

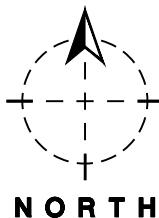
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Jan 07,2019 11:26am



A2

SITE PLAN

SCALE: 1" = 30 FT



PARKING REQUIREMENTS:

41 APARTMENT UNITS:
(18) 1 BEDROOM X 1.5 = 27 STALLS
(23) 2 BEDROOM X 2 = 46 STALLS
73 REQUIRED PARKING STALLS
RETAIL - 2,150 SF / 250 = 9 STALLS
82 TOTAL REQUIRED PARKING STALLS
10% BICYCLE PARKING REDUCTION
 $82 \times 10\% = 8$
 $82 - 8 = 74$ ON SITE STALL REQUIRED
74 ON SITE PARKING STALLS PROVIDED

CURRENT ZONING - GR 2W COD 139

SITE ACREAGE - +/- 1.62 ACRES

SWD
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EST 1935

ARCHITECTURAL CORPORATION
MISSOURI CERTIFICATE
OF AUTHORITY NO. 000073

Y GARDENS APARTMENTS
1255 E. CHESTNUT
SPRINGFIELD, GREENE COUNTY, MISSOURI 65802

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1956 F 816.531.1978

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
MO. LICENSE NO. A-6972



SITE PLAN

ISSUE DATE:

1.7.2019

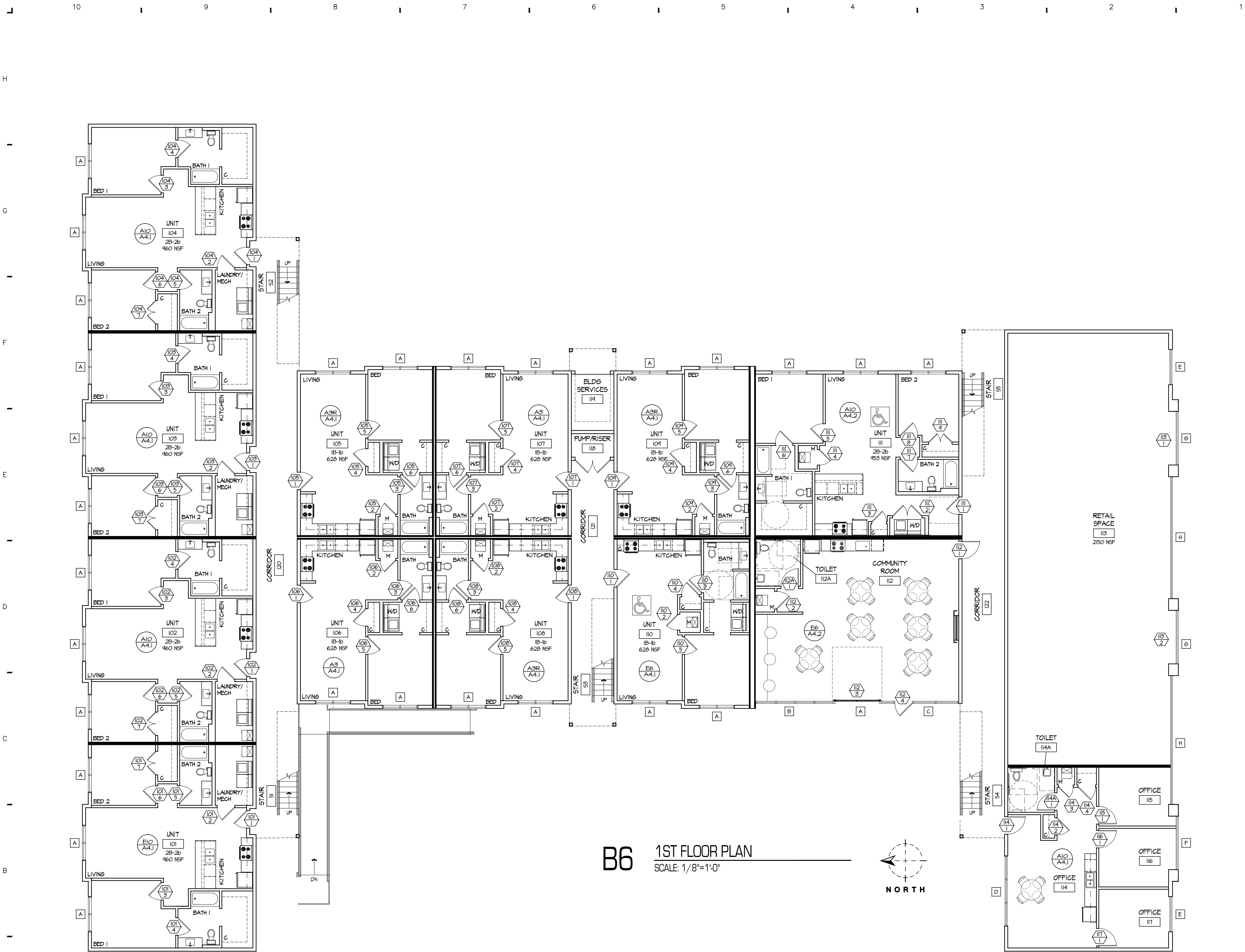
REVISIONS:

PROJECT NO.: 1817

SP1.1

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KEY NOTES

1. SEMI-RECESSED FIRE EXTINGUISHER CABINET. FRAME OUT WALL AS NECESSARY TO ENCLOSE FOR FLUSH CABINET. 104418 & 104416.
2. SURFACE MOUNTED FIRE EXTINGUISHER. 104418 & 104416.
3. 1 1/2" DIA. STEEL HANDRAIL. HANDRAIL SHALL EXTEND 12" BEYOND TOP & BOTTOM OF RAMP. TOP OF HANDRAIL SHALL BE MOUNTED 36" A.F.F. ABOVE RAMP. HANDRAIL SHALL RETURN TO WALL OR FLOOR AS INDICATED ON PLAN. MOUNT 2" OFF FACE OF WALL. CONTRACTOR SHALL USE CIRCULAR MOUNTING PLATES AT THE WALL. PAINT. 055125.

GENERAL NOTES

- A. THIS PROJECT IS A SUSTAINABLE DESIGN. IT WILL ACHIEVE BRONZE LEVEL CERTIFICATION THROUGH THE NATIONAL GREEN BUILDING STANDARD. REFER TO THE PROJECT MANUAL FOR SPECIFIC SUSTAINABLE RATING SYSTEM REQUIREMENTS FOR MATERIALS AND INSTALLATIONS.
- B. PROVIDE AND INSTALL MOISTURE RESISTANT GYP. BD. ON ALL WALLS AND CEILINGS IN BATHS, RESTROOMS, JANITOR CLOSETS, AND FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED.
- C. PROVIDE AND INSTALL INSULATION FULL HEIGHT OF ALL INTERIOR WALLS THAT REQUIRE INSULATION AND EXTERIOR WALLS. 072100.
- D. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD.
- E. EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR SHEATHING. FACE OF CONCRETE SLAB IS LOCATED AT THE FACE OF THE EXTERIOR SHEATHING.

LEGEND

- PLAN NOTE
 - DOOR DESIGNATION
 - WINDOW DESIGNATION
 - WALL DESIGNATION
 - INTERIOR ELEVATION
- A3RS/A4.1
REV. 1/18/19



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315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1896 F 816.531.1978

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MO. LICENSE NO. A-6972



1ST FLOOR PLAN

ISSUE DATE:

1.7.2019

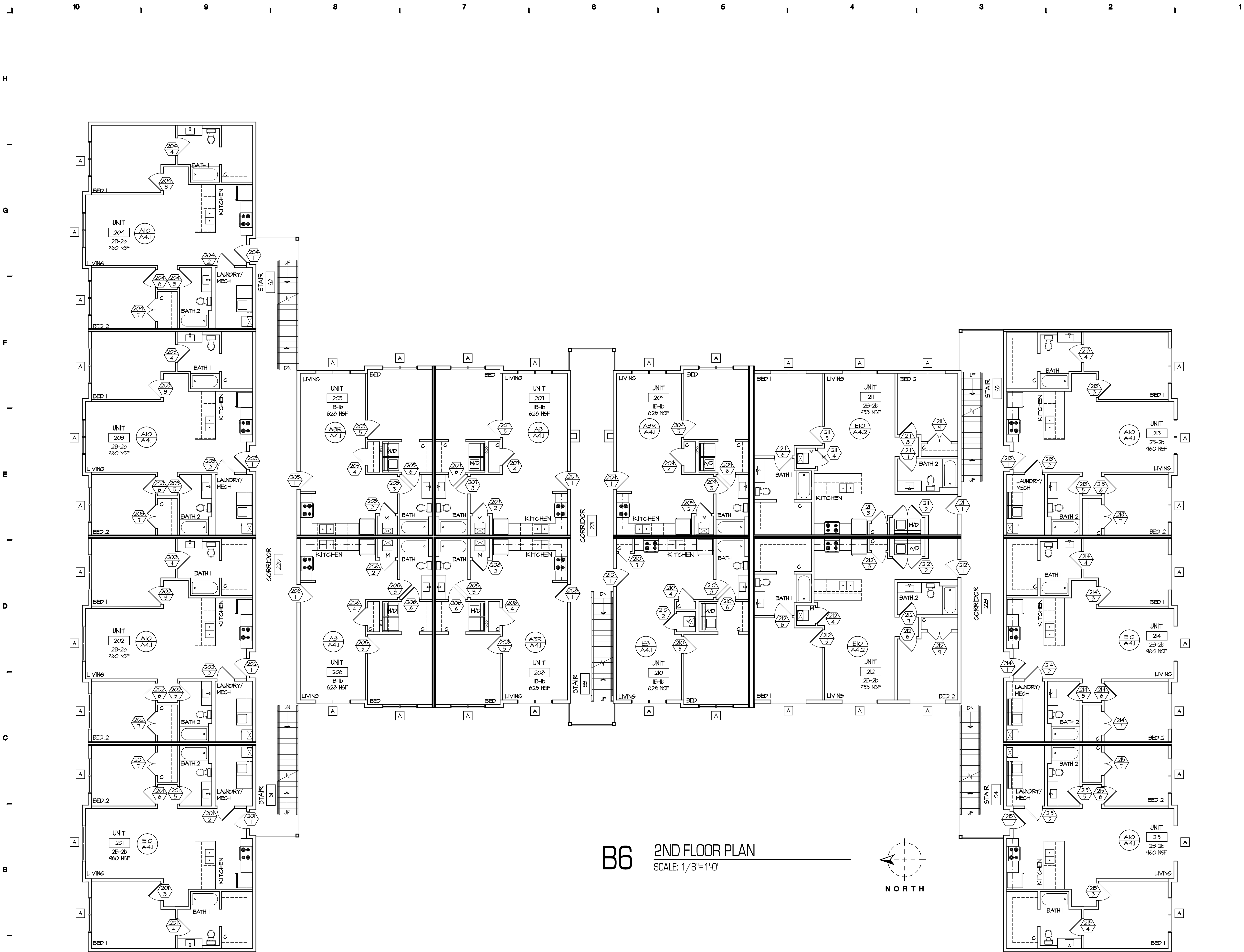
REVISIONS:

PROJECT NO.: 1817

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KEY NOTES

1. SEMI-RECESSED FIRE EXTINGUISHER CABINET. FRAME OUT WALL AS NECESSARY TO ENCLOSE FOR FLUSH CABINET. 104418 & 104416.
2. SURFACE MOUNTED FIRE EXTINGUISHER. 104418 & 104416.
3. 1 1/2" DIA. STEEL HANDRAIL. HANDRAIL SHALL EXTEND 12" BEYOND TOP & BOTTOM OF RAMP. TOP OF HANDRAIL SHALL BE MOUNTED 36" A.F.F. ABOVE RAMP. HANDRAIL SHALL RETURN TO WALL OR FLOOR AS INDICATED ON PLAN. MOUNT 2" OFF FACE OF WALL. CONTRACTOR SHALL USE CIRCULAR MOUNTING PLATES AT THE WALL. PAINT. 055123.

GENERAL NOTES

- A. THIS PROJECT IS A SUSTAINABLE DESIGN. IT WILL ACHIEVE BRONZE LEVEL CERTIFICATION THROUGH THE NATIONAL GREEN BUILDING STANDARD. REFER TO THE PROJECT MANUAL FOR SPECIFIC SUSTAINABLE RATING SYSTEM REQUIREMENTS FOR MATERIALS AND INSTALLATIONS.
- B. PROVIDE AND INSTALL MOISTURE RESISTANT GYP. BD. ON ALL WALLS AND CEILINGS IN BATHS, RESTROOMS, JANITOR CLOSETS, AND FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED.
- C. PROVIDE AND INSTALL INSULATION FULL HEIGHT OF ALL INTERIOR WALLS THAT REQUIRE INSULATION AND EXTERIOR WALLS. 072100.
- D. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD.
- E. EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR SHEATHING. FACE OF CONCRETE SLAB IS LOCATED AT THE FACE OF THE EXTERIOR SHEATHING.

