THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, **21-3205** **TEXAS**

REFERENCE LEGEND

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

MATERIAL LEGEND

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



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ABBREVIATIONS

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

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CFP2	CODE FOOTPRINT
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ANSI–2	ICC A117.1–2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES
ANSI–3	ICC A117.1–2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES
FH	FAIR HOUSING DIAGRAMS
UFAS	UFAS DIAGRAMS
TAS1	TEXAS ACCESSIBILITY STANDARDS
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ADA	2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

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A2.01 #2
9–27–2023

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A2.01 #1
6–19–2023

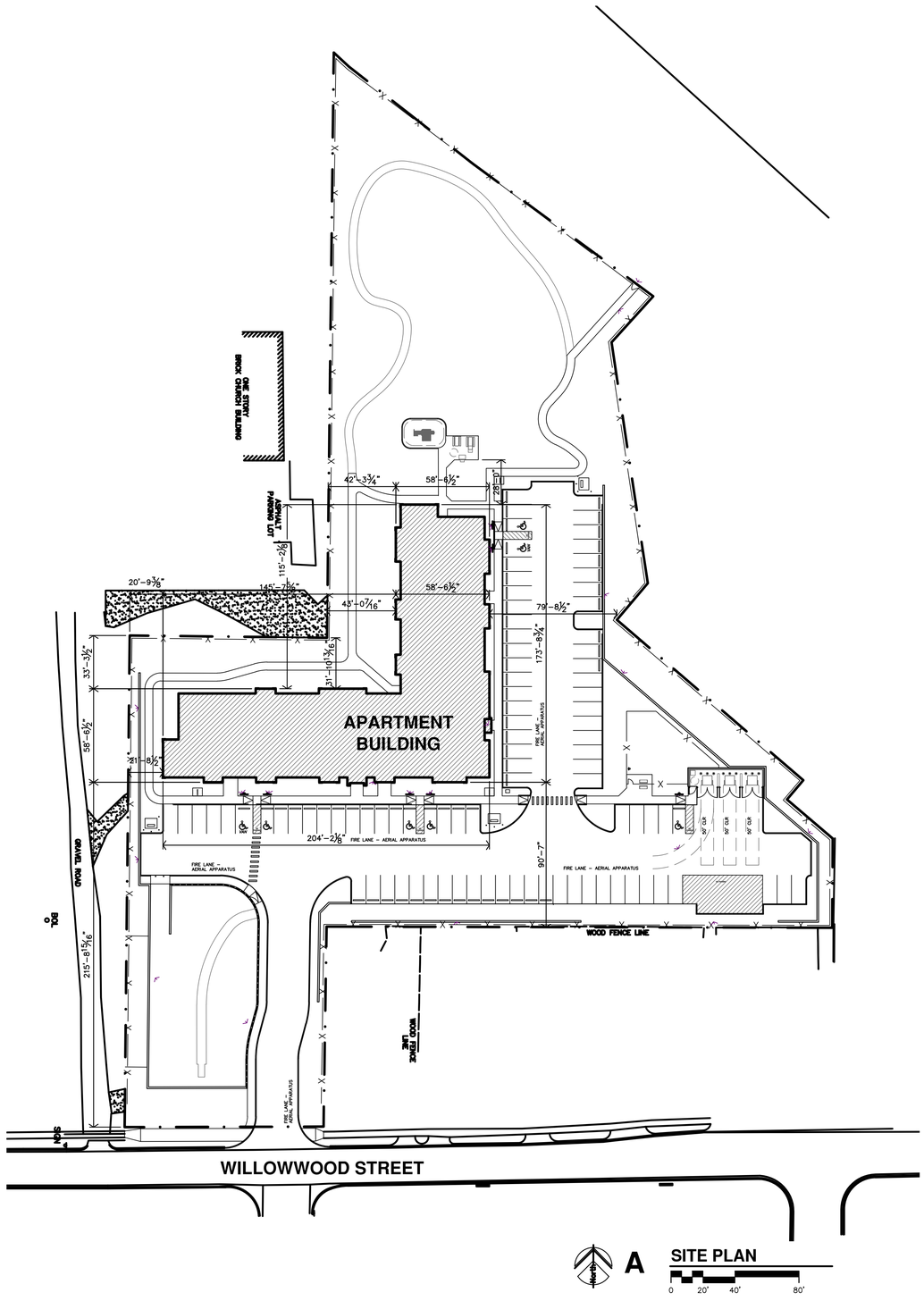
A2.01 #2 9–27–2023

PERMIT SET w/ ADDENDUM 2

PERMIT SET (REVISED) 9-27-2023

A2.01 #2
9–27–2023

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin



A SITE PLAN

0 20' 40' 80'

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW APARTMENT BUILDING
FACILITY NAME	THE RESERVES at MAGNOLIA
FACILITY ADDRESS	– DENTON, TX
OWNER NAME OWNER ADDRESS	OPG RESERVES at MAGNOLIA PARTNERS, LLC 254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913–396–6310 fax: 913–396–6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	DENTON
FIRE DEPARTMENT	CITY OF DENTON
WATER SUPPLY	CITY OF DENTON
BUILDING INSPECTION DEPT	CITY OF DENTON
AUTHORITY HAVING JURISDICTION	CITY OF DENTON
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785–827–0386
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ⟵ EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ⟵ OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS *(PER IBC TABLES 716.1 & 1020.2)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC Sec. 708.3 & TABLE 716.1)*

2 HOUR CONSTRUCTION; SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC Sec. 713.4 & TABLE 716.1)*

EXIT LIGHT	⊗	FIRE HYDRANT	FH
EMERGENCY LIGHT		FIRE ALARM ANNUNCIATOR PANEL	FAA
EXIT/EMERGENCY LIGHT		FIRE ALARM CONTROL PANEL	FACP
FIRE EXTINGUISHER	•FE	FIRE DEPARTMENT CONNECTION	FDC

	EXAMPLE:	
OCCUPANCY GROUP (AU = ACCESSORY USE)	A–1	
OCCUPANCY USE	ASSEMBLY HALL	
ROOM SQUARE FOOT/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

CODE INFORMATION

OCCUPANCY OVERALL: R–2 MIXED–USE

OCCUPANCY GROUPS: B OFFICE; R–2 APARTMENTS

CONSTRUCTION TYPE: V–A

AREA ALLOWED PER FLOOR: *(TABLE 506.2)*
B 54,000 SF SM (2 OR MORE STORIES, SPRINKLED)
R–2 36,000 SF SM (2 OR MORE STORIES, SPRINKLED)

ACTUAL BUILDING AREA:

FIRST FLOOR	17,104 SF
SECOND FLOOR	17,021 SF
THIRD FLOOR	17,021 SF
FOURTH FLOOR	15,104 SF
TOTAL BLDG AREA	66,250 SF

ALLOWABLE AREA INCREASE: *(SECT. 506.2.2 MIXED OCCUPANCY BUILDINGS)*

NS (ALLOWED NON–SPRINK) 12,000 SF
If (AREA INCREASE) 25%
At (TABULAR AREA ALLOWABLE) 36,000 SF

Aa = [At + (NS X If)]
Aa = [36,000 + (12,000 X 25%)]
Aa = [36,000 + (3,000)]
Aa = 39,000 SF PER FLOOR ALLOWED
39,000 X 4 STORES = 156,000 SF ALLOWED TOTAL BLDG

ALLOWABLE HEIGHT (S): 70' *(PER IBC TABLE 504.3)* ACTUAL HEIGHT: 49'

ALLOWABLE STORIES (S): 4 *(PER IBC TABLE 504.4)* ACTUAL STORIES: 4

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V–A

EXTERIOR BEARING WALLS:	1 HOUR	
STRUCTURAL FRAME:	1 HOUR	
INTERIOR BEARING WALLS:	1 HOUR	
INTERIOR NON–BEARING WALLS:	0 HOUR	
FLOOR/CEILING ASSEMBLY:	1 HOUR	
CEILING/ROOF ASSEMBLY:	1 HOUR	
CORRIDOR (DWELLING UNITS):	1/2 HOUR	*(Table 1020.2)*
ELEVATOR SHAFT	2 HOUR	*(Sec. 713.4)*
DWELLING UNITS – 1 HR FIRE PARTITIONS		*(Sec. 708.3)*
DWELLING UNITS – 1 HR FLR/CEILING		*(Sec. 711.2.4.3)*

ELEVATOR REQUIREMENTS

HOISTWAY PROTECTION: NOT REQUIRED PER EXCEPTION 3: *(SECTION 3006.2)*
ENCLOSED ELEVATOR LOBBIES AND PROTECTION OF ELEVATOR HOISTWAY DOOR OPENINGS ARE NOT REQUIRED ON LEVELS WHERE ELEVATOR HOISTWAY OPENS TO THE EXTERIOR. (BUILDING CORRIDORS AND STAIRWAYS ARE OPEN TO THE EXTERIOR, NOT ENCLOSED)
ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1
STANDBY POWER SHALL BE PROVIDED. *(SECTION 1009.4.1)*
AN AREA OF REFUGE IS NOT REQUIRED IN BUILDINGS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. *(SECTION 1009.4.2, Exception 2)*

EXIT ACCESS STAIRWAYS *(SECTION 1019)*
BUILDING CORRIDORS AND STAIRWAYS ARE OPEN TO THE EXTERIOR, NOT ENCLOSED NON–RATED ENCLOSURES PER SECTION 1019.3 EXCEPTION 4. STAIRWAYS ARE EQUIPPED WITH FIXED DRAFT CURTAINS AND CLOSELY SPACED SPRINKLERS IN ACCORDANCE TO NFPA 13.

OCCUPANCY SEPARATIONS: *(NON–SEPARATED USES. PER IBC SEC. 508.3)*
WALLS SEPARATING DWELLING AND SLEEPING UNITS SHALL HAVE A FIRE–RESISTIVE RATING NOT LESS THAN 1–HR *(SECT. 708.3)*
HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 1–HR RATED. *(SECT. 711.2.4.3)*

ROOF COVERINGS
CLASS B OR BETTER, *TABLE 1505.1*

INCIDENTAL SEPARATIONS:
STORAGE ROOMS OVER 100 SF – SPRINKLER SYSTEM (SMOKE BARRIER)

DRAFTSTOPPING *(SECT. 708.4.2)*
SHALL BE PROVIDED ABOVE AND ALONG THE LINE OF THE FIRE PARTITION.
EXCEPTION 2: WHERE CORRIDOR WALLS PROVIDE DWELLING UNIT SEPARATION, DRAFTSTOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.
EXCEPTION 4: IN GROUP R–2 OCCUPANCIES UP TO AND INCLUDING 4 STORIES IN HIEGHT IN BUIDINLGS NOT TO EXCEED 60 FEET IN HEIGHT ABOUVE THE GRADE PLANE, THE ATTIC SPACE SHALL BE SUBDIVIDED BY DRAFTSTOPS INTO AREAS NOT EXCEEDING 3,000 SF OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.

FIRE PUMPS:
WHEN PROVIDED, FIRE PUMPS SHALL BE LOCATED IN ROOM THAT ARE SEPARATED FROM ALL OTHER AREAS BY 2–HR FIRE BARRIER CONSTRUCTION.
EXCEPTION: SEPARATION BY 1–HR FIRE BARRIERS IS PERMITTED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

STANDPIPES:
PROVIDED, REQUIRED IN BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORE IS LOCATED MORE THAN 30' ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. CLASS I STANDPIPES. CLASS I STANDPIPES ARE ALLOWED IN BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM.

