250 REQUIREMENTS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ALL GROUNDING ELECTRODES THAT ARE PRESENT AT EACH STRUCTURE SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM.
- MAIN BONDING JUMPER WITHIN THE SERVICE ENTRANCE LISTED SWITCHBOARD/PANELBOARD. THE MAIN BONDING JUMPER SHALL BE SIZED, SUPPLIED AND INSTALLED BY THE EQUIPMENT MANUFACTURER.
 - SUPPLY SIDE SYSTEM BONDING JUMPER WITHIN THE SERVICE ENTRANCE LISTED SWITCHBOARD/PANELBOARD. THE SUPPLY SIDE SYSTEM BONDING JUMPER SHALL BE SIZED, SUPPLIED AND INSTALLED BY THE EQUIPMENT MANUFACTURER.
 - 3Ø CU. GROUNDING ELECTRODE CONDUCTOR ROUTED FROM THE SERVICE ENTRANCE SWITCHBOARD TO GROUND BUS IN EACH ELECTRICAL ROOM.
 - PROVIDE A 3Ø COPPER GROUNDING ELECTRODE TO THE MAIN METAL UNDERGROUND WATER PIPE. MAIN WATER PIPE MUST BE IN DIRECT CONTACT WITH THE EARTH FOR 10 FEET OR MORE AND ELECTRICALLY CONTINUOUS. CONDUCTOR SHALL BE THE SIZE CALLED FOR ON THE ELECTRICAL ONE-LINE AND FEEDER SCHEDULE. IF THE WATER PIPE IS OF THE DUCTILE TYPE OR NON-ELECTRICALLY CONTINUOUS, IT MUST BE MADE CONTINUOUS BY BONDING AROUND INSULATED PORTIONS OF THE PIPE.
 - PROVIDE A #6AWG COPPER GROUNDING ELECTRODE CONDUCTOR TO A COPPER CLAD DRIVEN GROUND ROD.
 - PROVIDE A 2Ø' LONG 3/0 AWG BARE COPPER GROUNDING ELECTRODE INSTALLED IN THE FOUNDATION AND ADDITIONAL LENGTH AS NECESSARY TO BOND TO THE GROUNDING SYSTEM.

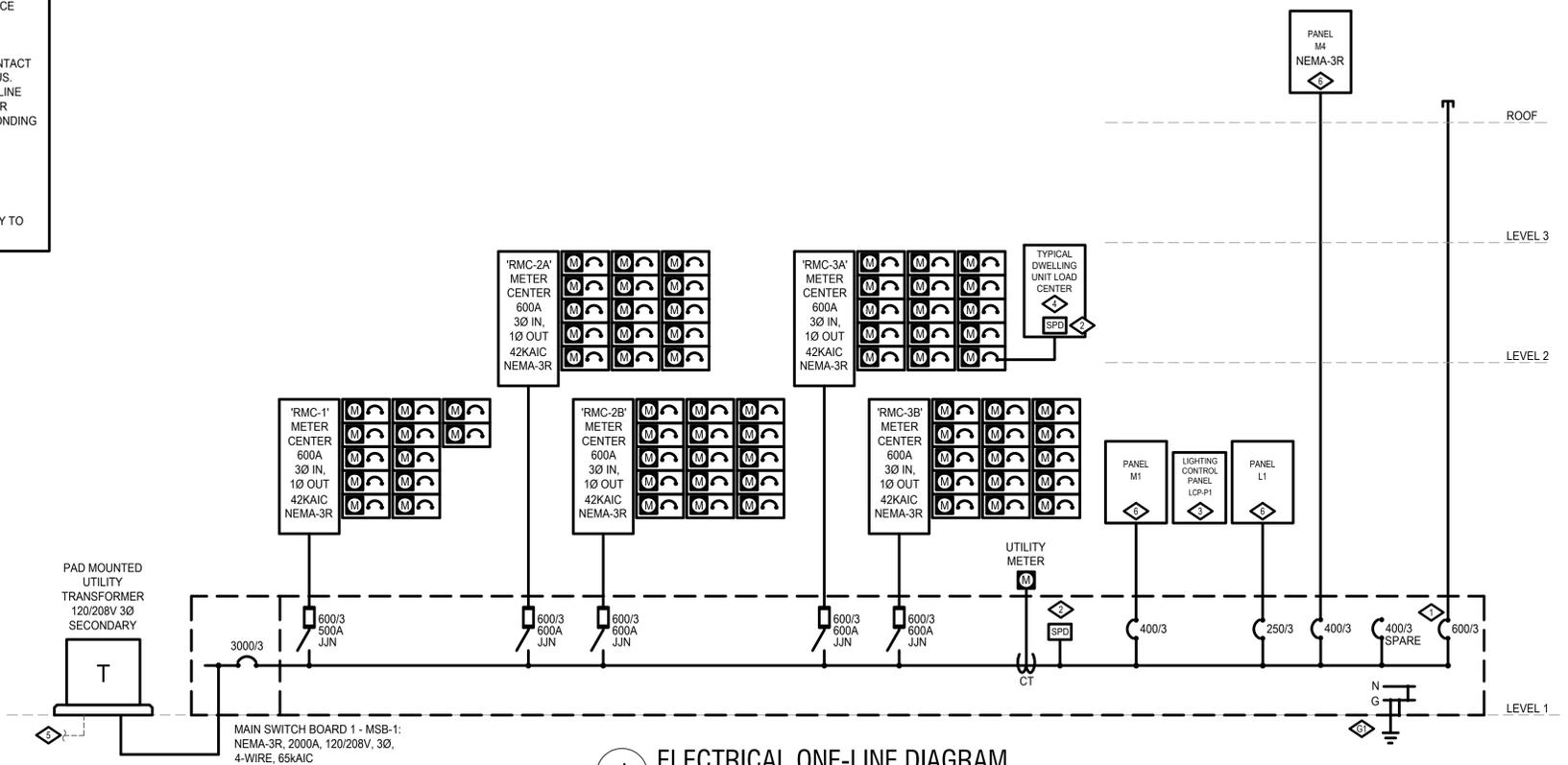
CODES:

DESIGNED UNDER THE FOLLOWING CODES:
 2023 NATIONAL ELECTRICAL CODE
 2021 INTERNATIONAL BUILDING CODES
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 AMERICANS WITH DISABILITIES ACT
 2018 ANS/A117.1
 2016 ANSI/ASME A17.1 ELEVATOR SAFETY CODE

ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS ARE NECESSARILY USED ON THIS PROJECT.

[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE ALARM ANNUNCIATOR CONTROL PANEL
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE ALARM PANEL
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE ALARM ANNUNCIATOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	MANUAL PULL STATION
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE STROBE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE HORN OR SPEAKER WITH STROBE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE ALARM HORN & LIGHT
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE ALARM HORN
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	MAGNETIC DOOR HOLDER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE ALARM FLOW SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	TAMPER SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE THERMAL DETECTOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	SMOKE DETECTOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	1-IONIZATION
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	P-4 PHOTOELECTRIC
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	DUCT FIRE DETECTOR (RETURN)
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	DUCT FIRE DETECTOR (SUPPLY)
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	REMOTE INDICATING LIGHT
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	FIRE / SMOKE DAMPER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	120V, MOTORIZED SMOKE DAMPER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	VOLUME CONTROL
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	MICROPHONE RECEPTACLE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	RECESSED LIGHT FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	SURFACE MOUNTED LIGHT FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	STRIP LIGHT FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	CEILING FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	PORCELAM LAMP HOLDER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	WALL WASHER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	TRACK HEAD FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	TRACK WITH TRACK HEAD FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	EMERGENCY FIXTURE - SHADED
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	WALL PACK FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	SURFACE CEILING FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	POLE MOUNTED FIXTURE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	BATTERY PACK EMERGENCY LIGHT
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	EXIT LIGHT - SHADED INDICATES FACE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	WALL MOUNTED OCCUPANCY SENSOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	CEILING MOUNTED OCCUPANCY SENSOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	CEILING MOUNTED VACANCY SENSOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	SINGLE POLE SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	DOUBLE POLE SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	3-WAY SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	4-WAY SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	SWITCH WITH INTEGRATED OCCUPANCY SENSOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	SWITCH & PILOT LAMP
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	KEY OPERATED SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	DIMMER SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	THERMAL OVERLOAD SWITCH
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	ABOVE FINISH FLOOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	ABOVE COUNTER - VERIFY HEIGHT
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	ARC-FAULT CIRCUIT INTERRUPTER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	ABOVE COUNTER/GROUND FAULT INTERRUPTING
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	CCT CIRCUIT
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	EXISTING TO REMAIN
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	ELECTRICAL CONTRACTOR
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	EXHAUST FAN
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	EXISTING TO BE RELOCATED
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	EXISTING TO BE REMOVED
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	ELECTRICAL WATER COOLER
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	GROUND FAULT INTERRUPTING
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	HOUSE PHONE
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	INSTA HOT
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	PARTIAL CIRCUIT USED IN MULTIPLE LOCATIONS
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	(PART) SAME AS (P)
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	TELEPHONE TERMINAL BOARD
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	UNLESS OTHERWISE NOTED
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	WEATHER PROOF/GROUND FAULT INTERRUPTING
[Symbol]	GROUNDING ELECTRODE SYSTEM	[Symbol]	WEATHER PROOF



1 ELECTRICAL ONE-LINE DIAGRAM
NO SCALE

**Hitching Post
Street Frontage Photographs**



East Broadway Avenue at West Boundary of Hitching Post Property Looking East



East Broadway Avenue/Hitching Post Property - Western Frontage Detail Looking East



East Broadway Avenue/Hitching Post Property Eastern Frontage Detail Looking East



East Broadway Avenue at East Boundary of Hitching Post Property Looking East