LEGEND

- | | |
|-------------|--------------------|
| (1) | PLAN NOTE |
| (B1) | DOOR DESIGNATION |
| (F) | WINDOW DESIGNATION |
| (P) | WALL DESIGNATION |
| (A3RS/A4.1) | INTERIOR ELEVATION |
| REV. 1 | SIM. |

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2ND FLOOR PLAN

ISSUE DATE:

1.7.2019

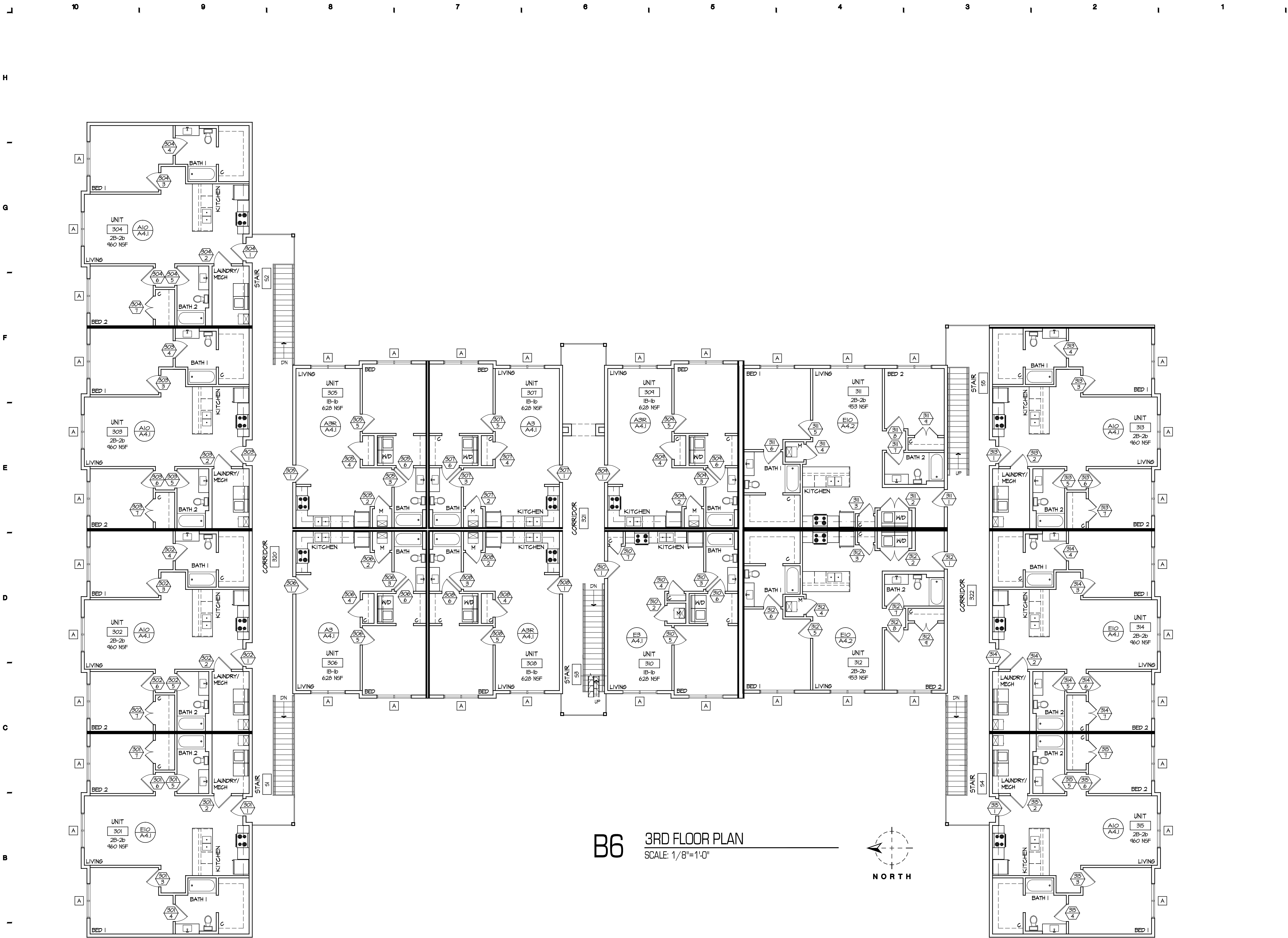
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PROJECT NO.: 1817

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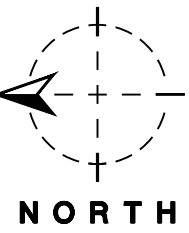
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B6

3RD FLOOR PLAN
SCALE: 1/8"=1'-0"



KEY NOTES

1. SEMI-RECESSED FIRE EXTINGUISHER CABINET, FRAME OUT WALL AS NECESSARY TO ENCLOSE FOR FLUSH CABINET. 104418 & 104416.
2. SURFACE MOUNTED FIRE EXTINGUISHER, 104418 & 104416.
3. 1 1/2" DIA. STEEL HANDRAIL, HANDRAIL SHALL EXTEND 12" BEYOND TOP & BOTTOM OF RAMP, TOP OF HANDRAIL SHALL BE MOUNTED 36" A.F.F. ABOVE RAMP, HANDRAIL SHALL RETURN TO WALL OR FLOOR AS INDICATED ON PLAN, MOUNT 2" OFF FACE OF WALL, CONTRACTOR SHALL USE CIRCULAR MOUNTING PLATES AT THE WALL, PAINT, 05020.

GENERAL NOTES

- A. THIS PROJECT IS A SUSTAINABLE DESIGN. IT WILL ACHIEVE BRONZE LEVEL CERTIFICATION THROUGH THE NATIONAL GREEN BUILDING STANDARD. REFER TO THE PROJECT MANUAL FOR SPECIFIC SUSTAINABLE RATING SYSTEM REQUIREMENTS FOR MATERIALS AND INSTALLATIONS.
- B. PROVIDE AND INSTALL MOISTURE RESISTANT GYP. BD. ON ALL WALLS AND CEILINGS IN BATHS, RESTROOMS, JANITOR CLOSETS, AND FOR FULL HEIGHT OF ALL CABINET WALLS WHERE SINKS ARE LOCATED.
- C. PROVIDE AND INSTALL INSULATION FULL HEIGHT OF ALL INTERIOR WALLS THAT REQUIRE INSULATION AND EXTERIOR WALLS. 072100.
- D. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD.
- E. EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR SHEATHING, FACE OF CONCRETE SLAB IS LOCATED AT THE FACE OF THE EXTERIOR SHEATHING.

LEGEND

- | | |
|-------------|--------------------|
| (1) | PLAN NOTE |
| (B/I) | DOOR DESIGNATION |
| (F) | WINDOW DESIGNATION |
| (P) | WALL DESIGNATION |
| (A3RS/A4.1) | INTERIOR ELEVATION |
| REV. 1 | SIM. |

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1255 E. CHESTNUT
SPRINGFIELD, GREENE COUNTY, MISSOURI 65802

STARK WILSON DUNCAN ARCHITECTS INC.
315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1896 F 816.531.1978

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MO. LICENSE NO. A-6972



3RD FLOOR PLAN

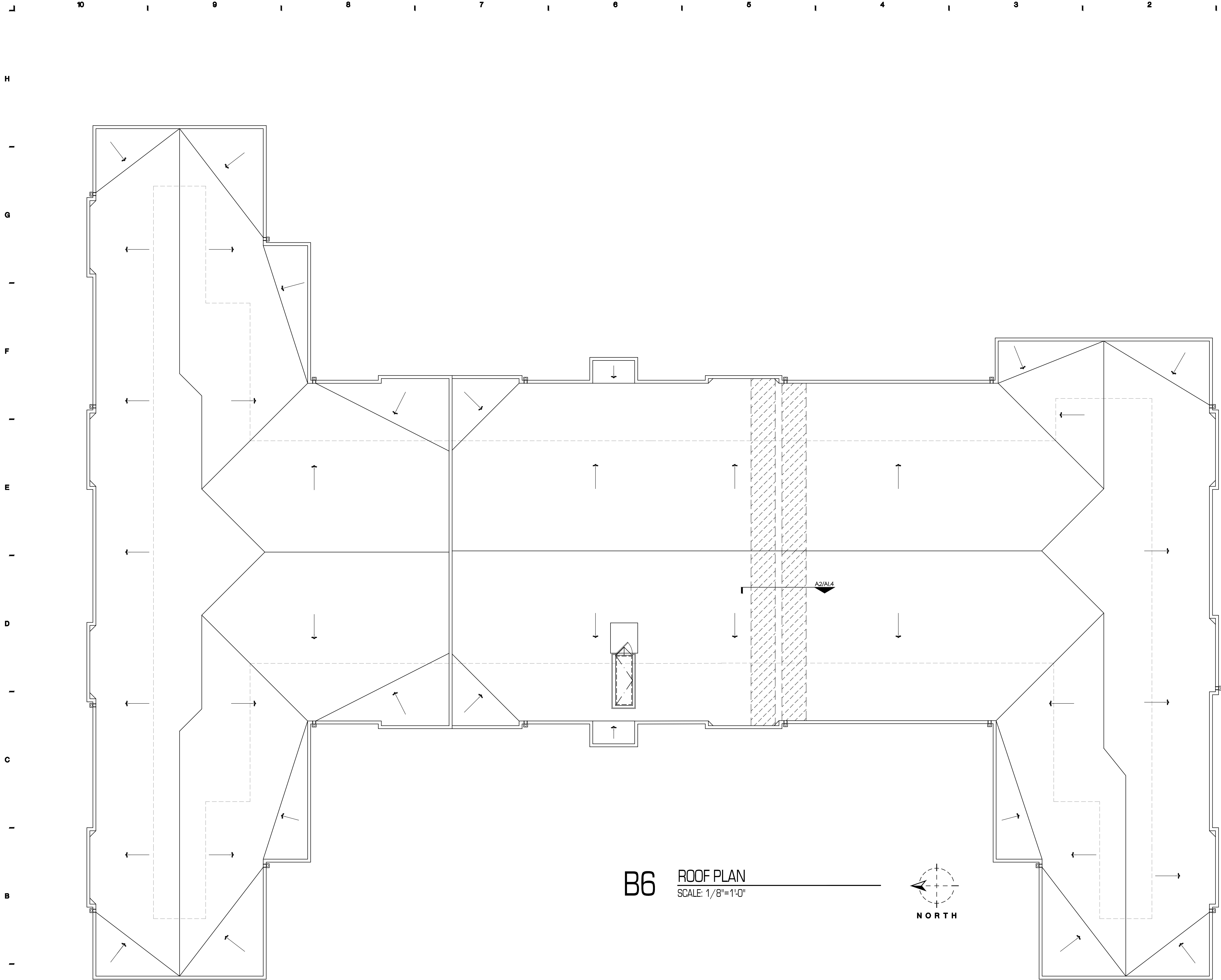
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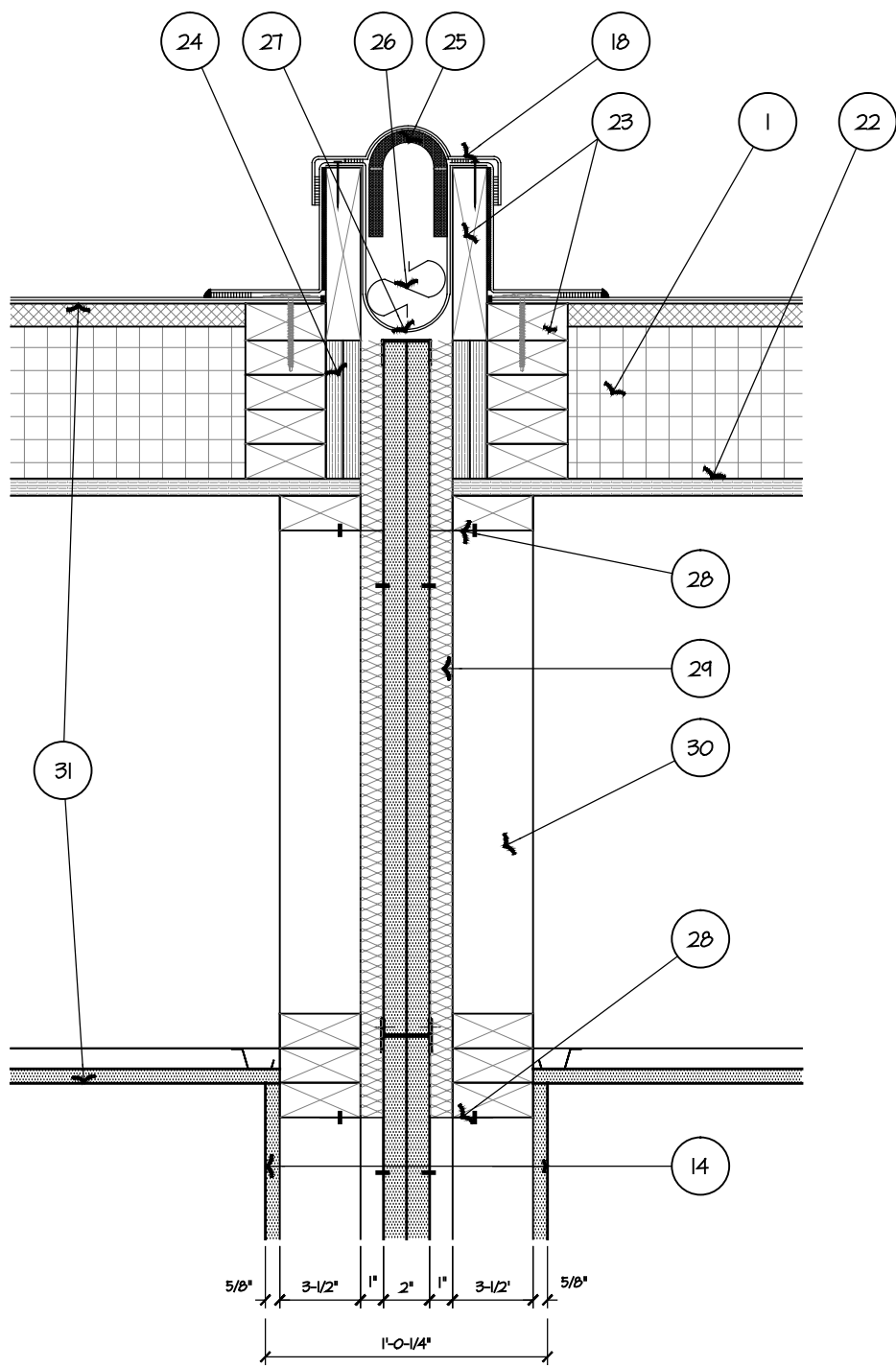
B6