PORTABLE FIRE EXTINGUISHERS
REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO 2021 IBC, SECT. 906.1
EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1–A:10–B:C
ON EACH FLOOR OF STRUCTURE WHILE UNDER CONSTRUCTION

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM
EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
NON–RATED STAIR ENCLOSURES, 1019.3, EXCEP 4

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – MANUAL FIRE ALARM SYSTEM, 907.2.9.1 & NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, AUTOMATIC SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED AS SPECIFIED BELOW ACCORDING TO 2021 IBC SECT. 907.2.11.2
ON THE CEILING OR WALL OUTSIDE EACH SEPARATE SLEEPING AREA
IN EACH ROOM USED FOR SLEEPING
ON EACH STORY

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK–UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED

EXITING: REFERENCE SHEET CFP2

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	OCCS=2–EXITS
B	FITNESS	50 sf/OCCUPANT	49
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
R–2	APARTMENT	200 sf/OCCUPANT	10

NOTES

1. BUILDING FIRE EXTINGUISHER CABINETS LOCATION AS SHOWN.
2. APARTMENT WALL MOUNTED FIRE EXTINGUISHERS LOCATED IN LAUNDRY ROOMS. REF UNIT FLOOR PLANS.

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — JAMES S. GILLAM — 5–17–2023 — 22415 — STATE OF TEXAS

REVISION:
A1 6–19–2023

DATE: 5–17–2023
JOB: 21–3205
SHEET NO.:

CFP1

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LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS *(PER IBC TABLES 716.1 & 1020.2)*

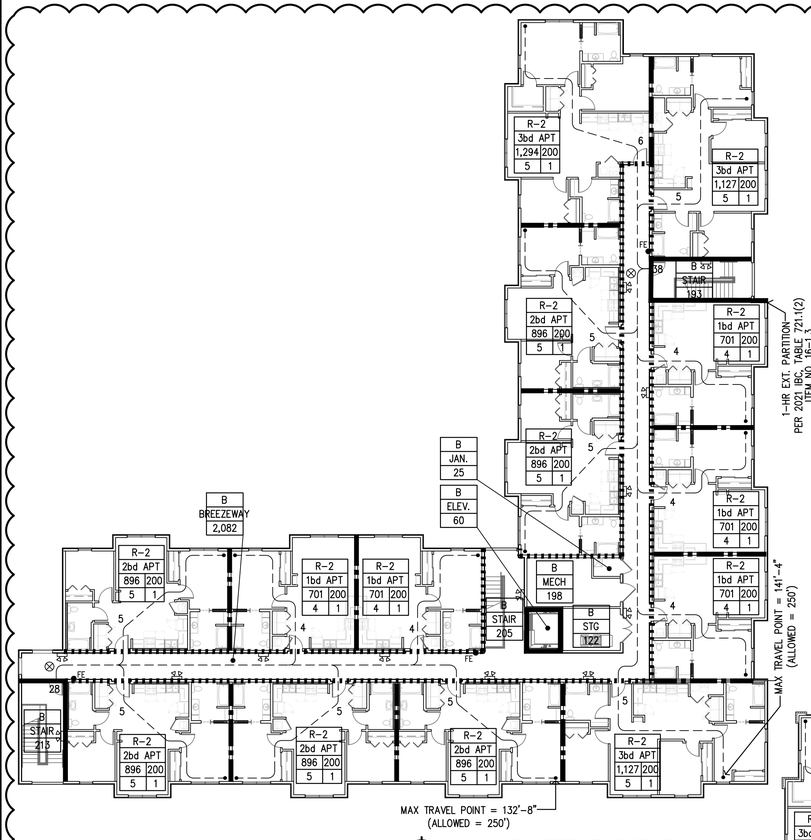
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC Sec. 708.3 & TABLE 716.1)*

2 HOUR CONSTRUCTION; SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC Sec. 713.4 & TABLE 716.1)*

EXIT LIGHT	⊗	FIRE HYDRANT	FH
EMERGENCY LIGHT	⊡	FIRE ALARM ANNUNCIATOR PANEL	FAA
EXIT/EMERGENCY LIGHT	⊠	FIRE ALARM CONTROL PANEL	FACP
FIRE EXTINGUISHER	•FE	FIRE DEPARTMENT CONNECTION	FDC

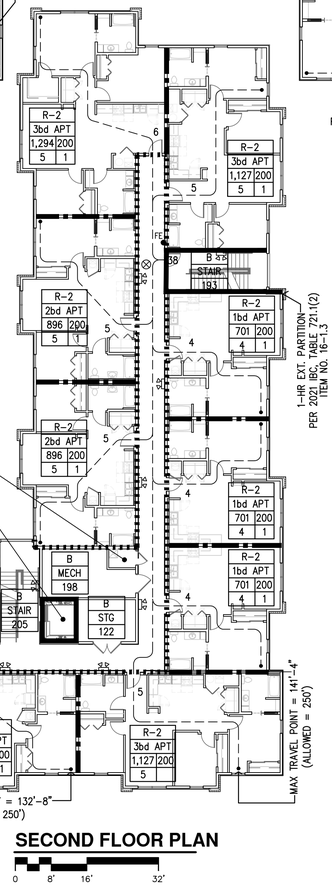
EXAMPLE:

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



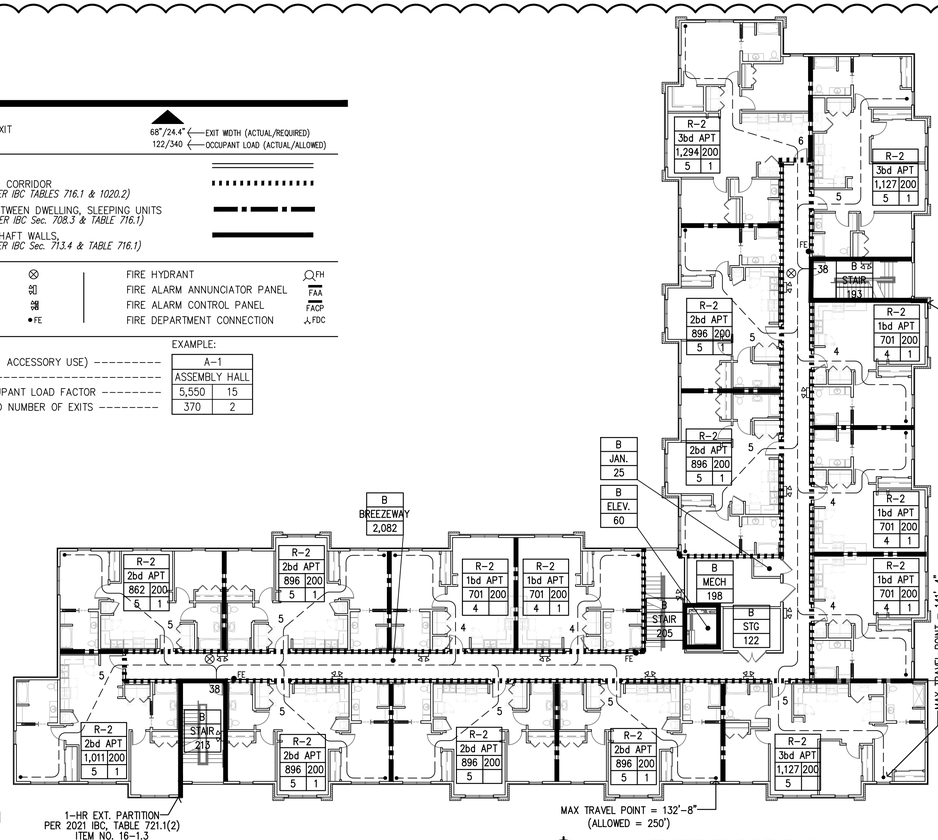
D FOURTH FLOOR PLAN

0 8' 16' 32'



B SECOND FLOOR PLAN

0 8' 16' 32'



C THIRD FLOOR PLAN

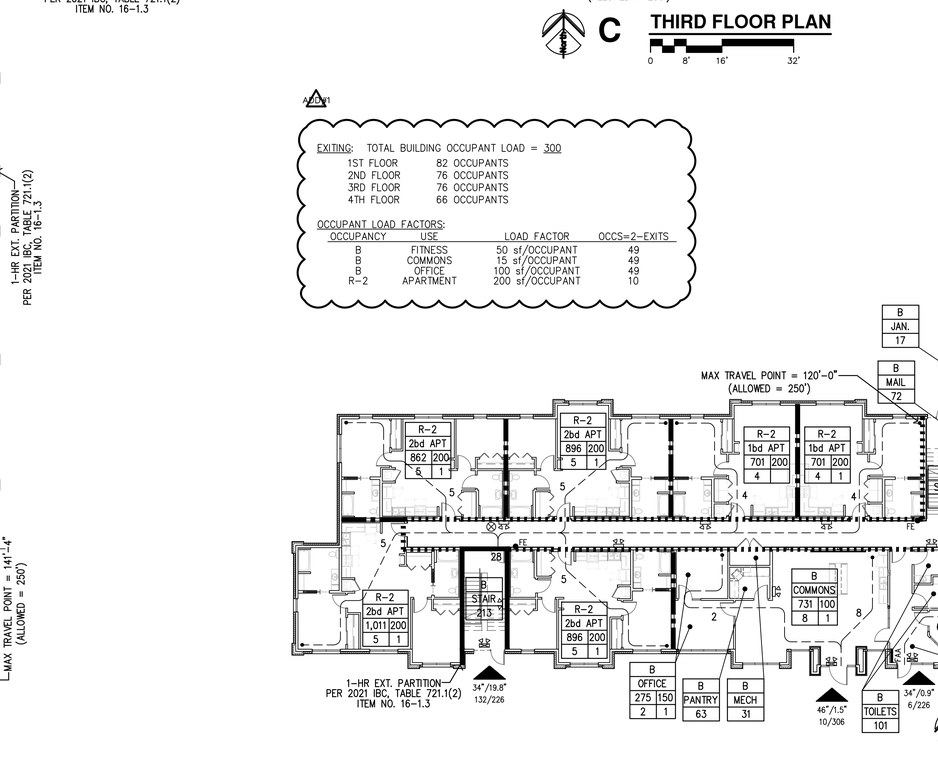
0 8' 16' 32'

EXITING: TOTAL BUILDING OCCUPANT LOAD = 300

1ST FLOOR	82 OCCUPANTS
2ND FLOOR	76 OCCUPANTS
3RD FLOOR	76 OCCUPANTS
4TH FLOOR	66 OCCUPANTS

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	OCCS=2-EXITS
B	FITNESS	50 sf/OCCUPANT	49
B	COMMONS	15 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10



A FIRST FLOOR PLAN

0 8' 16' 32'

Reviewed for Code Compliance
11/06/2023
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NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — JEFFREY S. GILLAM — 32415 — STATE OF TEXAS

REVISION:	
ADD#1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	CFP2

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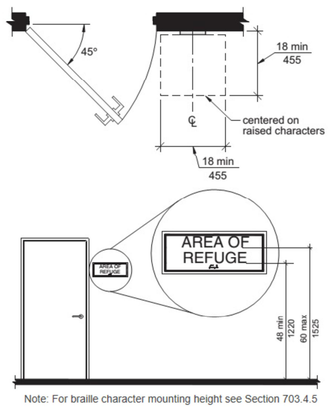
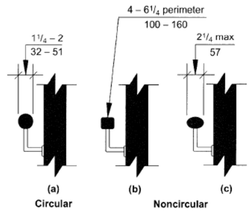
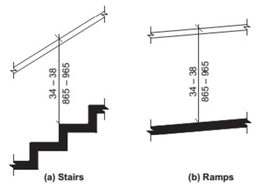


Note: For braille character mounting height see Section 703.4.5

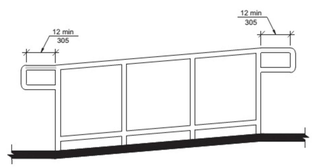
V SIGNAGE (Section 703)
NO SCALE



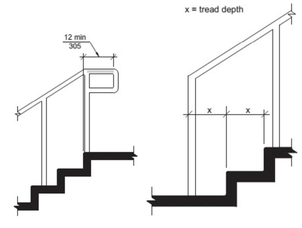
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



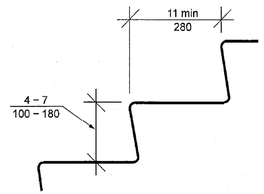
S HANDRAIL HEIGHT (Section 505)
NO SCALE



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



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



Q STAIR TREAD & RISER (Section 504)
NO SCALE

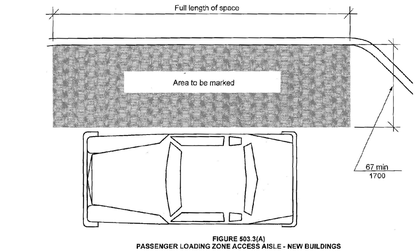
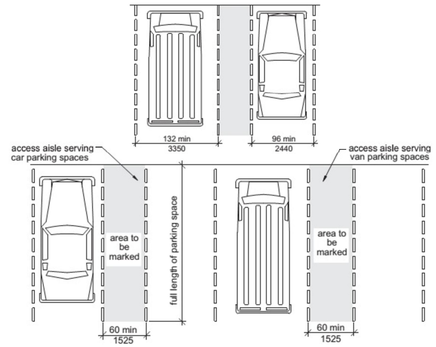
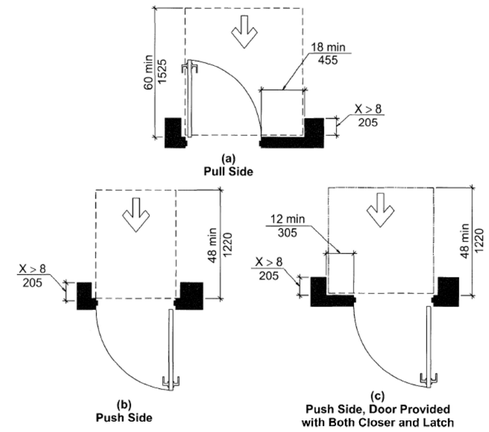


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

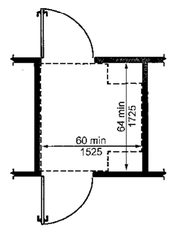
P PASSENGER LOADING ZONE (Section 503)
NO SCALE



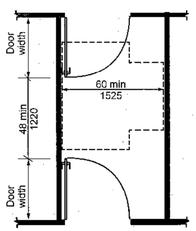
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



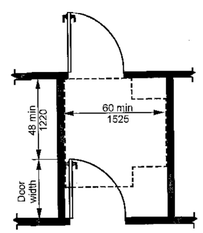
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



(A)

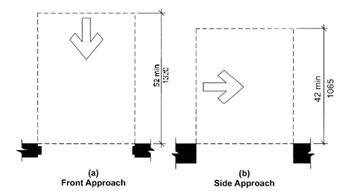


(B)

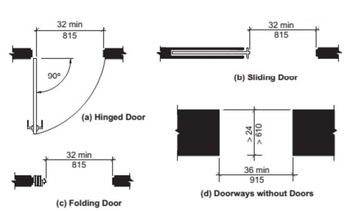


(C)

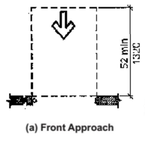
J TWO DOORS IN SERIES (Section 404)
NO SCALE

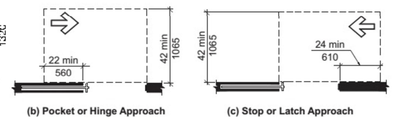


M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE

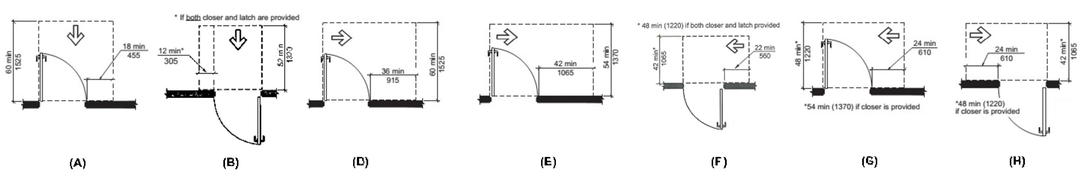


L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE

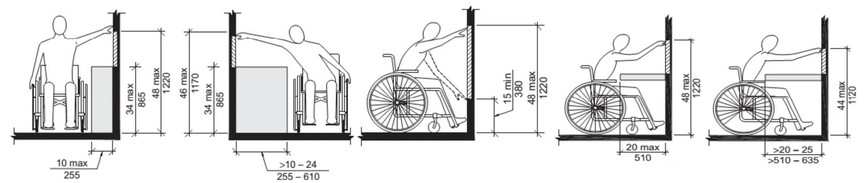




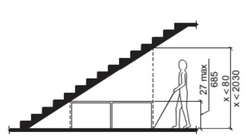
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



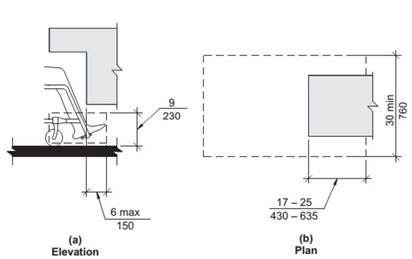
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



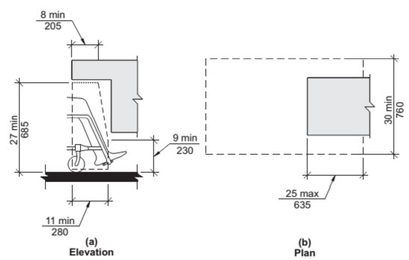
G REACH CLEARANCES (Section 308)
NO SCALE



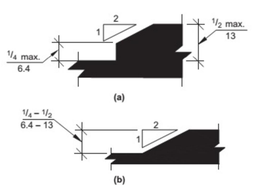
F VERTICAL CLEARANCE (Section 307)
NO SCALE



E TOE CLEARANCE (Section 306)
NO SCALE



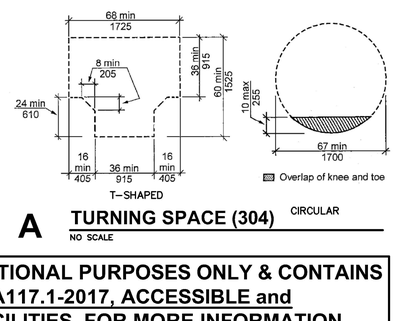
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304) CIRCULAR
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REVISION:

DATE: 5–17–2023
JOB: 21–3205
SHEET NO.:

ANSI-1

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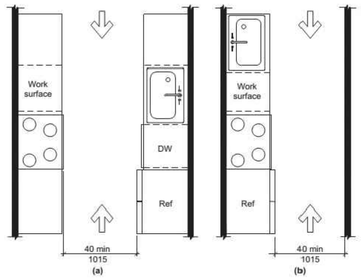
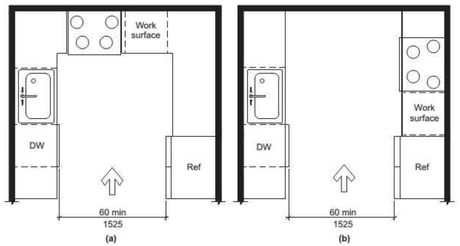


V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
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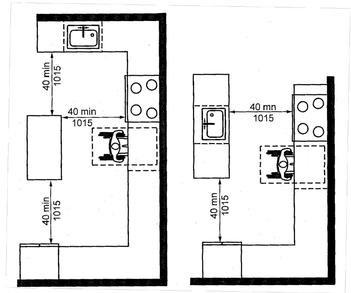

T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
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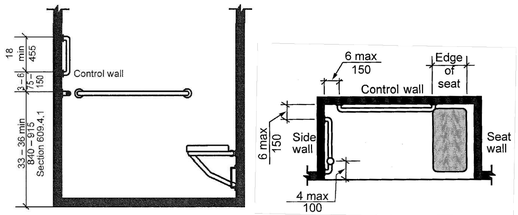
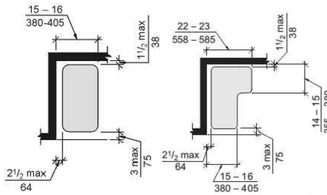
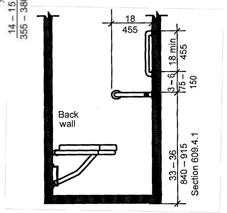
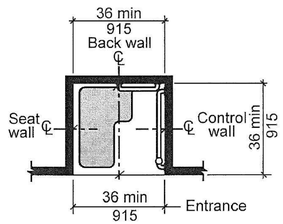


S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE

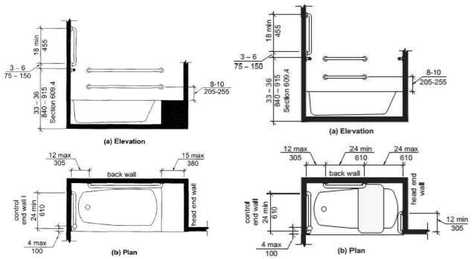


O **SHOWER SEATS (Section 610)**
NO SCALE





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



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

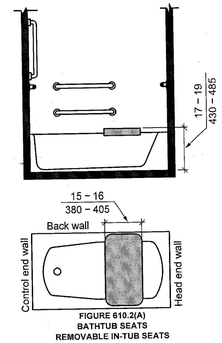
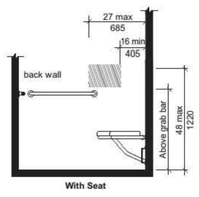
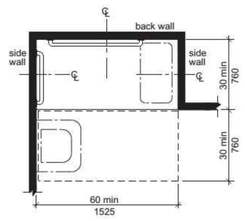


FIGURE 610.2(A)
BATHTUB SEATS
REMOVABLE IN-TUB SEATS

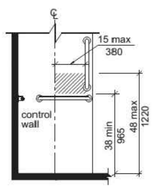
K **BATHTUB SEAT (Section 610)**
NO SCALE



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



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



O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
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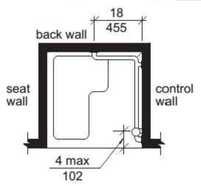

N **TRANSFER SHOWER GRAB BARS (Section 608)**
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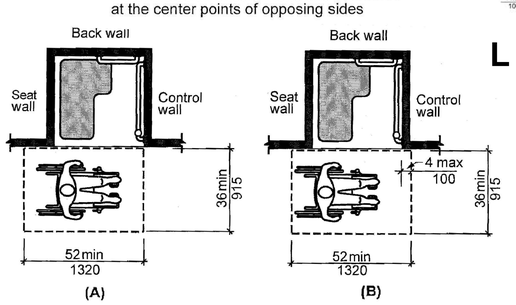
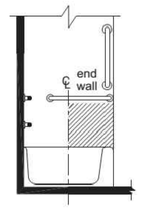
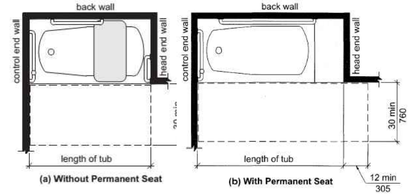


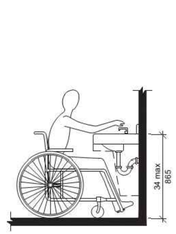
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