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



KEY NOTES

1. UL CLASS A APPROVED ROOFING SYSTEM.
60 MIL MECHANICALLY FASTENED TPO
ROOFING MEMBRANE OVER 1" ENERGY
GUARD BARRIER POLYISO INSULATION ON
R-38 ENERGY GUARD POLYISO INSULATION
ON PLYWOOD DECK @ 1/4" PER FOOT.
MANUFACTURED BY GAF OR APPROVED
EQUAL. 075423.
2. PREFINISHED SHEET METAL CAP FLASHING.
076200.
3. ALUMINUM FINISH, INSULATED ROOF HATCH.
3'-0" X 6'-0" INSIDE DIMENSION. INCLUDE
PADLOCK, MECHANICAL LIFT ASSYST.
INSULATED CURB & FLASHING. 071200.
4. ROOF HATCH SAFETY RAILING AROUND
ROOF HATCH, INCLUDE GATE.
MANUFACTURED BY KEE INDUSTRIAL
PRODUCTS, KEEHATCH SYSTEM.
5. 5' X 5' PROTECTION MAT. 075423.
6. PLYWOOD ROOF CRICKET.
7. MECHANICAL AND/OR PLUMBING EQUIPMENT.
REFER TO MEP PLANS.
8. 2 HOUR AREA SEPARATION WALL BELOW.
UL U536. REFER TO SHEETS A0.6 AND A0.7
FOR ADDITIONAL INFORMATION.
9. ALL MECHANICAL EQUIPMENT TO BE
INSTALLED MINIMUM 10'-0" FROM EDGE OF
ROOF.
10. FIRE RATED PLYWOOD FOR A MIN. OF 4'-0"
ON EITHER SIDE OF FIRE WALL.
11. FACTORY FABRICATED TPO EXPANSION
JOINT COVER W/ CURB. 071124.
12. CRICKET.
13. PREFINISHED SCUPPER AND DOWNSPOUT.
076200.
14. 4" X 8" THRU WALL OVERFLOW.
15. PLYWOOD ROOF DECK. RE: STRUCTURAL.
16. WOOD BLOCKING.
17. PLYWOOD BLOCKING.
18. ROOFING MANUFACTURER GAF FACTORY
FOAM INSERT. EXTEND DOWN 2" INTO
OPENING. 074523
19. BATT INSULATION. 072000
20. ROOFING MANUFACTURER GAF BASE
FLASHING MEMBRANE. 074523
21. BREAKAWAY GLIPS. RE: UL U536. REFER TO
DETAIL ON SHEET A0.7
22. FIRE BLOCKING.
23. WOOD ROOF TRUSS. REFER TO STRUCTURAL
PLANS.
24. ROOF TYPE 'A' 1 HOUR. REFER TO DETAIL ON
SHEET A0.7



A2

ROOF EXPANSION JOINT DETAIL
SCALE: 1 1/2" = 1'-0"



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315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - T 816.531.1696 F 816.531.1978

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ROOF PLAN

ISSUE DATE:

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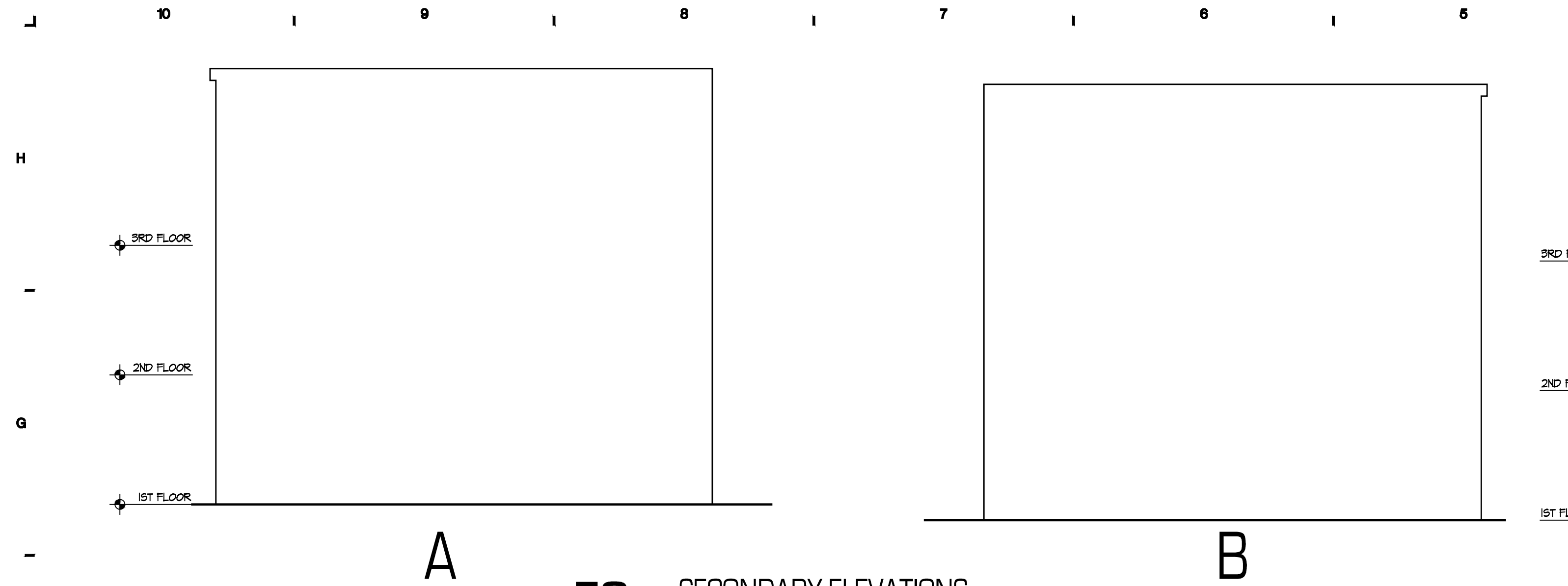
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F8 SECONDARY ELEVATIONS
SCALE: 1/8"=1'-0"



D8 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



A6 COURTYARD / WEST ELEVATION
SCALE: 1/8"=1'-0"

KEY NOTES

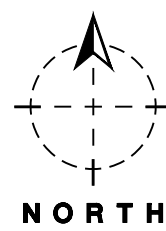
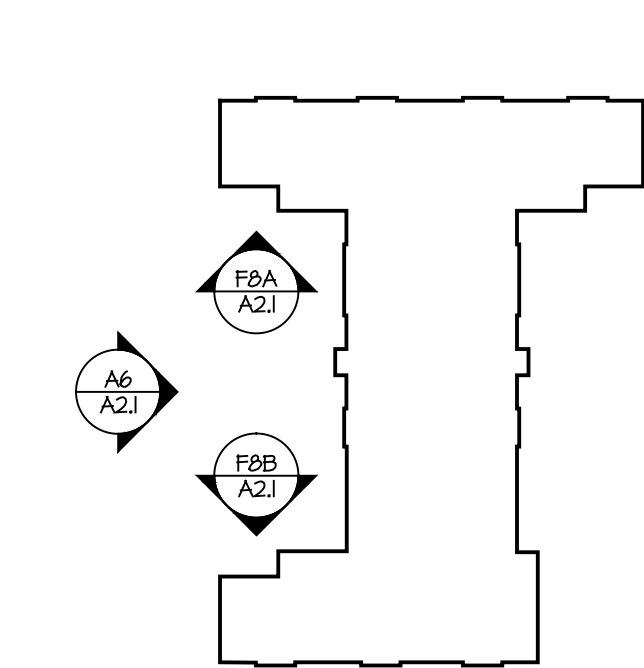
- VINYL WINDOW PER SCHEDULE. ?????? SERIES BASIS OF DESIGN. 085513
- PRE-FINISHED CEMENT FIBER BOARD PANEL SYSTEM W/ CLEAR ANODIZED EXTRUDED METAL TRIM. SMOOTH PANEL TEXTURE. 074646
- ALUMINUM STOREFRONT ENTRANCE. 084113
- ALUMINUM STOREFRONT SYSTEM. KANNEER TRIFAB 451T BASIS OF DESIGN. 084113
- BACKLIT BUILDING SIGNAGE W/ 30" TALL CLEAR ANODIZED CHANNEL LETTERS. FONT TO BE SELECTED BY OWNER. 101400
- WALL MOUNTED ELECTRICAL EQUIPMENT. RE: ELECTRICAL
- CEMENT FIBER BOARD LAP SIDING. SMOOTH TEXTURE. ALTERNATING EXPOSURE W/ 1" EXPOSURE BEADED LAP W/ 4" EXPOSURE LAP. INCLUDE EXTRUDED METAL TRIM CONTROL JOINTS WHERE SHOWN. PAINT COLOR AS INDICATED. 074646
- CEMENT FIBER BOARD LAP SIDING. SMOOTH TEXTURE. 4" EXPOSURE. 074646
- 2 1/2" CEMENT FIBER BOARD TRIM. TEXTURE & FINISH TO MATCH ADJACENT CEMENT FIBER BOARD SIDING UNLESS NOTED OTHERWISE (UNO.). 074646
- EXTRUDED METAL TRIM. COLOR TO MATCH ADJACENT SIDING UNO. 074646
- HSS METAL RAILING WITH HORIZONTAL STEEL BAR PICKETS. PAINT. 085213
- REFINISHED METAL FASCIA ATTACHED TO DECK FRAMING. COLOR TO MATCH ADJACENT CEMENT FIBER PANEL SYSTEM. 076200
- REFINISHED METAL COPING. COLOR TO MATCH ADJACENT CEMENT FIBER SIDING. 071100
- HSS COLUMN PAINT. RE: STRUCTURAL.
- HSS BEAM. PAINT. RE: STRUCTURAL.
- FULL VIEW ALUMINUM AND GLASS SECTIONAL DOOR. 085613
- EXTERIOR HOLLOW METAL DOOR. PAINT. RE: DOOR SCHEDULE. 08113
- PRE-FINISHED PVC FLASHING/ SLAB EDGE INSULATION COVER. 071200
- KYNAR 500 PREFINISHED 1 HOUR RATED EXTERIOR EXPANSION JOINT COVER MODEL ESW AS MANUFACTURED BY CONSTRUCTION SPECIALTIES. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR CHART.
- PRE-FINISHED CONDUCTOR HEAD & DOWNSPOUT. TERMINATE AT STORM SEWER INLET. RE: CIVIL. 076200
- OVERFLOW THROUGH WALL SCUPPER. BOTTOM OF SCUPPER TO BE LOCATED 2" ABOVE BOTTOM OF ADJACENT SCUPPER. RE: ROOF PLAN & 7/12/?? 076200 & 071200
- INSULATED STEEL SECTIONAL DOOR. 085613

ELEVATION GENERAL NOTES

- INSTALL COMPLETE SIDING SYSTEM ON SHEATHING. SIDING SYSTEM MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS.1. INSTALL SIDING, TRIM, CAULK & FLASHING PER MANUFACTURER'S INSTRUCTIONS. SMOOTH FINISH SIDING AT INDEPENDENT LIVING CENTER TO BE RAINSCREEN APPLICATION. ALL DETAILS SHALL BE AS REQ'D BY THE MANUFACTURER.
- CAULK ALL WINDOW FRAMES, DOOR FRAMES, DOOR SILLS, TRIM & EXTERIOR WALL PENETRATIONS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT TRIM / WALL SURFACE COLOR. UTILIZE CAULK TYPE RECOMMENDED BY MANUFACTURER FOR SPECIFIC JOINT MATERIAL & CONDITION.
- ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- ALL OPERABLE WINDOWS AT DWELLING UNITS ABOVE THE FIRST FLOOR TO HAVE OPENING CONTROL DEVICES.