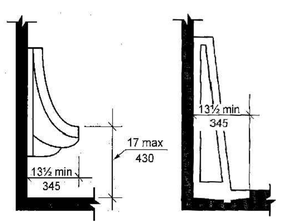
J **BATHTUB CONTROLS (Section 607)**
NO SCALE



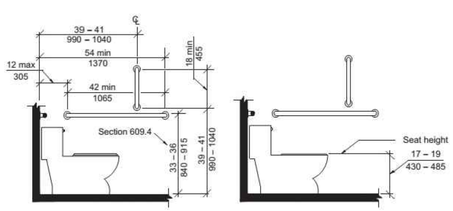
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



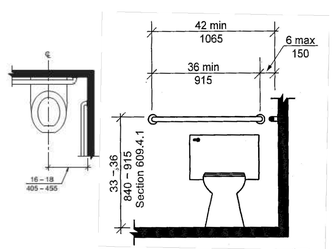
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



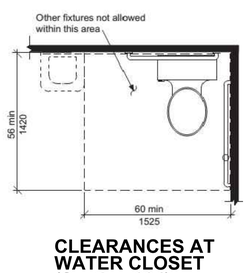
F **HEIGHT OF URINALS (Section 605)**
NO SCALE



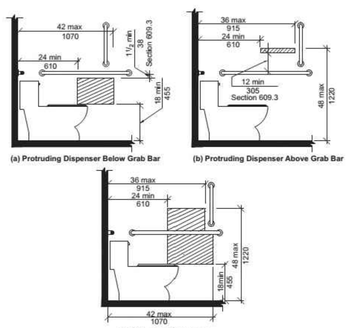
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



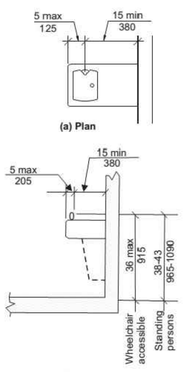
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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



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



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

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

ANSI-2

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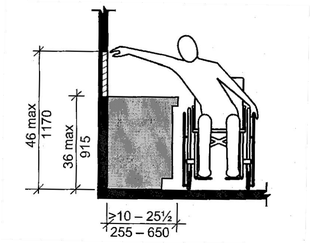
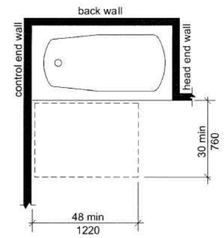
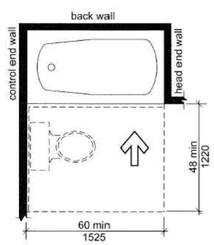


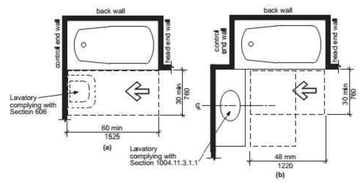
P **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE



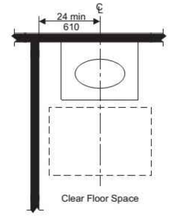
O **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)**
NO SCALE



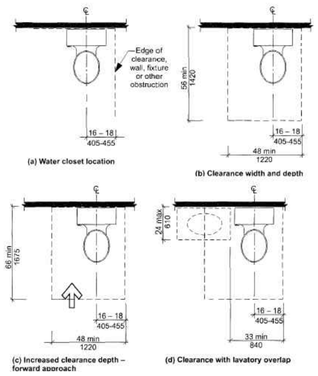
N **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



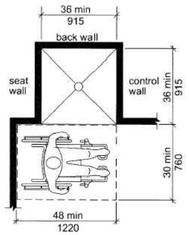
M **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



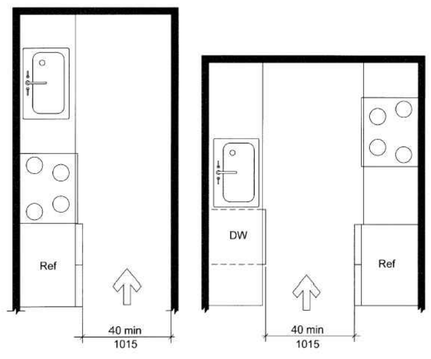
L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



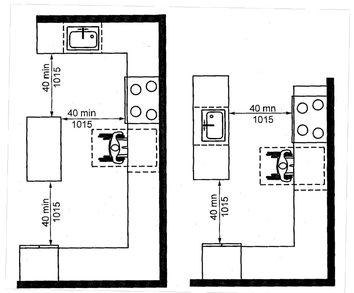
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



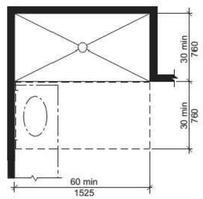
J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



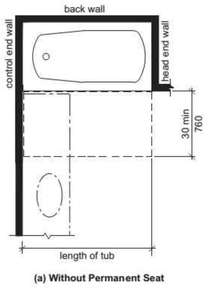
H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
NO SCALE



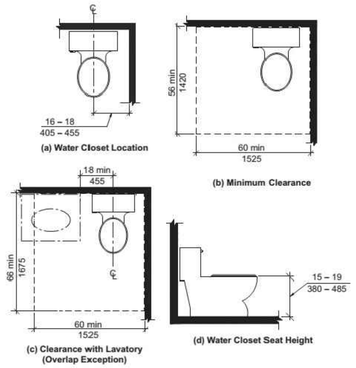
G **U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)**
NO SCALE



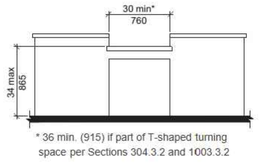
F **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



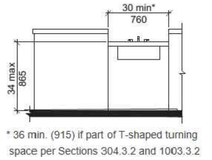
E **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



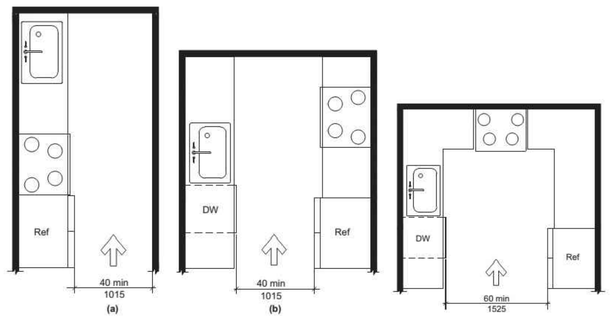
D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



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



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



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

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JAMES S. GILLAM
5-17-2023
21215
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

ANSI-3

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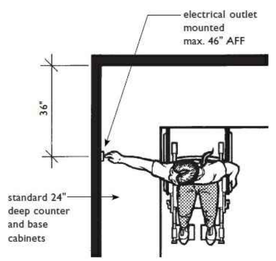
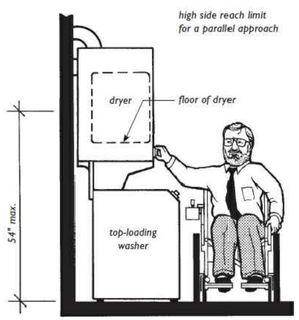
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

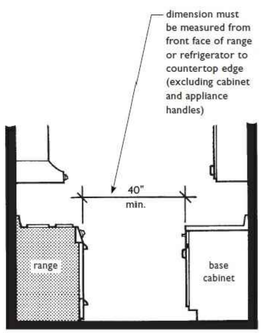
Mounting Height for Outlets



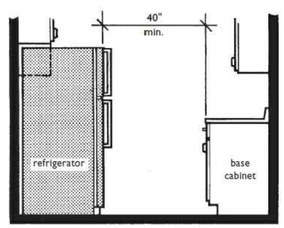
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



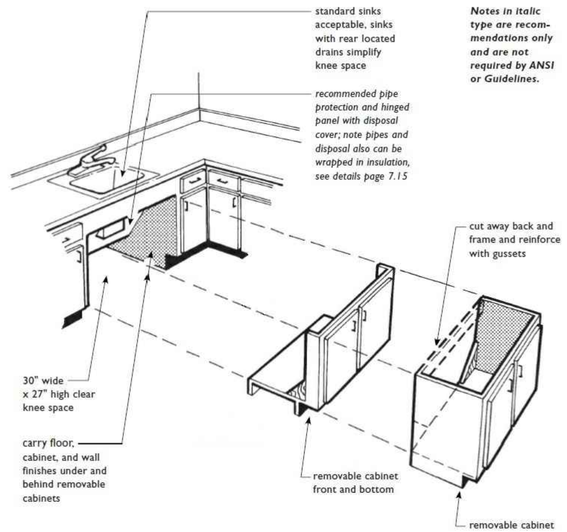
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Minimum Clearance between Range and Opposing Base Cabinet



Minimum Clearance between Refrigerator and Opposing Base Cabinet



Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, **TEXAS**

REGISTERED ARCHITECT DANIEL S GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

FH

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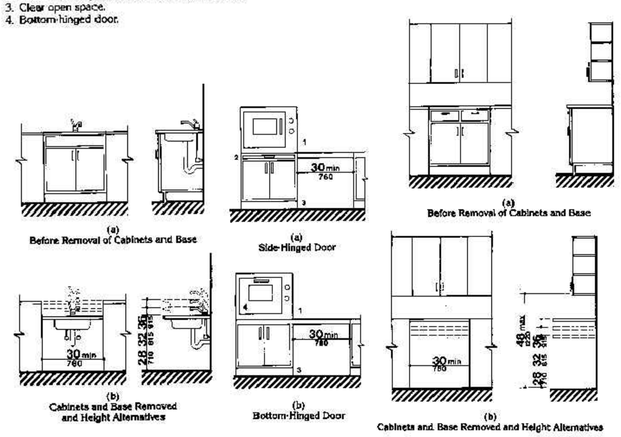
SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



G STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE

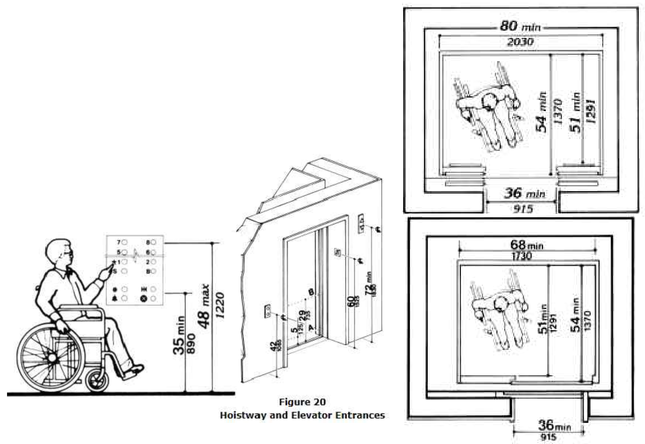


Figure 20
Hoistway and Elevator Entrances

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

F STANDARD UFAS ELEVATOR DETAILS

NO SCALE

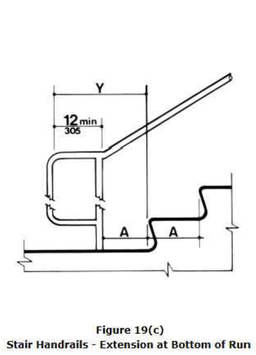
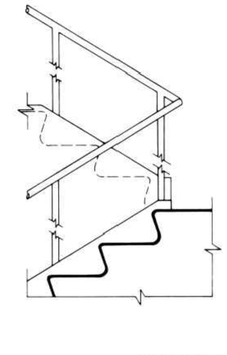


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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



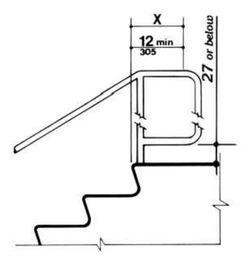
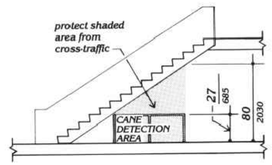


Figure 19(d)
Stair Handrails - Extension at Top of Run

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

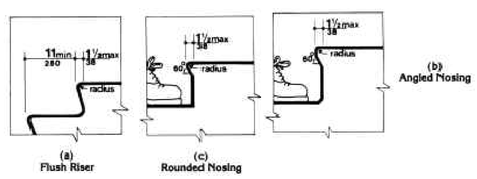
E STANDARD UFAS HANDRAILS

NO SCALE



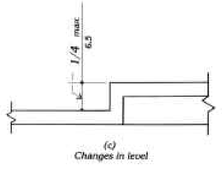
D GENERAL UFAS DIAGRAM

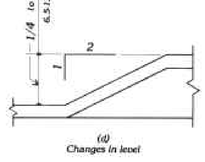
NO SCALE



C STAIR NOSINGS

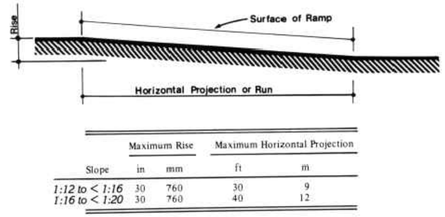
NO SCALE





B UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE



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

A SLOPE AND RISE

NO SCALE

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NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
ROBERT S. GILLAM
5-17-2023
29419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

UFAS

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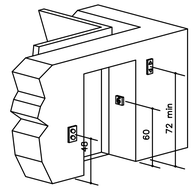
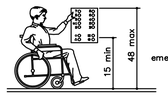
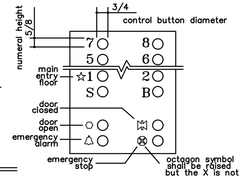


Hoistway and Elevator Entrances

Minimum Dimensions for Elevator Car



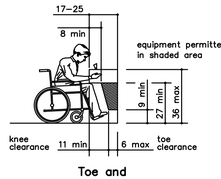
Car Control Height



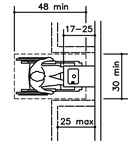
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

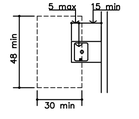
NO SCALE



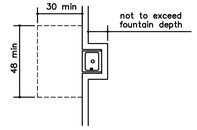
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



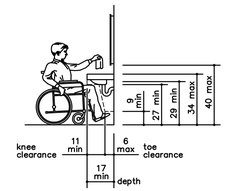
Drinking Fountain Spout Location



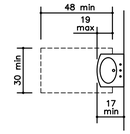
Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



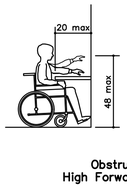
Lavatory Clearances at Lavatories



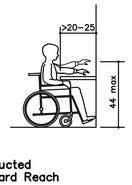
Clear Floor Space at Lavatories

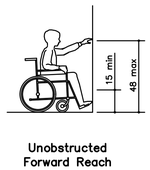
K STANDARD LAVATORY DETAILS

NO SCALE

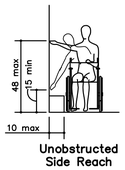


Obstructed High Forward Reach

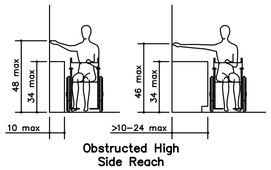




Unobstructed Forward Reach



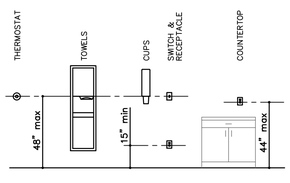
Unobstructed Side Reach



Obstructed High Side Reach

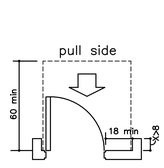
J STANDARD REACH TSA DIAGRAMS

NO SCALE

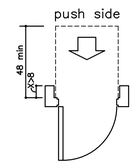


H STANDARD CONTROL REACH LIMITATIONS DETAILS

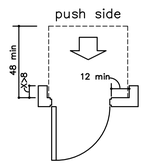
NO SCALE



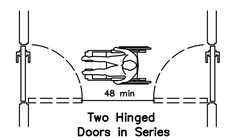
Recessed Door or Gate Pull Side



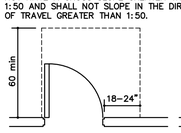
Recessed Door or Gate Push Side



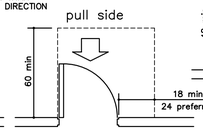
Recessed Door or Gate with Closer and Latch



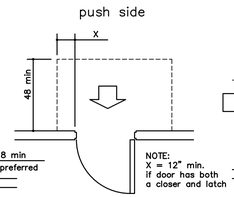
Two Hinged Doors in Series



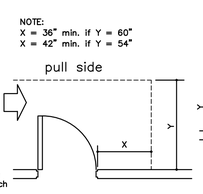
Exterior Landing



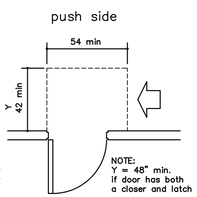
Front Approach — Swinging Door



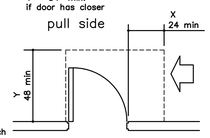
Front Approach — Swinging Door



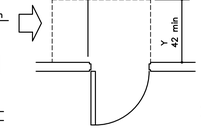
Hinge Side Approach — Swinging Door



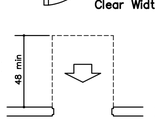
Side Approach — Swinging Door



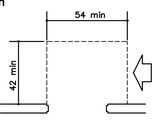
Latch Side Approach Swinging Door



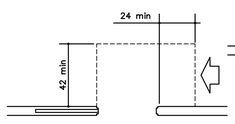
Latch Side Approach Swinging Door



Front Approach — Sliding or Folding Doors



Side Approach — Sliding or Folding Doors

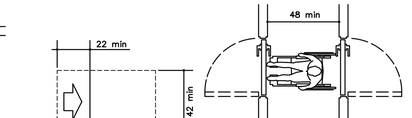


Stop or Latch Side Approach — Sliding or Folding Doors

Hinged Doorway Clear Width

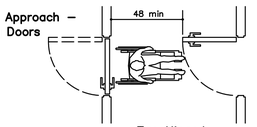
Folding Doorway Clear Width

Sliding Doorway Clear Width



Pocket or Hinge Side Approach — Sliding or Folding Doors

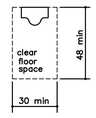
Two Hinged Doors in Series



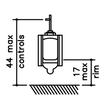
Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

NO SCALE



Clear Floor Space at Urinal



Heights at Urinal



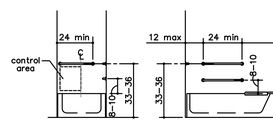
Wall hung type



Stall type

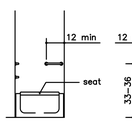
F STANDARD URINAL DIAGRAMS

NO SCALE

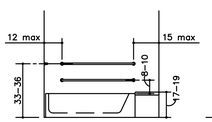


Controls Location

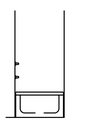
Grab Bars at Removable Seat



Grab Bars at Removable Seat



Grab Bars at Permanent Seat



Grab Bars at Permanent Seat

Clear Floor Space at Bathtub With Removable Seat

Clear Floor Space at Bathtub With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

NO SCALE

36" by 36" Stall Shower Size and Clearances

Alternate 30" by 60" Stall

Alternate Roll in Type Shower Compartment Size and Clearance

WITHOUT SEAT

30" by 60" Stall

Standard Roll in Type Shower Compartment Size and Clearance

WITH SEAT

30" by 60" Stall

Standard Roll in Type Shower Compartment Size and Clearance

Seat Design

36" by 36" Stall Grab bars at Shower Stall

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

WITHOUT SEAT

30" by 60" Stall Grab bars at Shower Stall

WITH SEAT

30" by 60" Stall Grab bars at Shower Stall

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

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

C STANDARD TOILET DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

B STANDARD TOILET STALL DIAGRAMS

NO SCALE

A STANDARD DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 21-3205 32418 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

TAS1

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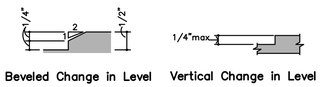
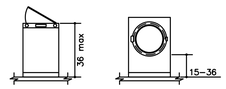


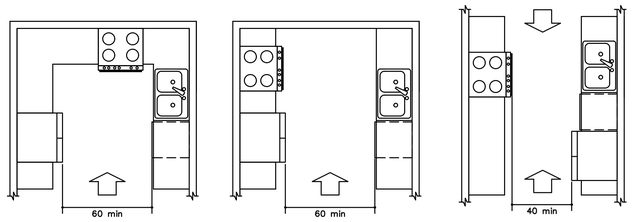
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



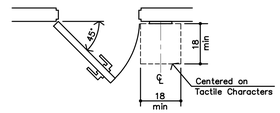
Top loading Front loading

J LAUNDRY
NO SCALE

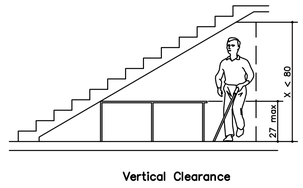


U–shaped Kitchens Pass Through Kitchens

H KITCHENS
NO SCALE

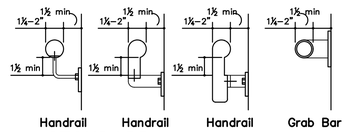


Location of Tactile Signs at Doors



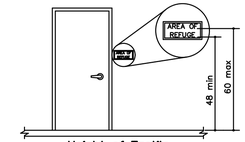
Vertical Clearance

G STANDARD VERTICAL CLEARANCE
NO SCALE



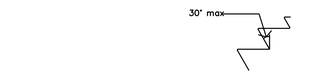
Handrail Handrail Handrail Grab Bar

F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

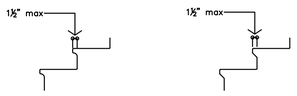


Height of Tactile Signs above Finish Floors

E TACTILE SIGN DIAGRAM
NO SCALE

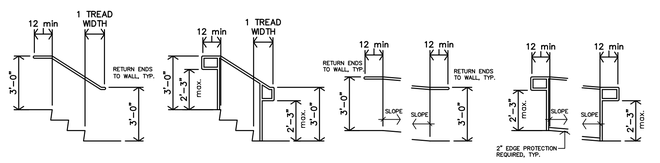


Radius of Tread Edge (typical for all profiles)



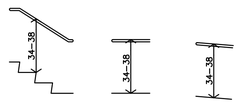
Curved Nosing Beveled Nosing

D STANDARD STAIR NOSING DETAILS
NO SCALE



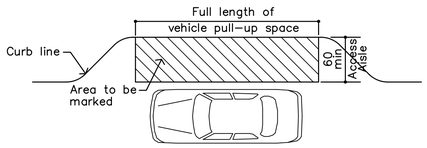
Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails

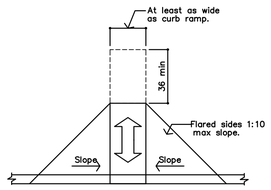
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