EXTERIOR FINISHES

- | | |
|--|---|
| | A. PRE-FINISHED CEMENT FIBER BOARD PANEL SYSTEM W/ EXTRUDED METAL TRIM. JAMES HARDIE REVEAL PANEL SYSTEM. CLEAR ANODIZED "SHERRARD" TRIM. COLOR: EXTERIOR PAINT 1 (EXT-P1) (TBD). |
| | B. MODULAR VENEER BRICK. COLOR TO TBD. |
| | C. ALTERNATING CEMENT FIBER LAP SIDING. JAMES HARDIE. TEXTURE: SMOOTH. COLOR: EXT-P2 (TBD). |
| | |



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315 NICHOLS RD. STE 228 - KANSAS CITY, MO 64112 - 1.816.531.1898 F 816.531.1978

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ELEVATIONS

ISSUE DATE:

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KEY NOTES

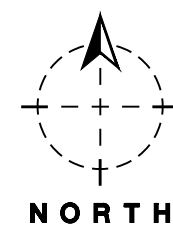
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- ALUMINUM STOREFRONT SYSTEM. KANNEER TRIFAB 450T BASIS OF DESIGN. 084115
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- CEMENT FIBER BOARD LAP SIDING. SMOOTH TEXTURE. 4" EXPOSURE. 074646
- 2 1/2" CEMENT FIBER BOARD TRIM. TEXTURE & FINISH TO MATCH ADJACENT CEMENT FIBER BOARD SIDING UNLESS NOTED OTHERWISE (UNO.). 074646
- EXTRUDED METAL TRIM. COLOR TO MATCH ADJACENT SIDING UNO. 074646
- HSS METAL RAILING WITH HORIZONTAL STEEL BAR PICKETS. PAINT. 085215
- PREFINISHED METAL FASCIA ATTACHED TO DECK FRAMING. COLOR TO MATCH ADJACENT CEMENT FIBER PANEL SYSTEM. 076200
- REFINISHED METAL COPING. COLOR TO MATCH ADJACENT CEMENT FIBER SIDING. 071100
- HSS COLUMN PAINT. RE: STRUCTURAL.
- HSS BEAM. PAINT. RE: STRUCTURAL.
- FULL VIEW ALUMINUM AND GLASS SECTIONAL DOOR. 085615
- EXTERIOR HOLLOW METAL DOOR. PAINT. RE: DOOR SCHEDULE. 08115
- PRE-FINISHED PVC FLASHING/ SLAB EDGE INSULATION COVER. 071000
- KYNAR 500 PREFINISHED 1 HOUR RATED EXTERIOR EXPANSION JOINT COVER MODEL ESW AS MANUFACTURED BY CONSTRUCTION SPECIALTIES. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR CHART.
- PRE-FINISHED CONDUCTOR HEAD & DOWNSPOUT. TERMINATE AT STORM SEWER INLET. RE: CIVIL. 076200
- OVERFLOW THROUGH WALL SCUPPER. BOTTOM OF SCUPPER TO BE LOCATED 2" ABOVE BOTTOM OF ADJACENT SCUPPER. RE: ROOF PLAN & 7/10/?? 076200 & 071200
- INSULATED STEEL SECTIONAL DOOR. 085615

ELEVATION GENERAL NOTES

- INSTALL COMPLETE SIDING SYSTEM ON SHEATHING. SIDING SYSTEM MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS. INSTALL SIDING, TRIM, CAULK & FLASHING PER MANUFACTURER'S INSTRUCTIONS. SMOOTH FINISH SIDING AT INDEPENDENT LIVING CENTER TO BE RAINSCREEN APPLICATION. ALL DETAILS SHALL BE AS REQ'D BY THE MANUFACTURER.
- CAULK ALL WINDOW FRAMES, DOOR FRAMES, DOOR SILLS, TRIM & EXTERIOR WALL PENETRATIONS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT TRIM / WALL SURFACE COLOR. UTILIZE CAULK TYPE RECOMMENDED BY MANUFACTURER FOR SPECIFIC JOINT MATERIAL & CONDITION.
- ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- ALL OPERABLE WINDOWS AT DWELLING UNITS ABOVE THE FIRST FLOOR TO HAVE OPENING CONTROL DEVICES.

EXTERIOR FINISHES

- PRE-FINISHED CEMENT FIBER BOARD PANEL SYSTEM W/ EXTRUDED METAL TRIM. JAMES HARDIE REVEAL PANEL SYSTEM. CLEAR ANODIZED "SURROUND" TRIM. COLOR. EXTERIOR PAINT (EXT-P1) (TBD).
- MODULAR VENEER BRICK. COLOR TO TBD.
- ALTERNATING CEMENT FIBER LAP SIDING. JAMES HARDIE. TEXTURE: SMOOTH. COLOR. EXT-P2 (TBD).
- CEMENT FIBER LAP SIDING (6" EXPOSURE). JAMES HARDIE. TEXTURE: SMOOTH. COLOR. EXT-P3 (TBD).



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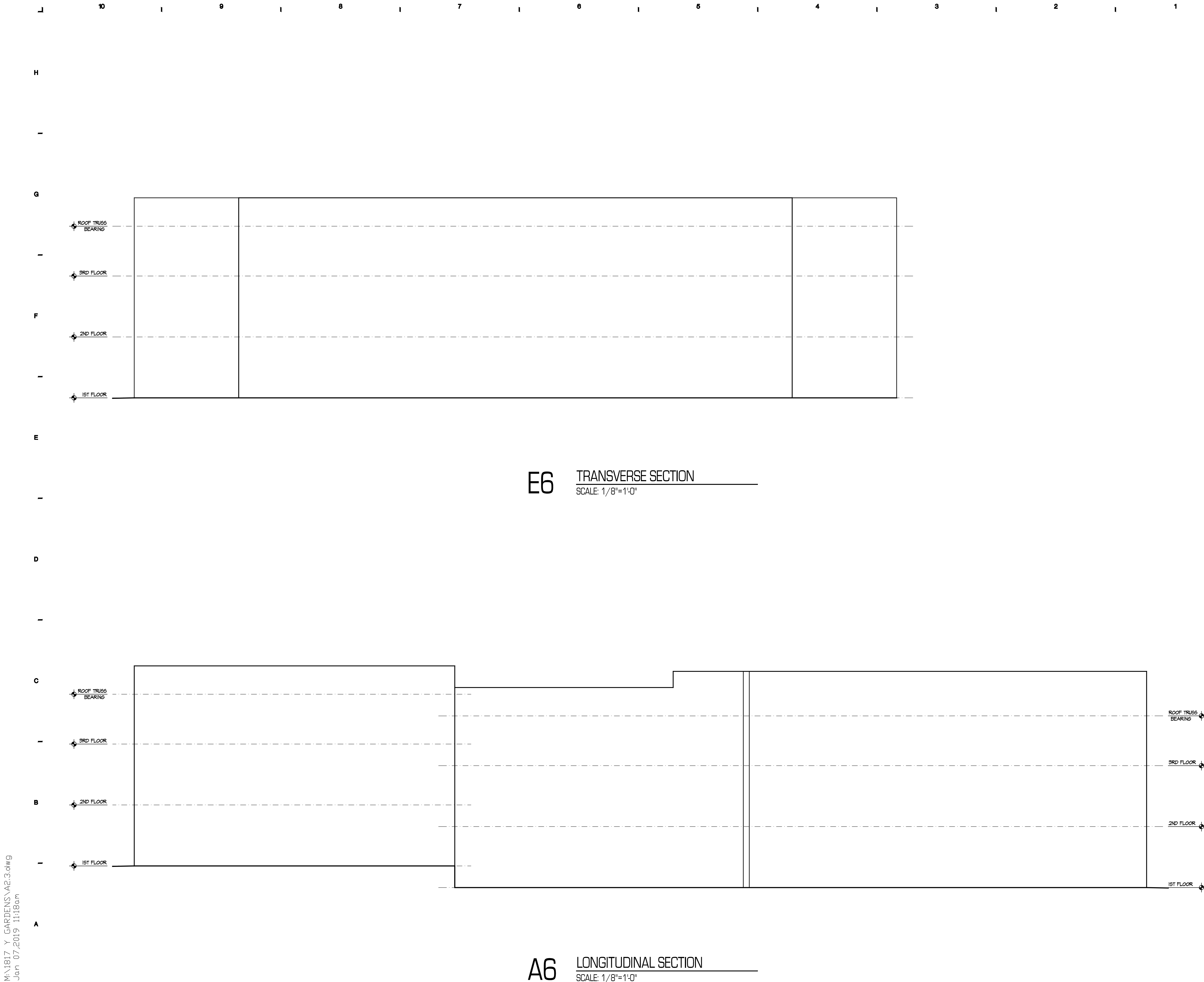
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A2.2

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E6 TRANSVERSE SECTION
SCALE: 1/8"=1'-0"

A6 LONGITUDINAL SECTION
SCALE: 1/8"=1'-0"

KEY NOTES

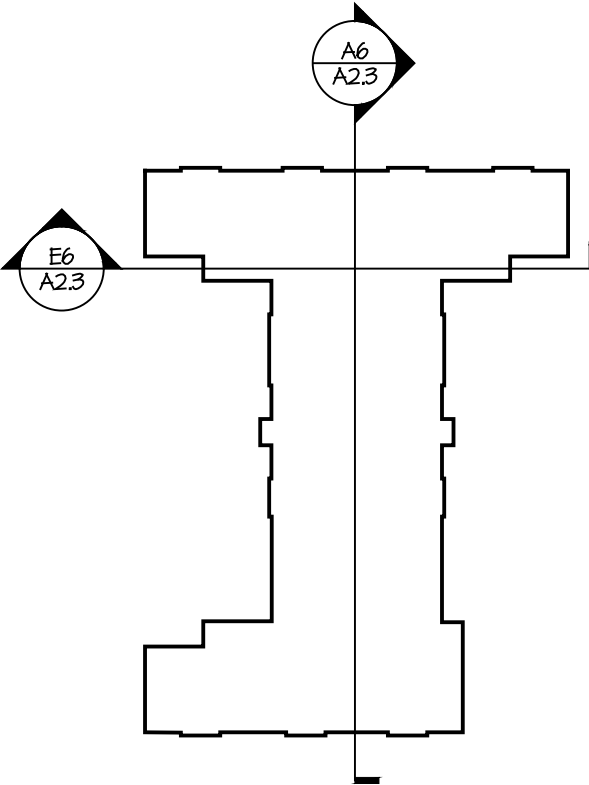
1. VINYL WINDOW PER SCHEDULE. ?????? SERIES BASIS OF DESIGN. 085515
2. PRE-FINISHED CEMENT FIBER BOARD PANEL SYSTEM W/ CLEAR ANODIZED EXTRUDED METAL TRIM. SMOOTH PANEL TEXTURE. 074646
3. ALUMINUM STOREFRONT ENTRANCE. 084115
4. ALUMINUM STOREFRONT SYSTEM. KANNEER TRIFAB 451T BASIS OF DESIGN. 084115
5. BACKLIT BUILDING SIGNAGE W/ 30" TALL CLEAR ANODIZED CHANNEL LETTERS. FONT TO BE SELECTED BY OWNER. 101400
6. WALL MOUNTED ELECTRICAL EQUIPMENT. RE: ELECTRICAL
15. CEMENT FIBER BOARD LAP SIDING. SMOOTH TEXTURE. ALTERNATING EXPOSURE W/ 1" EXPOSURE BEADED LAP W/ 4" EXPOSURE LAP. INCLUDE EXTRUDED METAL TRIM CONTROL JOINTS WHERE SHOWN. PAINT COLOR AS INDICATED. 074646
17. CEMENT FIBER BOARD LAP SIDING. SMOOTH TEXTURE. 4" EXPOSURE. 074646
8. 2 1/2" CEMENT FIBER BOARD TRIM. TEXTURE & FINISH TO MATCH ADJACENT CEMENT FIBER BOARD SIDING UNLESS NOTED OTHERWISE (UNO.). 074646
9. EXTRUDED METAL TRIM. COLOR TO MATCH ADJACENT SIDING UNO. 074646
10. HSS METAL RAILING WITH HORIZONTAL STEEL BAR PICKETS. PAINT. 085215
11. PREFINISHED METAL FASCIA ATTACHED TO DECK FRAMING. COLOR TO MATCH ADJACENT CEMENT FIBER PANEL SYSTEM. 076200
12. PREFINISHED METAL COPING. COLOR TO MATCH ADJACENT CEMENT FIBER SIDING. 071100
13. HSS COLUMN PAINT. RE: STRUCTURAL.
14. HSS BEAM. PAINT. RE: STRUCTURAL.
15. FULL VIEW ALUMINUM AND GLASS SECTIONAL DOOR. 085615
16. EXTERIOR HOLLOW METAL DOOR. PAINT. RE: DOOR SCHEDULE. 08115
17. PRE-FINISHED PVC FLASHING/ SLAB EDGE INSULATION COVER. 071200
18. KYNAR 500 PREFINISHED 1 HOUR RATED EXTERIOR EXPANSION JOINT COVER MODEL ESW AS MANUFACTURED BY CONSTRUCTION SPECIALTIES. COLOR AS SELECTED FROM MANUFACTURER'S STANDARD COLOR CHART.
19. PRE-FINISHED CONDUCTOR HEAD & DOWNSPOUT. TERMINATE AT STORM SEWER INLET. RE: CIVIL. 076200
20. OVERFLOW THROUGH WALL SCUPPER. BOTTOM OF SCUPPER TO BE LOCATED 2" ABOVE BOTTOM OF ADJACENT SCUPPER. RE: ROOF PLAN & 7/A2.3 076200 & 071200
21. INSULATED STEEL SECTIONAL DOOR. 085615