Stairs Walking Surfaces Ramps

Handrail height



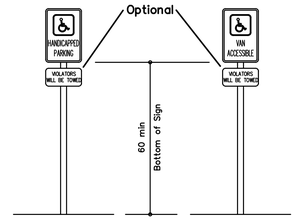


Sides and Landing of Curb Ramps

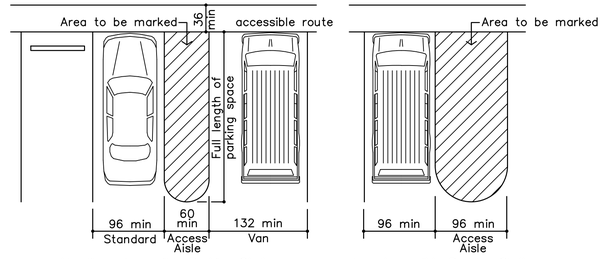


Counter Slope of Surfaces Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE



Typical Handicapped Parking Signage Van Accessible Handicapped Parking Signage



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

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
TIMOTHY S GILLAM
5–17–2023
22415
STATE OF TEXAS

REVISION:

DATE: 5–17–2023
JOB: 21–3205
SHEET NO.:

TAS2

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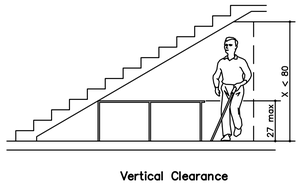
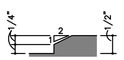


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

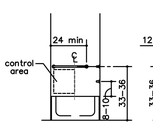
NO SCALE



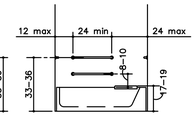
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

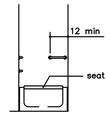
NO SCALE



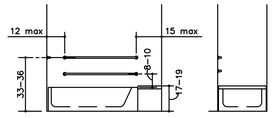
Controls Location



Grab Bars at Removable Seat

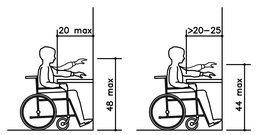


Grab Bars at Removable Seat

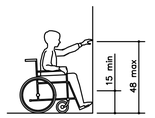


Grab Bars at Permanent Seat

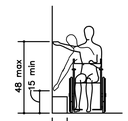
Grab Bars at Permanent Seat



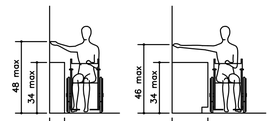
Obstructed High Forward Reach



Unobstructed Forward Reach



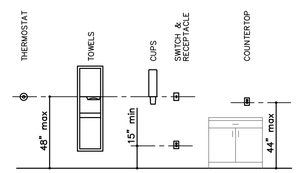
Unobstructed Side Reach



Obstructed High Side Reach

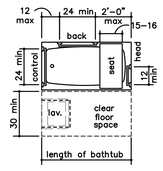
R STANDARD REACH ADA DIAGRAMS

NO SCALE

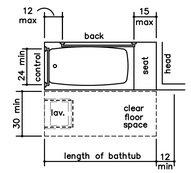


Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



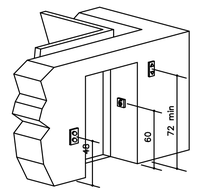
Clear Floor Space at Bathtub With Removable Seat



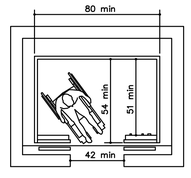
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

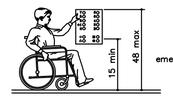
NO SCALE



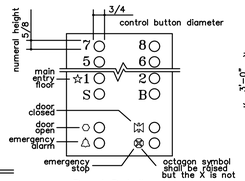
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



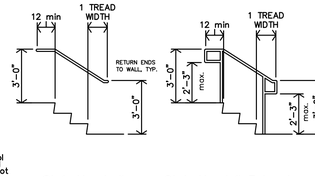
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

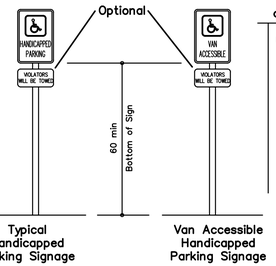
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

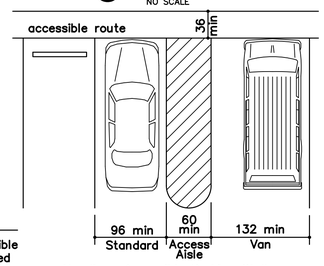
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

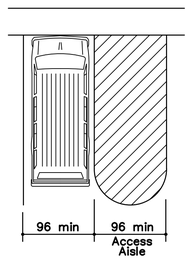


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



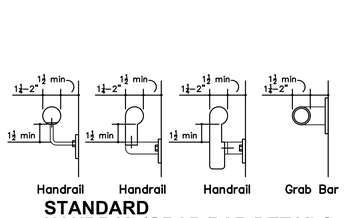
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

NO SCALE



Handrail

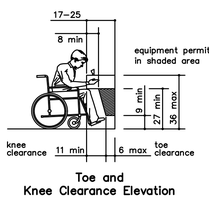
Handrail

Handrail

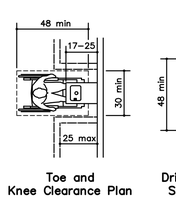
Grab Bar

K STANDARD HANDRAIL/GRAB BAR DETAILS

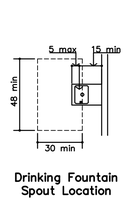
NO SCALE



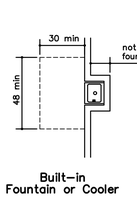
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



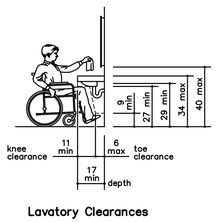
Drinking Fountain Spout Location



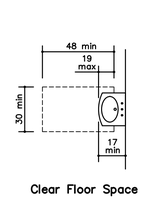
Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



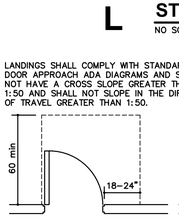
Lavatory Clearances



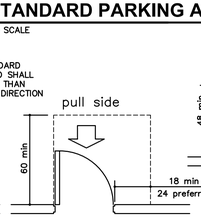
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

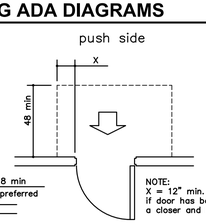
NO SCALE



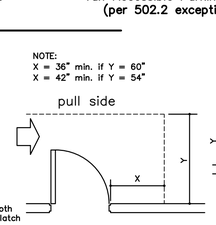
Exterior Landing



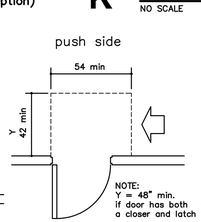
Front Approach – Swinging Door



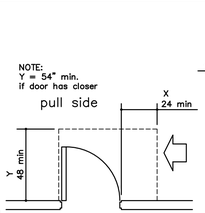
Front Approach – Swinging Door



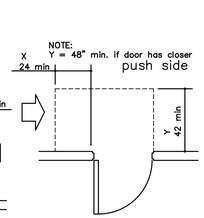
Hinge Side Approach – Swinging Door



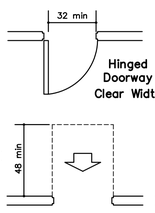
Side Approach – Swinging Door



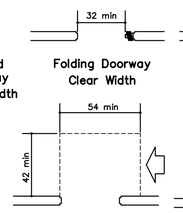
Latch Side Approach Swinging Door



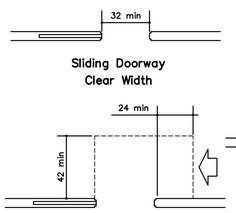
Latch Side Approach Swinging Door



Hinged Doorway Clear Width



Folding Doorway Clear Width

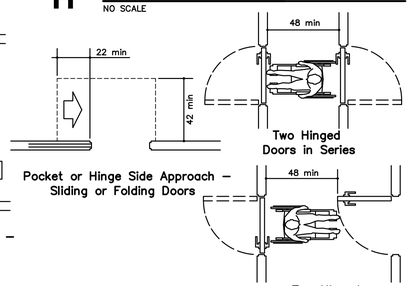


Sliding Doorway Clear Width

Front Approach – Sliding or Folding Doors

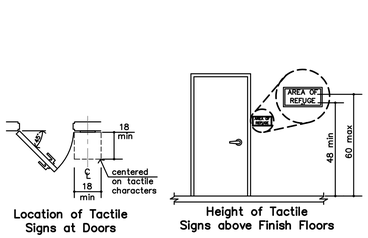
Side Approach – Sliding or Folding Doors

Stop or Latch Side Approach – Sliding or Folding Doors



G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



Location of Tactile Signs at Doors

Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE

36" by 36" Stall Shower Size and Clearances

WITHOUT SEAT

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

WITH SEAT

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

Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

WITHOUT SEAT

30" by 60" Stall Grab bars at Shower Stall

WITH SEAT

30" by 60" Stall Grab bars at Shower Stall

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

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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730 N. Ninth
Salina, KS 67401
785.827.0386

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 22-13243 STATE OF TEXAS

REVISION:

DATE: 5–17–2023

JOB: 21–3205

SHEET NO.:

ADA

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SITE PLAN KEY NOTES

A	NOT USED
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	HC TRASH ENCLOSURE REF. SHEET A1.2
E	DOG PARK, 4' TALL ALUM. FENCE, GATE, CONCRETE PAD, BENCHES, AS INDICATED, REF ENLARGED PLAN A–A1.3
F	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	DASHED LINE INDICATES ACCESSIBLE PATH
J	BBQ AREA – CONCRETE PAD W/ (1) POLE MTD BBQ GRILL & (1) ACCESSIBLE & STANDARD PICNIC TABLES. REF. SHEET A1.2
K	TOT LOT AREA REF SHEET A1.3 FOR DETAILS
L	BIKE RACK – CONCRETE PAD (REF. CIVIL) W/ BIKE RACK REF. SHEET A1.2
M	ELECTRIC VEHICLE CHARGING STATION
N	PAINTED STRIPING AT ACCESSIBLE ROUTE
P	6'–0" TALL DOUBLE SIDED PERIMETER WOOD FENCE REF. LANDSCAPE DRAWINGS
R	WALKING TRAIL REF. CIVIL DWGS.
S	CONCRETE WALKING TRAIL REF. CIVIL DWGS.
T	RETAINING WALL REF. CIVIL DWGS.

ADD'#1 ADD'#2

NOTE:
CONC. SLABS @ SITE AMENITIES SHALL BE 4"th. 3,500 PSI W/ 6x6–W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ¾" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF FT. WORTH.
11. REF. SHEETS A2.1, A2.2, A2.3, & A2.4 FOR LOCATION OF ACCESSIBLE (UNITS 1A, 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 1B & 2B).
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK–UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. ALL SITE PAVER SYSTEMS (COURTYARD & PARKING LOTS) SHALL ENSURE THERE ARE NO ELEVATION CHANGES GREATER THAN 1/4" OR 1/2" IF BEVELED WITH A 1:2 INCH SLOPE, WHERE ADA ACCESS OR ACCESSIBLE ROUTES ARE REQUIRED.
14. ALL NEW LANDSCAPING IS TO BE IRRIGATED. THIS INCLUDES (BUT IS NOT LIMITED TO) SOD, GROUND COVER, TREES, SHRUBS AND RAISED PLANTERS. IRRIGATION INSTALLER/CONTRACTOR TO SUBMIT AN IRRIGATION PLAN TO ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH LANDSCAPE PLAN AND REFERENCE SPECIFICATIONS FOR MORE DETAILS.

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (FOOT PRINT)	LOT COVERAGE
3.309 ACRES	144,140 sf	17,068 sf	11.84 %

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	STANDARD	5
	VAN	2
STANDARD PARKING STALLS		84
TOTAL PROVIDED PARKING STALLS		91
PARKING RATIO (STALLS/UNITS)		1.52

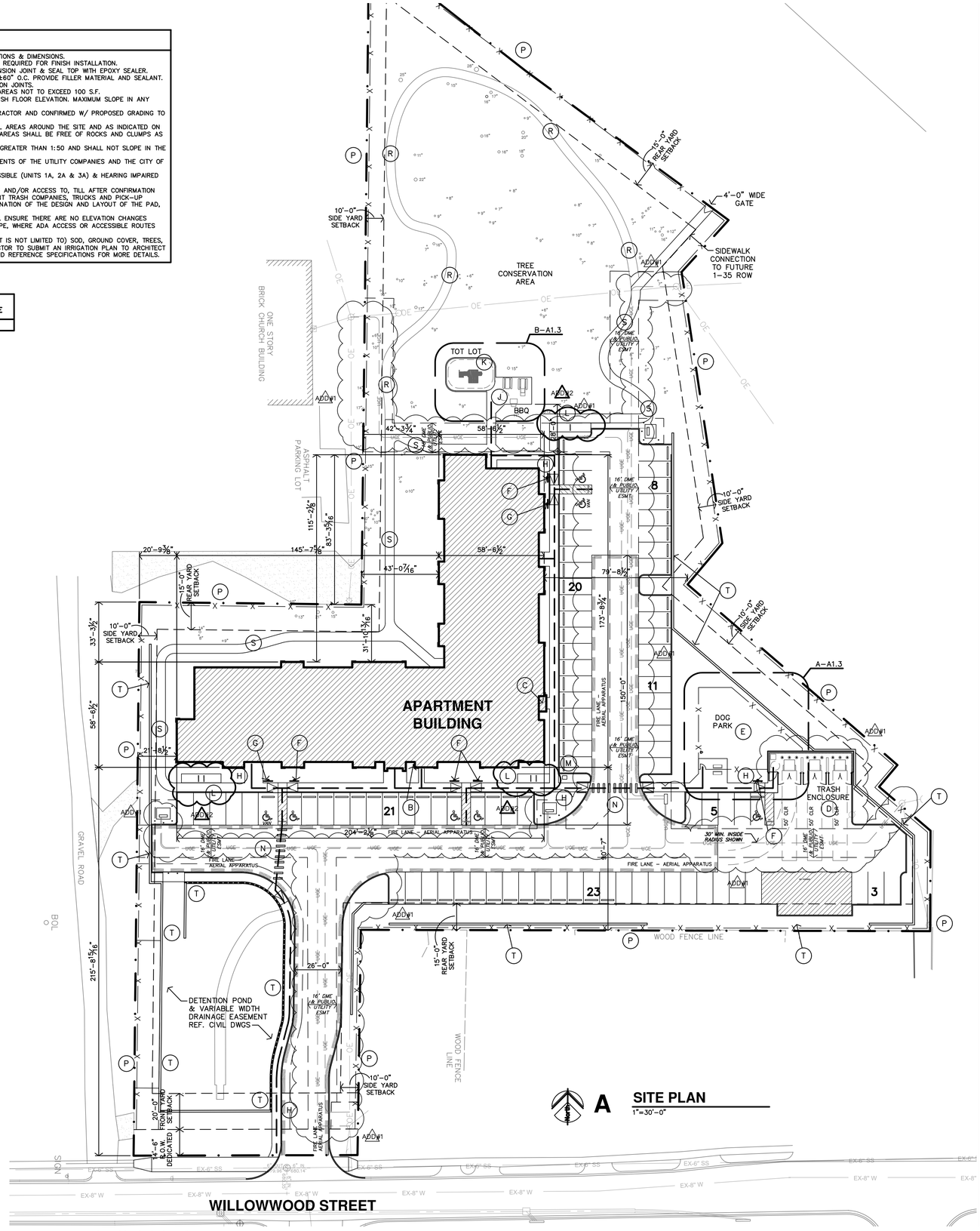
LOCAL PARKING REQUIREMENTS

UNIT TYPE	# OF UNITS	STALLS PER UNIT	TOTAL
3 BED (A)	12	3	36
2 BED (B)	28	2	56
1 BED (C)	20	1.25	25
STALLS REQ'D FOR RESIDENTS			117
ADDITIONAL GUEST PARKING = 10% OF REQ'D RESIDENT STALLS			+12
STALLS REQ'D			129
SECTION 7.9.5 PARKING ALTERNATIVES:			
AFFORDABLE HOUSING: MIN. NUMBER OF REQ'D PARKING SPACES SHALL BE REDUCED BY 25%			–32
BICYCLE SPACES: SUBSTITUTION MAY BE MADE FOR ADDITIONAL BICYCLE SPACES (UP TO 5% OF REQ. PARKING)			–6
TOTAL STALLS REQ'D			91

BICYCLE PARKING REQUIREMENTS

SECTION 7.9.8 BICYCLE PARKING	
MULTI–FAMILY HOUSING DEVELOPMENTS ARE TO PROVIDE BICYCLE PARKING AT A RATIO OF 1 TO EVERY 20 VEHICLE STALLS. 92 PARKING STALLS TOTAL/20 = 4.6	
TOTAL BICYCLE PARKING REQ'D PER SECTION 7.9.8	5
TOTAL BICYCLE PARKING REQUIRED PER VEHICLE SUBSTITUTION PARKING (ABOVE)	6
TOTAL BICYCLE PARKING REQ'D	11
TOTAL BICYCLE PARKING PROVIDED (5 RACKS TOTAL)	15

ADD'#2



A SITE PLAN
1"=30'–0"

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
BRET S. GILLAM
5–17–2023
20415
STATE OF TEXAS

REVISION:	
ADD'#1	6–19–2023
ADD'#2	9–8–2023
DATE:	5–17–2023
JOB:	21–3205
SHEET NO.:	

A1.1

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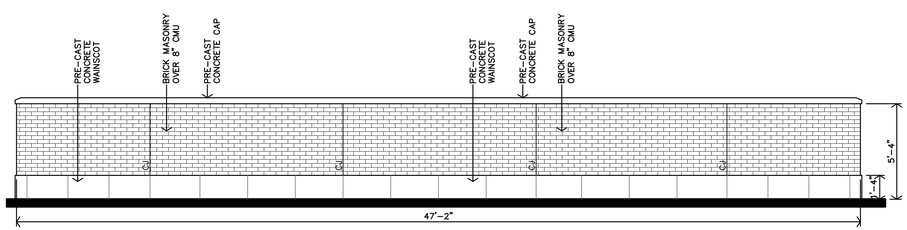
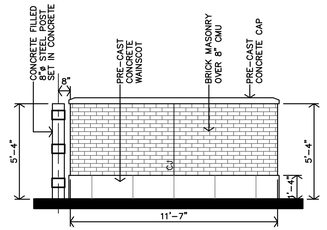
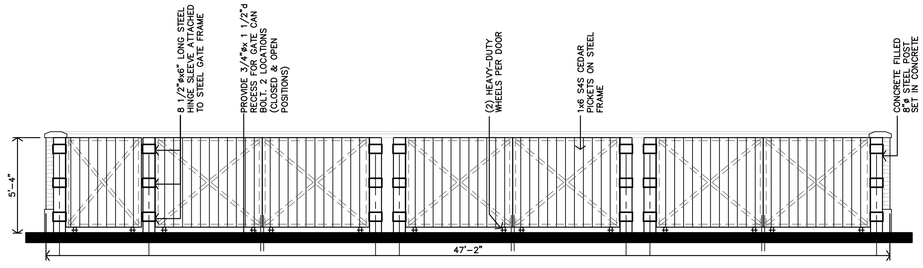


D TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"

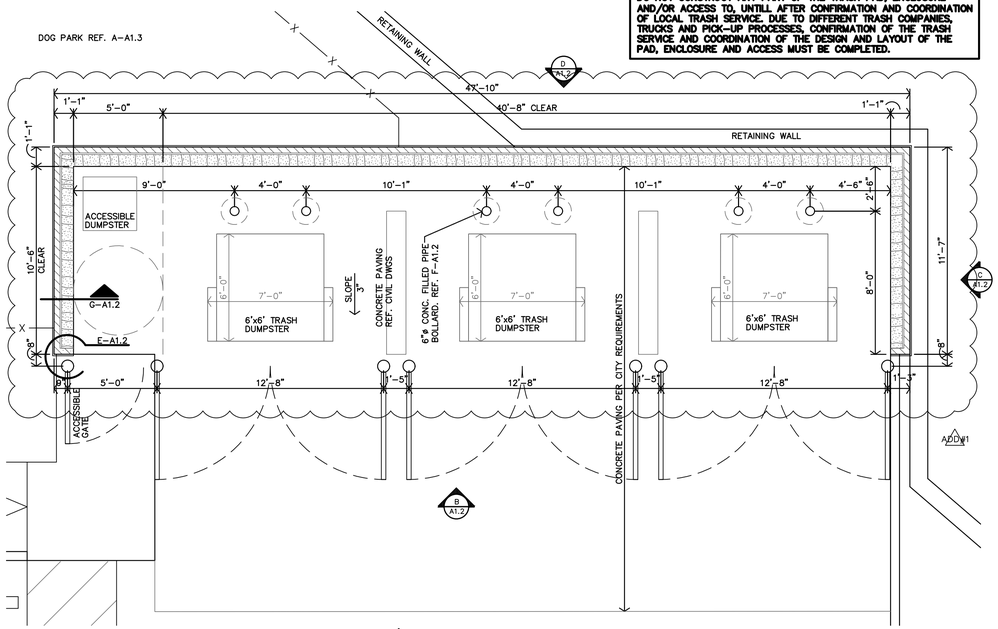


C TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

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



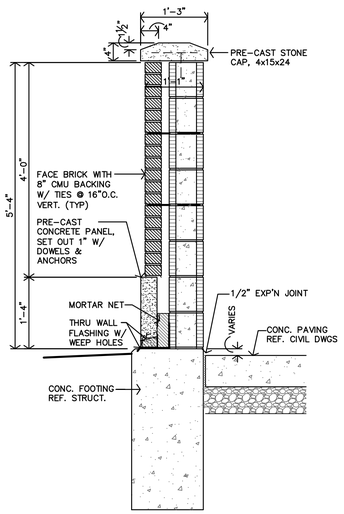
A TRASH ENCLOSURE PLAN
1/4" = 1'-0"

DETAILS J, K, L & M
REMOVED

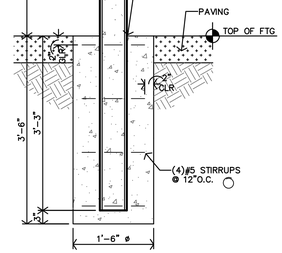


5 BIKE WAVE RACK (5 total)
(www.theparkcatalog.com)

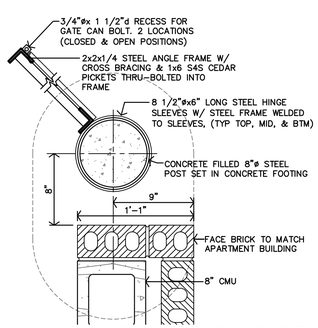
H BIKE RACK
NO SCALE



G TRASH ENCLOURE SECTION
3/4" = 1'-0"



F TRASH ENCLOSURE BOLLARD DETAIL
3/4" = 1'-0"



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

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
BRET S. GILLAM
5-17-2023
29415
STATE OF TEXAS

REVISION:	
A2DW1	6-19-2023
A2DW2	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A1.2

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

J **OUTDOOR BENCH**
NO SCALE



(1) EVEREST SERIES 6'-0" HEAVY DUTY PICNIC TABLE
(www.theparkcatalog.com) (Item no.398-6005)
COLOR TO BE DETERMINED BY ARCHITECT/OWNER