ELEVATION GENERAL NOTES

- A. INSTALL COMPLETE SIDING SYSTEM ON SHEATHING. SIDING SYSTEM MANUFACTURED BY JAMES HARDIE BUILDING PRODUCTS.1. INSTALL SIDING, TRIM, CAULK & FLASHING PER MANUFACTURER'S INSTRUCTIONS. SMOOTH FINISH. SIDING AT INDEPENDENT LIVING CENTER TO BE RAINSCREEN APPLICATION. ALL DETAILS SHALL BE AS REQ'D BY THE MANUFACTURER.
- B. CAULK ALL WINDOW FRAMES, DOOR FRAMES, DOOR SILLS, TRIM & EXTERIOR WALL PENETRATIONS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT TRIM / WALL SURFACE COLOR. UTILIZE CAULK TYPE RECOMMENDED BY MANUFACTURER FOR SPECIFIC JOINT MATERIAL & CONDITION.
- C. ALL COLOR SELECTIONS BY ARCHITECT FROM MANUFACTURER'S FULL RANGE.
- D. ALL OPERABLE WINDOWS AT DWELLING UNITS ABOVE THE FIRST FLOOR TO HAVE OPENING CONTROL DEVICES.

EXTERIOR FINISHES

- A. PRE-FINISHED CEMENT FIBER BOARD PANEL SYSTEM W/ EXTRUDED METAL TRIM. JAMES HARDIE REVEAL PANEL SYSTEM. CLEAR ANODIZED "SURROUND" TRIM. COLOR. EXTERIOR PAINT (EXT-PI) (TBD).
- B. MODULAR VENEER BRICK. COLOR TO TBD.
- C. ALTERNATING CEMENT FIBER LAP SIDING. JAMES HARDIE. TEXTURE: SMOOTH. COLOR. EXT-P2 (TBD).
- D. CEMENT FIBER LAP SIDING (6" EXPOSURE). JAMES HARDIE. TEXTURE: SMOOTH. COLOR. EXT-P3 (TBD).



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BUILDING SECTIONS

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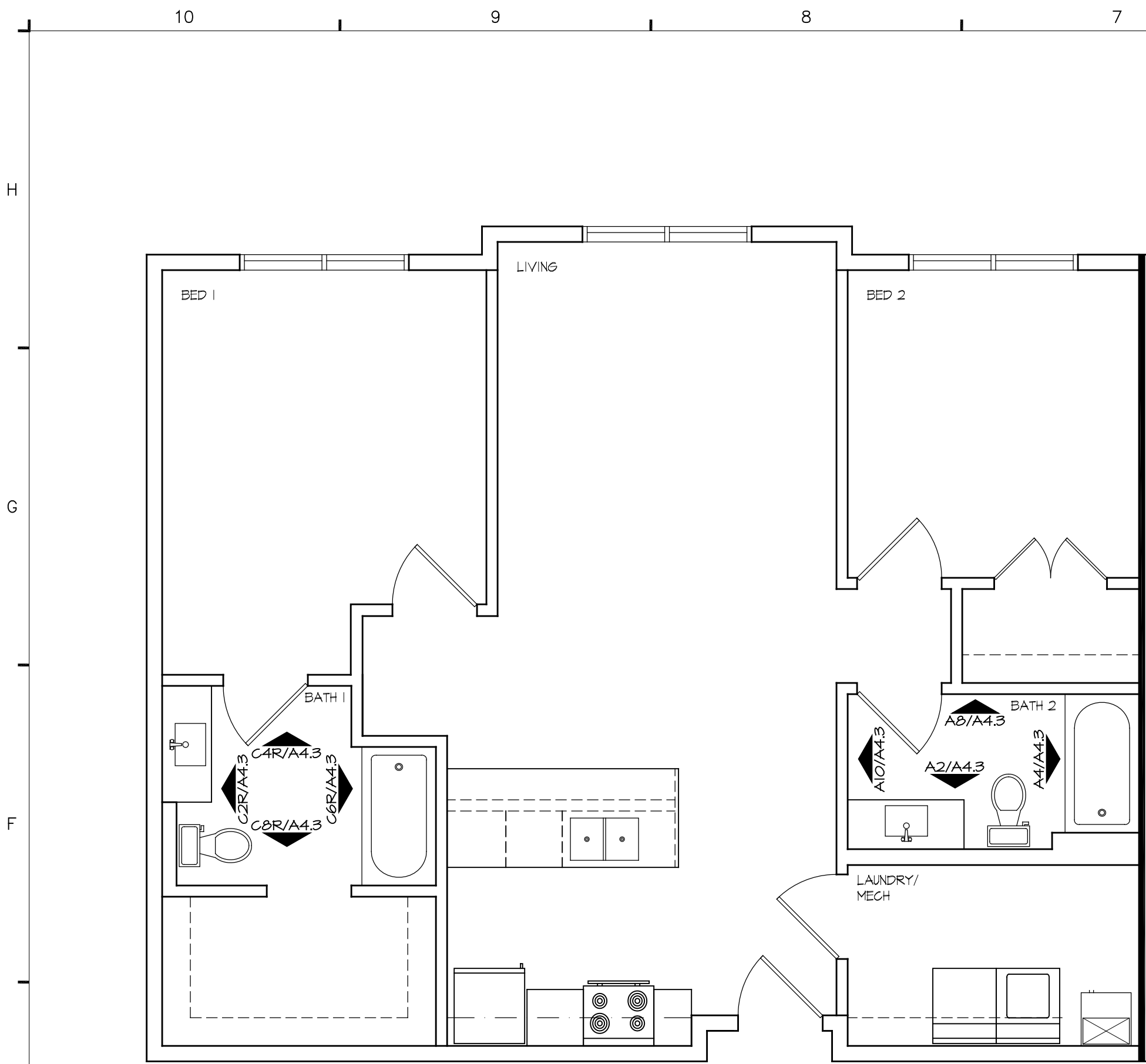
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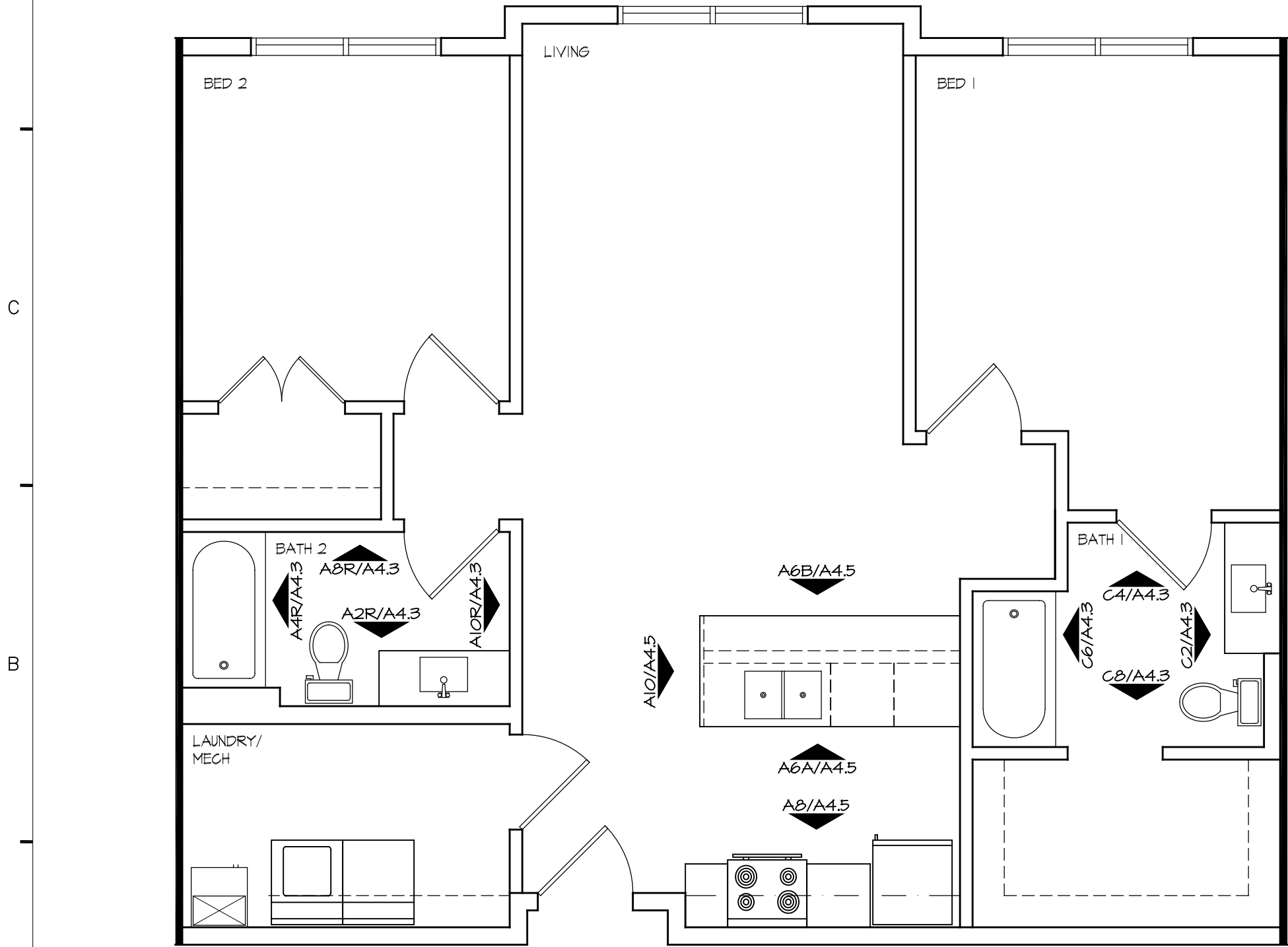
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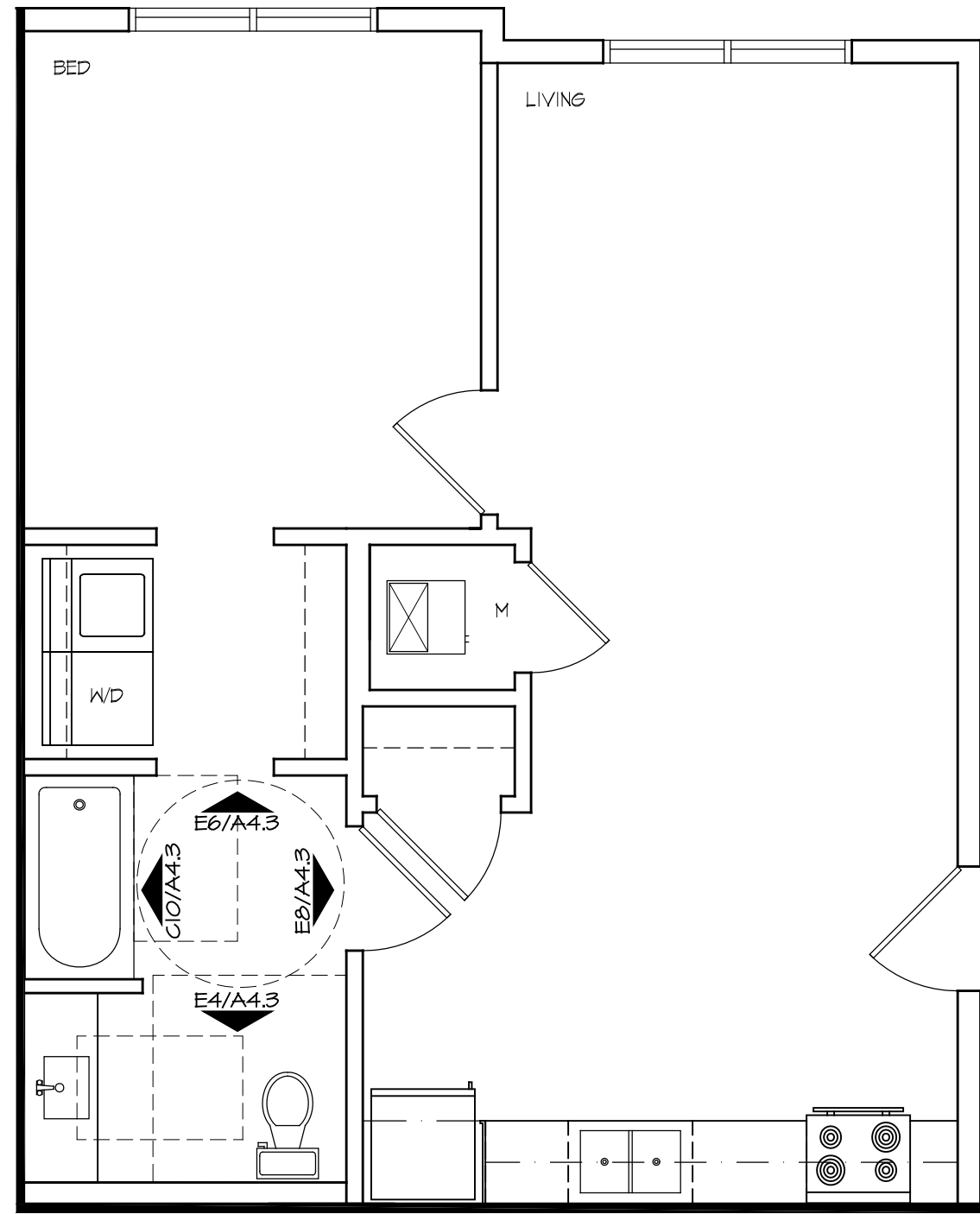
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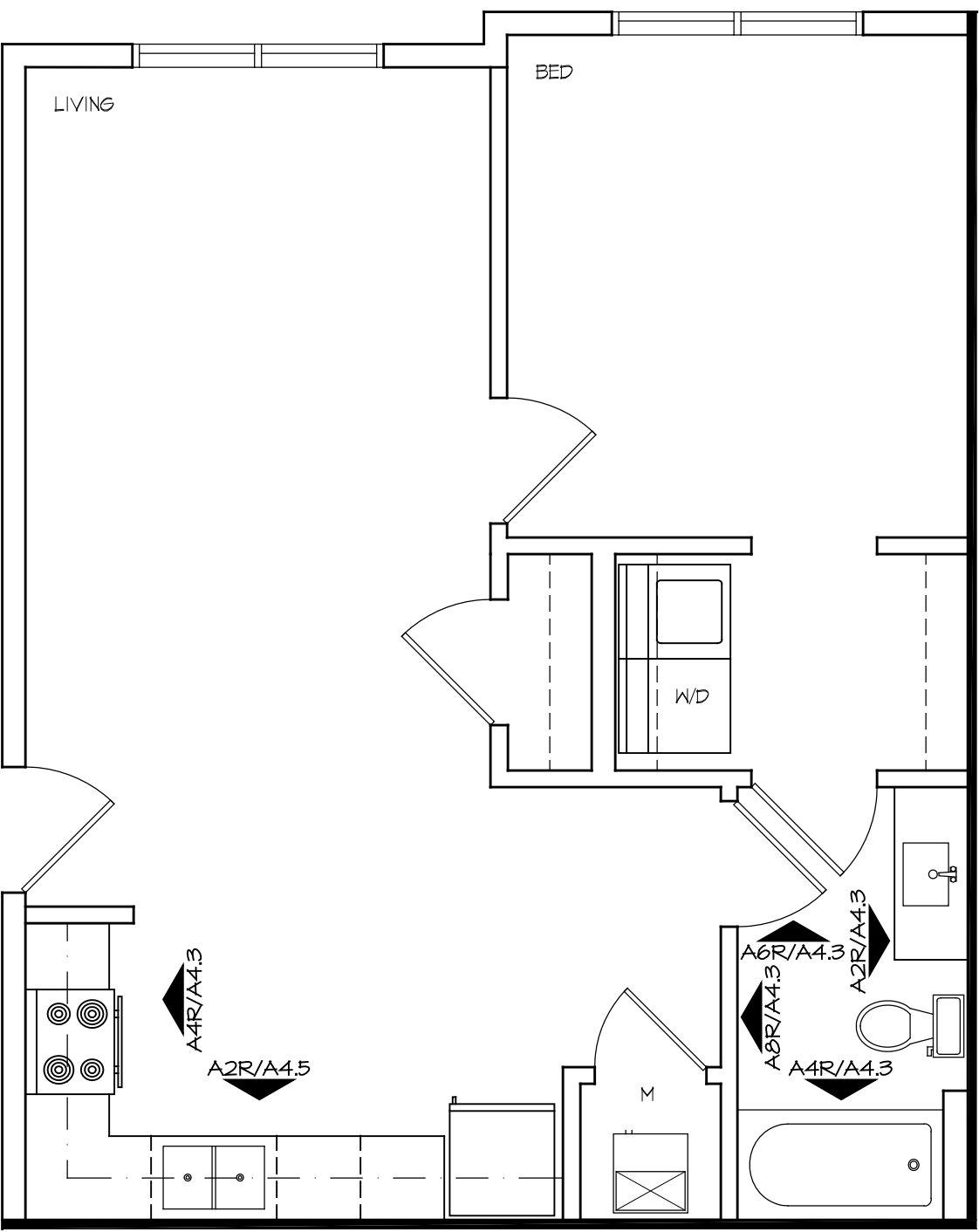
E10 ENLARGED UNIT PLAN (2 BED REV.)
SCALE: 1/4" = 1'-0"



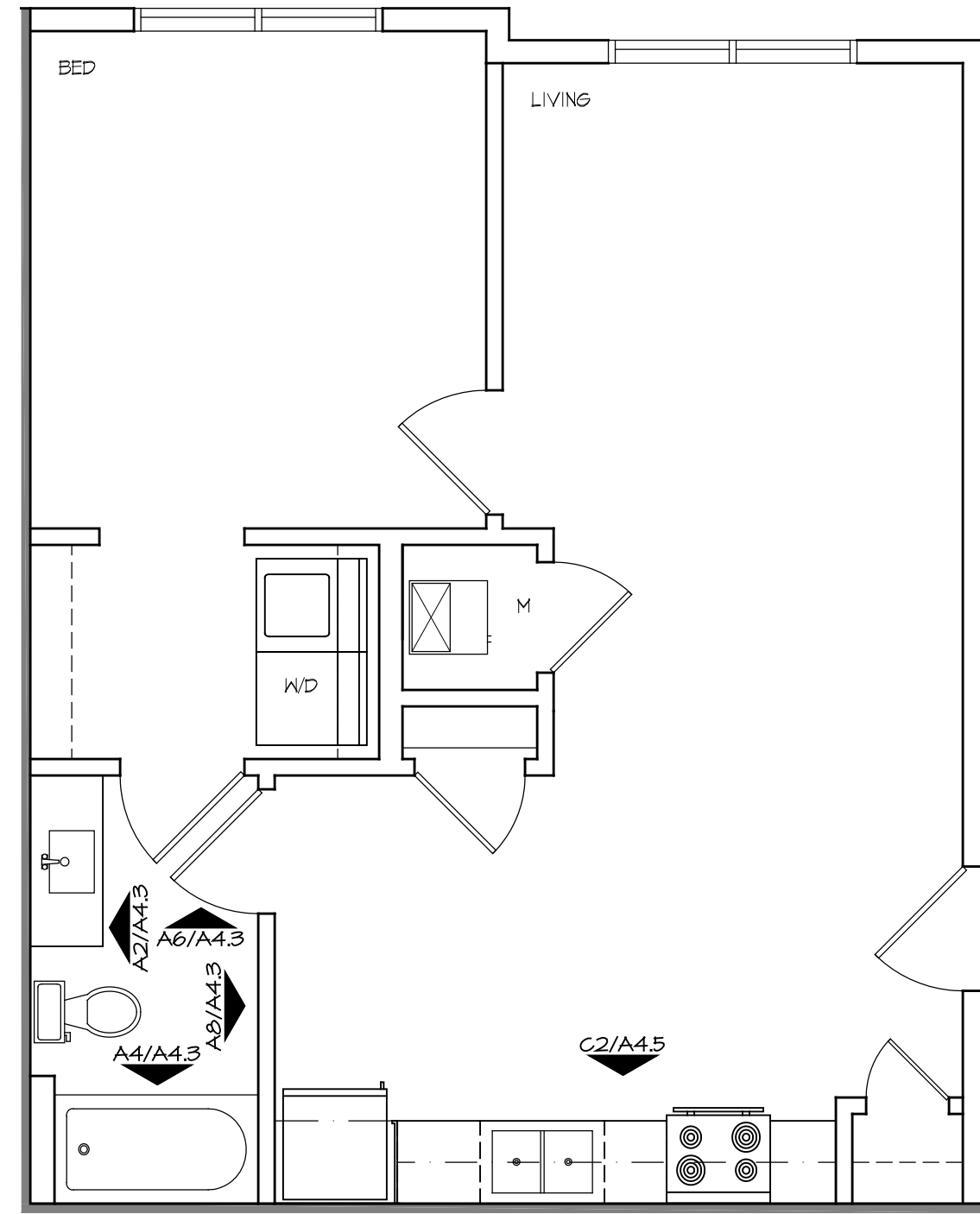
A10 ENLARGED UNIT PLAN (2 BED)
SCALE: 1/4" = 1'-0"



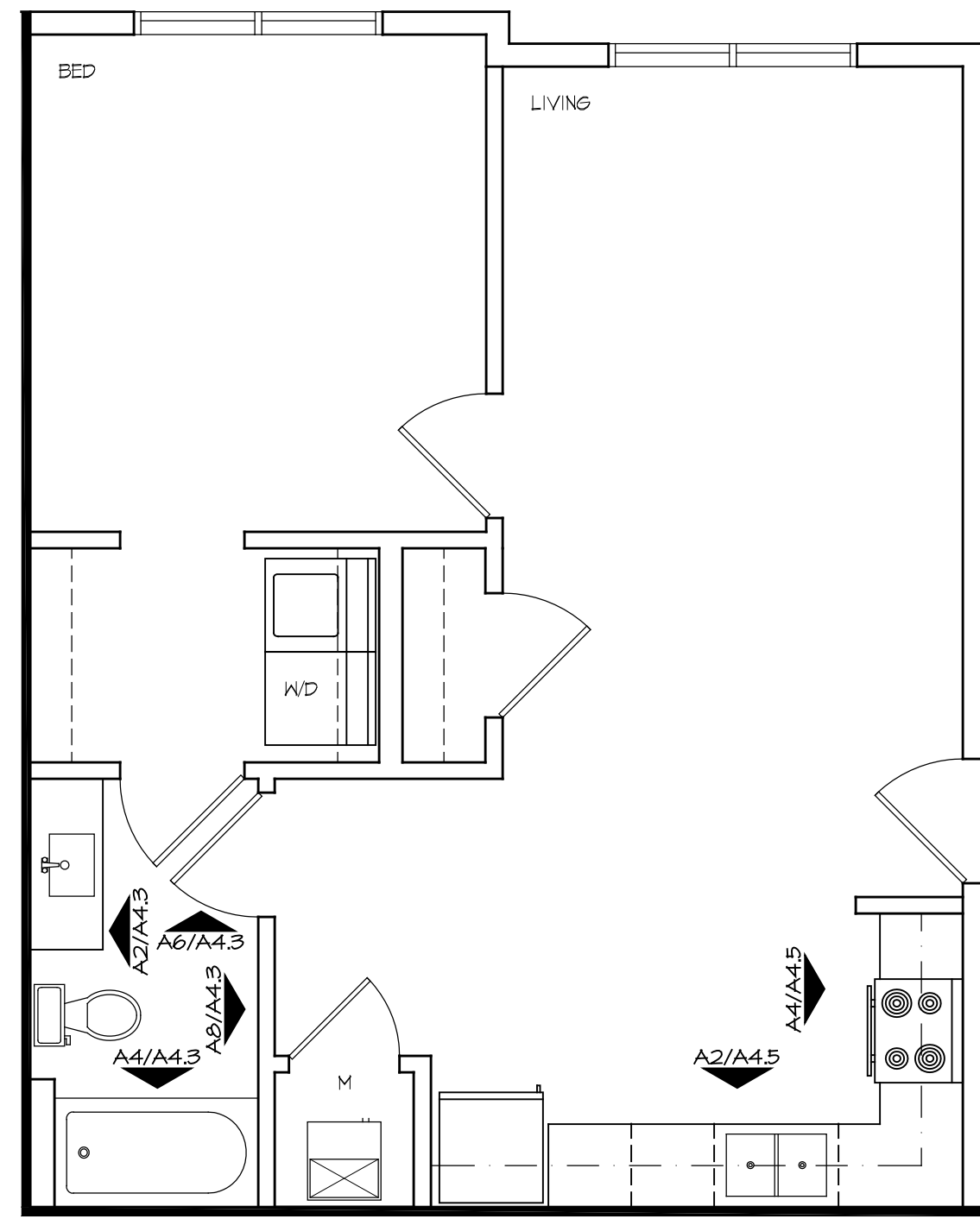
E6 ENLARGED PLAN (1 BED - TYPE A)
SCALE: 1/4" = 1'-0"



A6 ENLARGED UNIT PLAN (1 BED REV.)
SCALE: 1/4" = 1'-0"



E3 ENLARGED UNIT PLAN (1 BED MOD.)
SCALE: 1/4" = 1'-0"



A3 ENLARGED UNIT PLAN (1 BED)
SCALE: 1/4" = 1'-0"

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ENLARGED PLANS

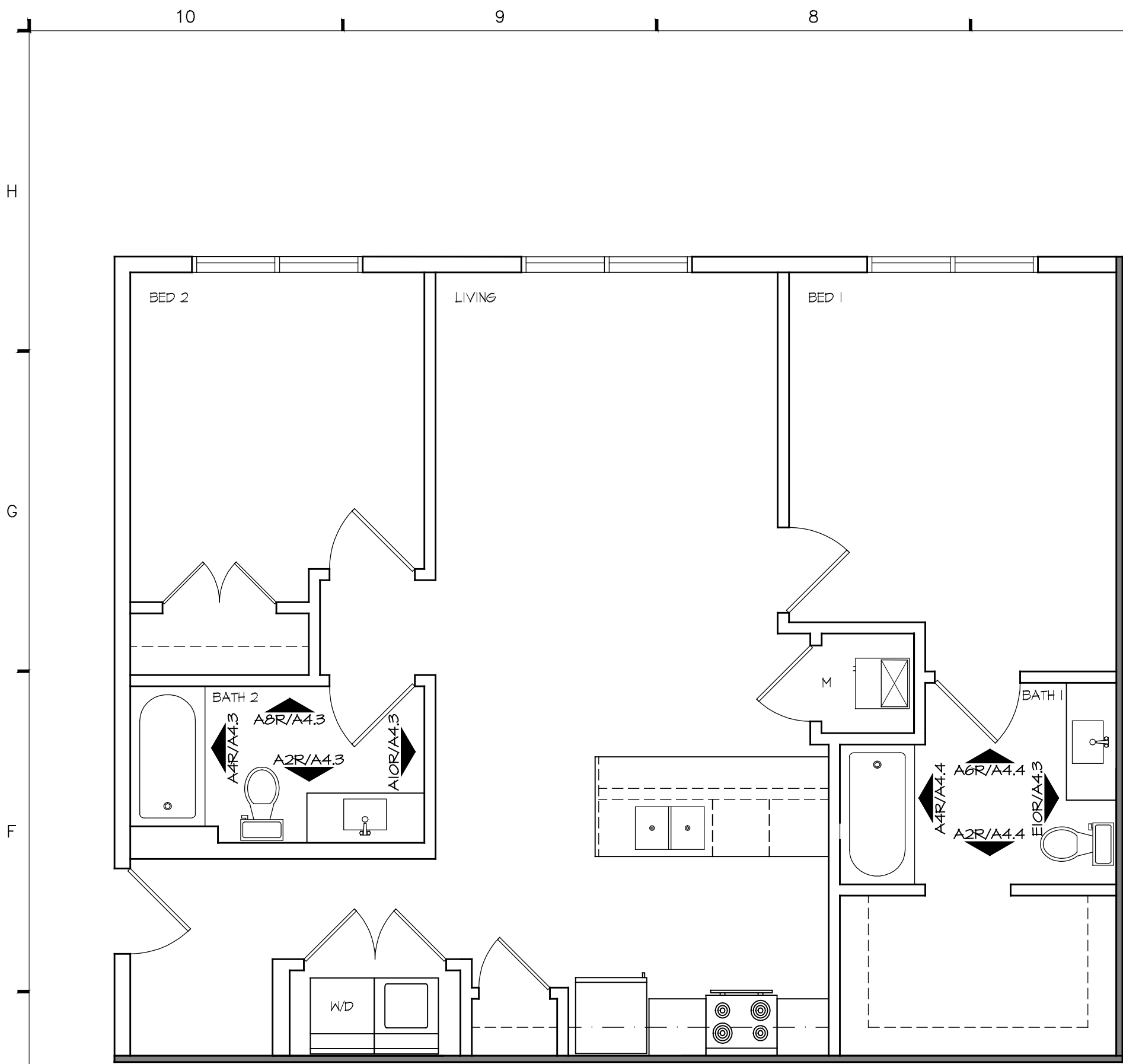
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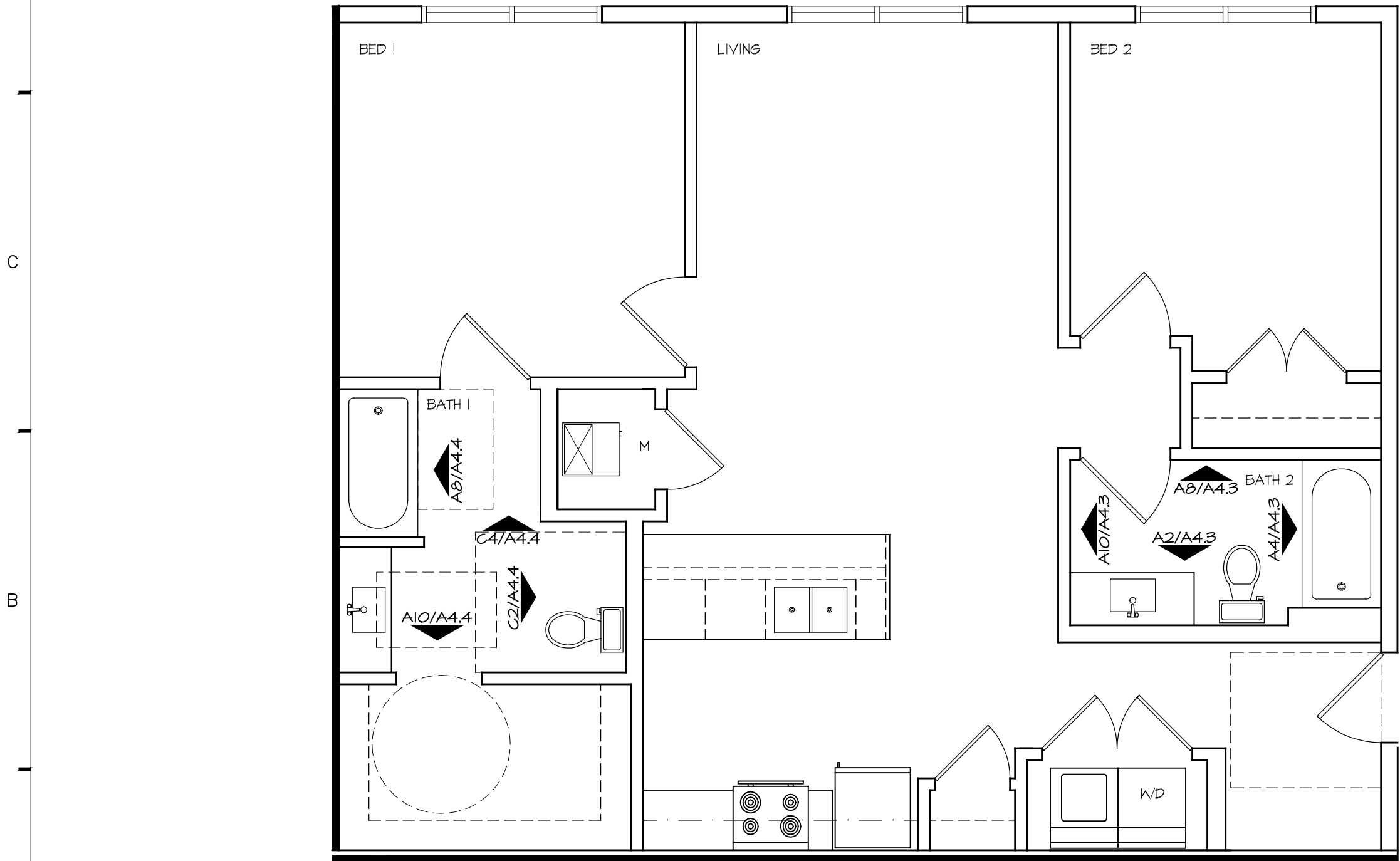
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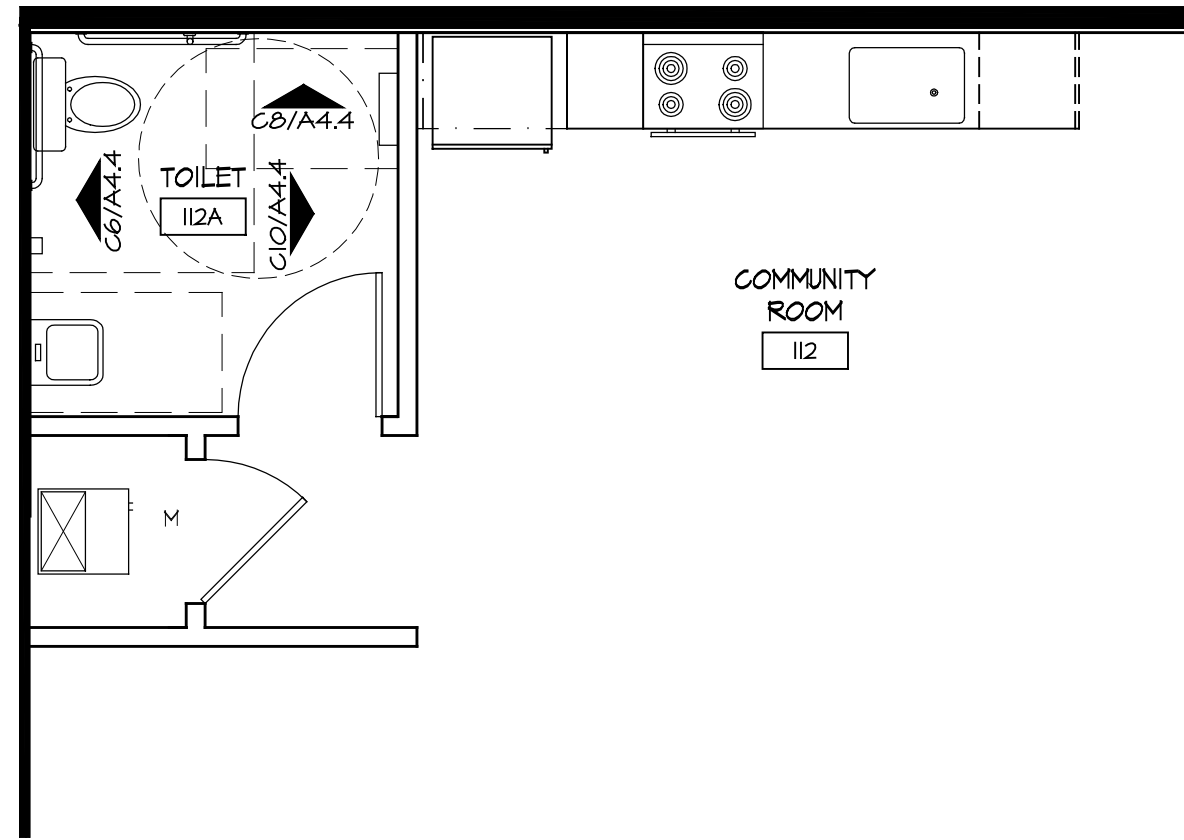
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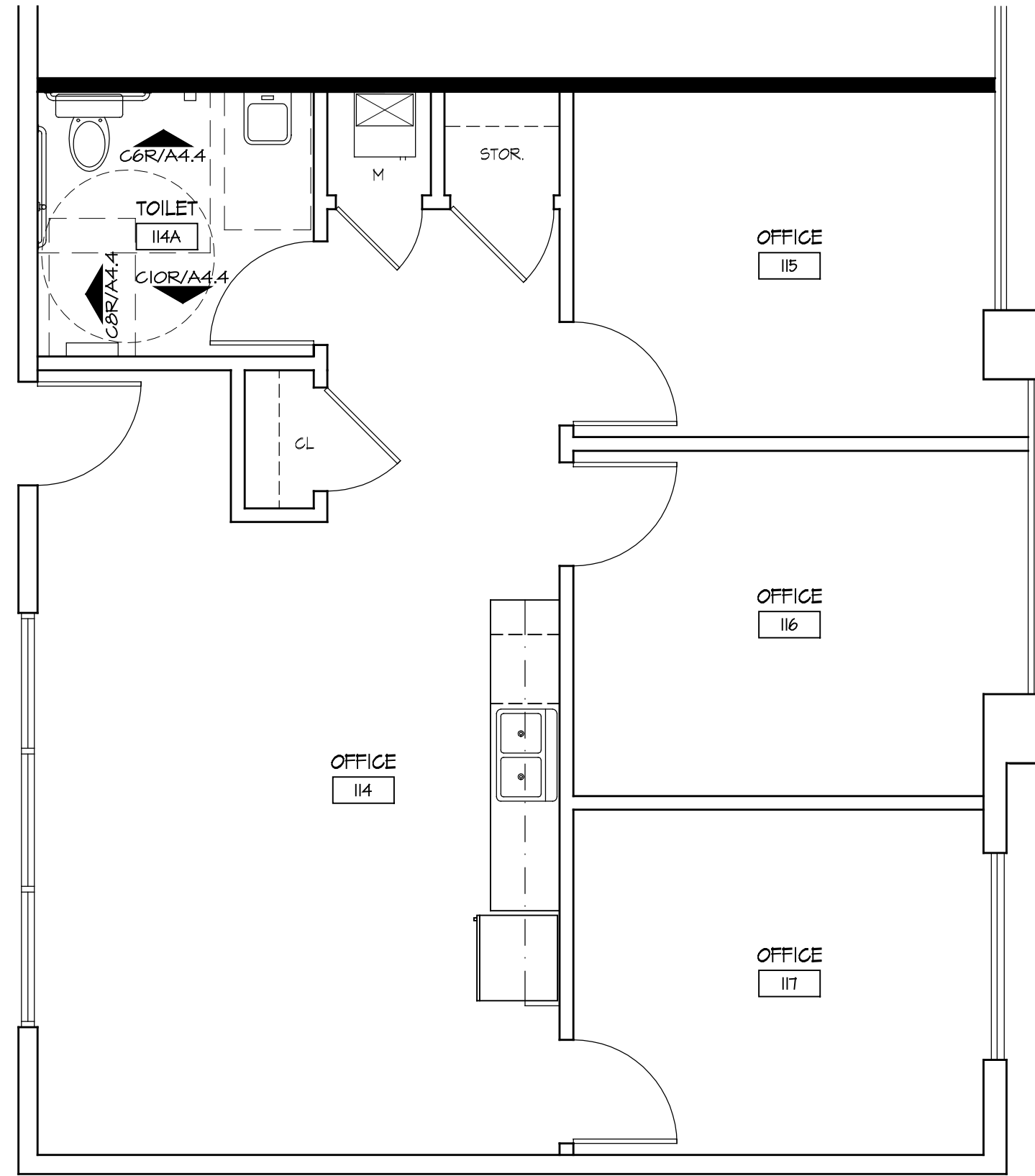
E10 ENLARGED UNIT PLAN (2 BED MOD. REV.)
SCALE: 1/4" = 1'-0"



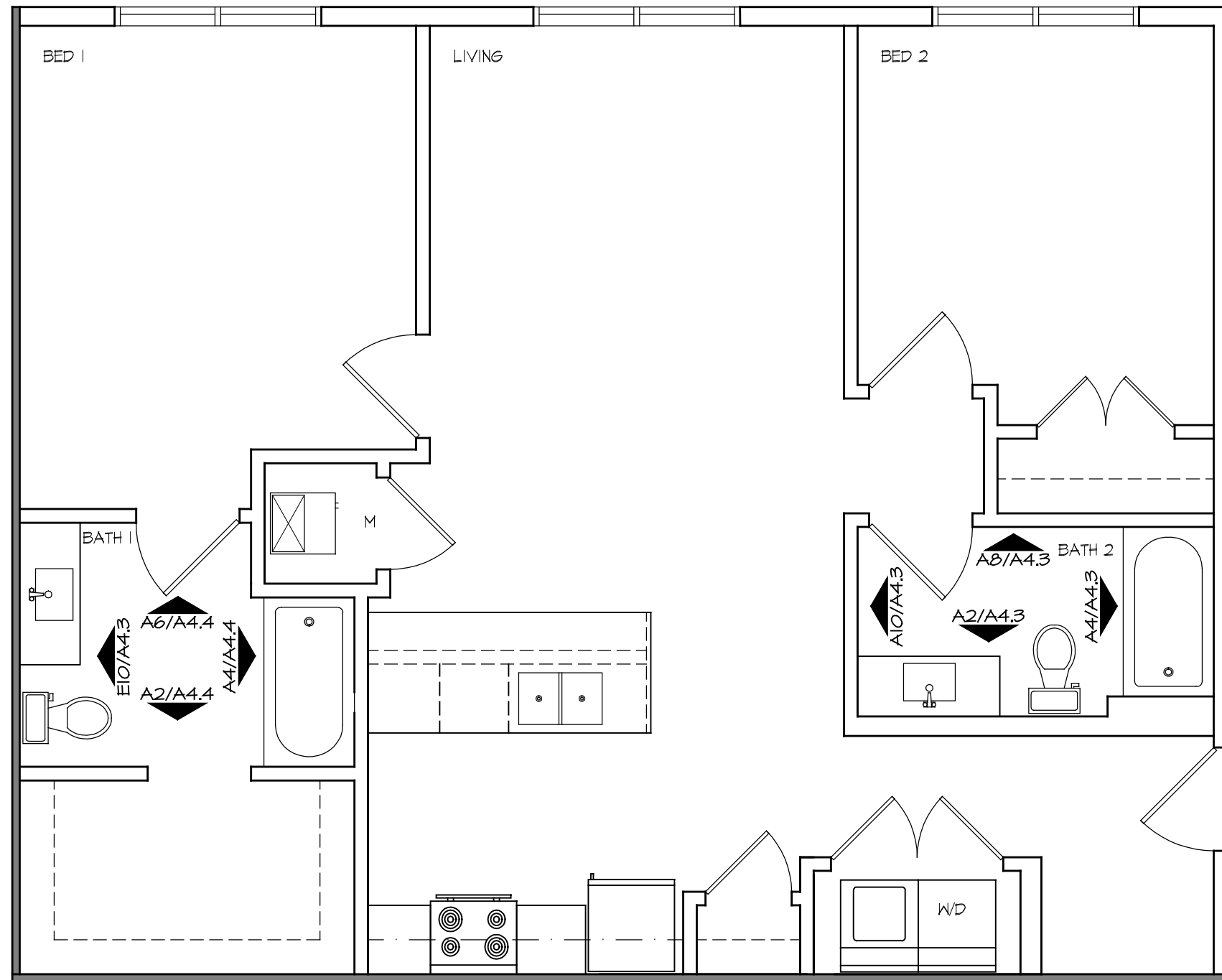
A10 ENLARGED ACCESSIBLE 2 BED
SCALE: 1/4" = 1'-0"



E6 PARTIAL ENLARGED COMMUNITY RM
SCALE: 1/4" = 1'-0"



E4 ENLARGED OFFICE SUITE PLAN
SCALE: 1/4" = 1'-0"



A6 ENLARGED UNIT PLAN (2 BED MOD.)
SCALE: 1/4" = 1'-0"

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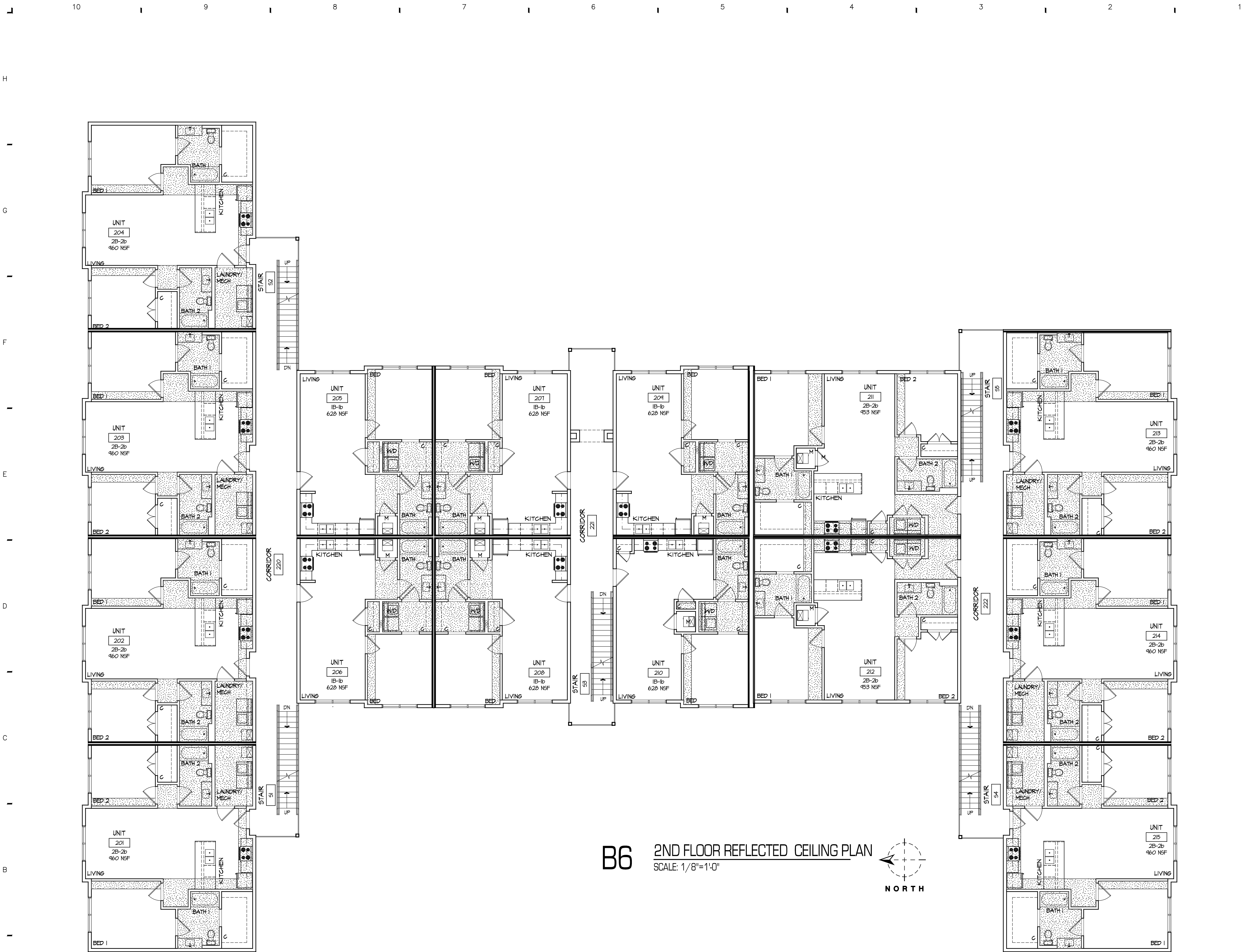
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KEY NOTES

1. 5/8" FIRE RATED GYPSUM BOARD ON HAT CHANNELS ON BOTTOM OF WOOD TRUSS FRAMING. 1 HOUR ASSEMBLY. REFER TO FIRE RATED ASSEMBLY DETAILS.
2. GYPSUM BOARD SOFFIT. 5/8" GYPSUM BOARD ON WOOD STUD FRAMING. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION. PAINT.
3. 5/8" GYPSUM BOARD ATTACHED TO DRYWALL CEILING SUSPENSION SYSTEM BELOW 1 HOUR FLOOR / CEILING ASSEMBLY TYPE 'A' OR 'B'. CEILING HEIGHT AS INDICATED. RE. A07
4. GYP. BD. HEADER. PAINT.
5. OPEN DECK FRAMING.
6. OVERHEAD DOOR AND TRACKS THIS AREA. PROVIDE WOOD BLOCKING AS NECESSARY FOR TRACK SUPPORT.
7. FURRED DOWN CEILING BELOW RATED FLOOR/CEILING.

CEILING PLAN GENERAL NOTES

- A. ALL WORK TO MEET ALL APPLICABLE BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, ADA/HANDICAP ACCESSIBILITY AND LIFE SAFETY CODES AND REQUIREMENTS.
- B. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO ORDERING, FABRICATION, ETC..
- C. REFERENCE ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- D. ALL FLOOR/CEILING, ROOF/CEILING AND WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC., AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY THE APPLICABLE BUILDING CODE.
- E. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC. PERFORMANCE.
- F. ALL PLUMBING PIPING AND ELECTRICAL CONDUIT IS TO BE CONCEALED WITHIN NEW CONSTRUCTION UNLESS NOTED OTHERWISE. IF PIPING OR DUCTWORK IS SHOWN TO BE EXPOSED REMOVE ALL LABELS AND MARKINGS. RE. MEP DRAWINGS.
- G. ALL AIR CONDITIONING REFRIGERANT LINES SHALL BE ROUTED AND CONCEALED IN WALLS AND CEILINGS. TYPICAL.
- H. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE AND FIRE ALARM INFORMATION AND DEVICE LOCATIONS.
- I. REFER TO AV DRAWINGS FOR ADDITIONAL LOW VOLTAGE DEVICE LOCATIONS.



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2ND FLOOR
REFLECTED CEILING
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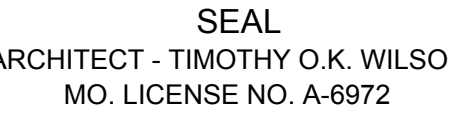
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