D **PICNIC TABLE**
NO SCALE



(1) EVEREST SERIES 8'-0" HEAVY DUTY ADA
SINGLE SIDED PICNIC TABLE
(www.theparkcatalog.com) (Item no.398-6007)

C **ACCESSIBLE PICNIC TABLE**
NO SCALE



K **DOG WASTE STATION**
NO SCALE



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

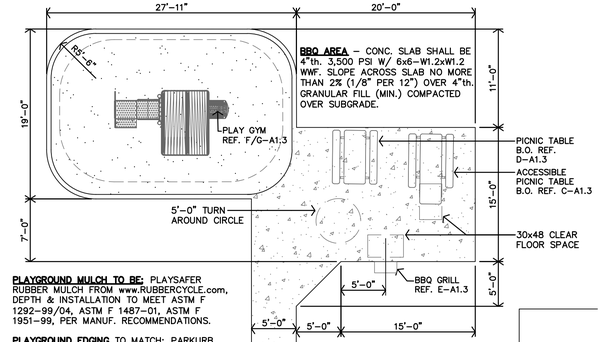


G **CUSTOM PLAY-GYM PHOTOGRAPH**
NO SCALE



MHP PROPANE GAS GRILL WITH STAINLESS STEEL SHELVES AND STAINLESS GRIDS ON IN-GROUND POST
(www.bbqguys.com) (Item no.1516308 model no. JNR4DD-P)

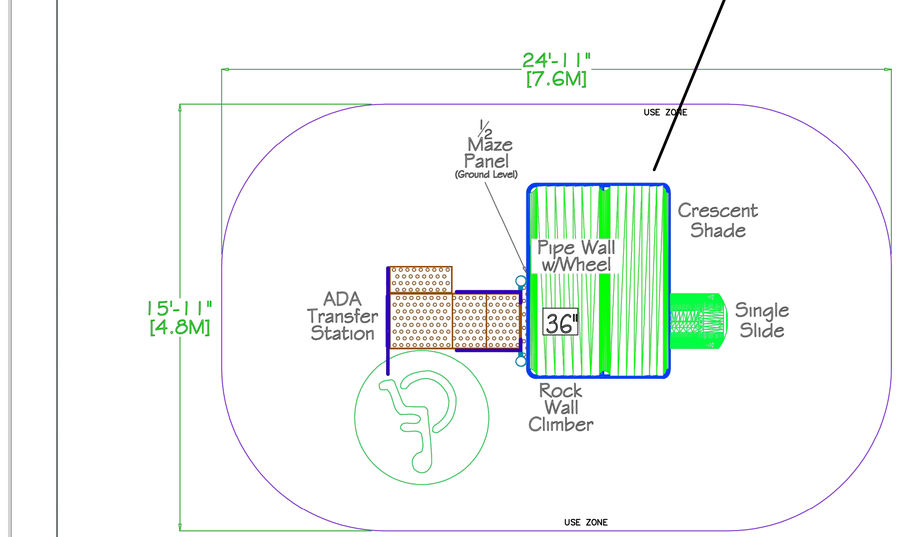
E **BBQ GRILL**
NO SCALE



PLAYGROUND MULCH TO BE: PLAYSAFER RUBBER MULCH FROM www.RUBBERCYCLE.com, DEPTH & INSTALLATION TO MEET ASTM F 1292-99/04, ASTM F 1487-01, ASTM F 1951-99, PER MANUF. RECOMMENDATIONS.

PLAYGROUND EDGING TO MATCH; PARKURB BORDER FROM PLAYGROUND EQUIPMENT.COM SHOULD BE DUG INTO GROUND SO THAT TOP OF EDGING IS FLUSH WITH SIDEWALK AND MULCH SURFACE TO MEET ACCESSIBILITY REQUIREMENTS.

B **ENLARGED BBQ & TOT LOT PLAN**
1/8" = 1'-0"



CUSTOM PLAY-GYM STRUCTURE SHOULD INCLUDE 4 PLAY COMPONENTS:
1/2 MAZE PANEL
ROCK WALL CLIMBER
PIPE WALL WITH WHEEL AND
SINGLE SLIDE

SUITABLE FOR AGES 2-5
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

F **CUSTOM PLAY-GYM SPECIFICATION PLAN**
NO SCALE

SuperiorPlaygrounds
BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER
PS3-71323
3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE	USE ZONE
13'X5'	25'X17'
AGE GROUP	SURFACE AREA
2-5	381 S.F.
USER CAPACITY	4" TIMBER COUNT
5-10	21

FALL HEIGHT
3'

ADA ACCESSIBILITY

ELEVATED PLAY ACTIVITIES
3

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	1	1
PROVIDED	1	1

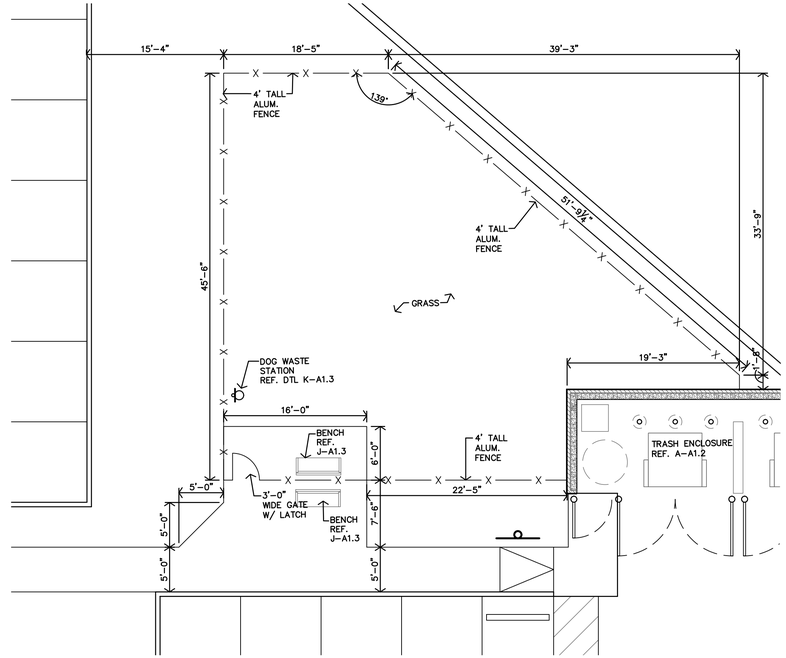
THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-17 UNLESS OTHERWISE NOTED.

DATE 4/30/2021
DRAWN/SAVED BY OK / CHRIS.KELLER
SCALE 1/4" = 1'-0"
SHEET 1 OF 2
PAGE PLAN_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.



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

Reviewed for Code Compliance
11/06/2023
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JGR

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A1.3

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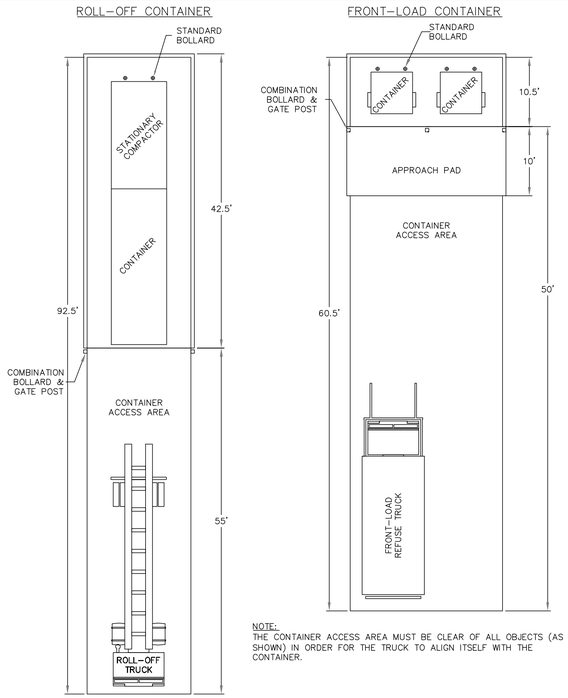
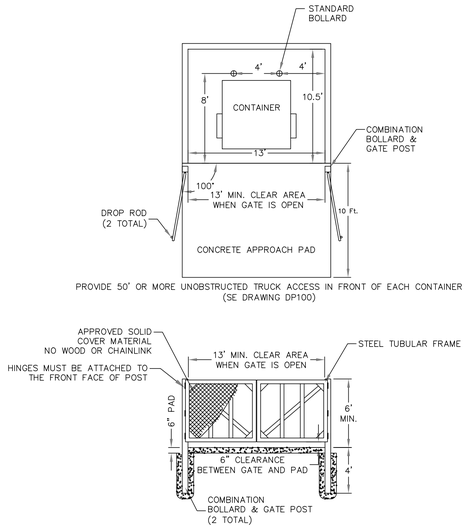


NOTE:
THE CONTAINER ACCESS AREA MUST BE CLEAR OF ALL OBJECTS (AS SHOWN) IN ORDER FOR THE TRUCK TO ALIGN ITSELF WITH THE CONTAINER.

FRONT–LOAD & ROLL–OFF
TRUCK ACCESS REQUIREMENTS

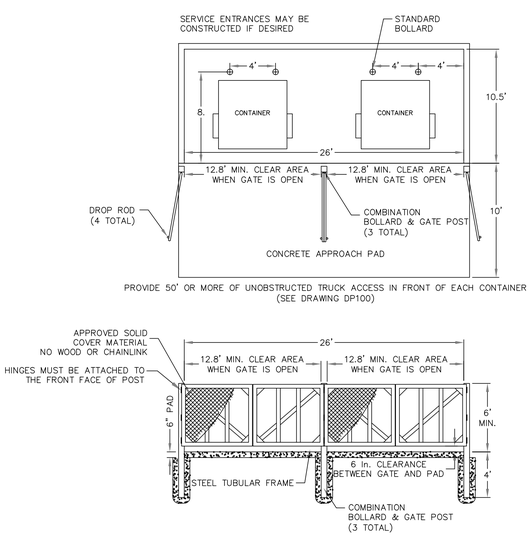
DP100



PROVIDE 50' OR MORE UNOBSTRUCTED TRUCK ACCESS IN FRONT OF EACH CONTAINER
(SE DRAWING DP100)

CONTAINER ENCLOSURE WITH GATES
13'x10.5' FRONT LOAD

DP200

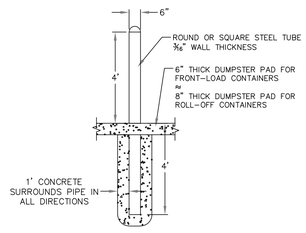


PROVIDE 50' OR MORE OF UNOBSTRUCTED TRUCK ACCESS IN FRONT OF EACH CONTAINER
(SEE DRAWING DP100)

CONTAINER ENCLOSURE WITH GATES
26'x10.5' FRONT LOAD

DP201

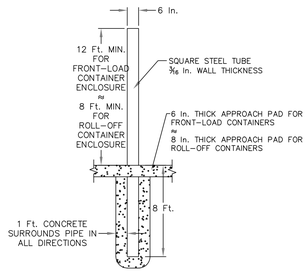
STANDARD BOLLARD DETAIL
(TO REAR OF CONTAINERS, INSIDE OF ENCLOSURES)



STANDARD BOLLARD
AT INSIDE REAR OF ENCLOSURE

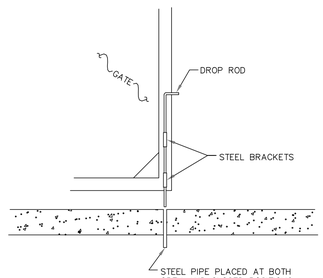
DP101

COMBINATION BOLLARD & GATE POST DETAIL



COMBINATION BOLLARD
AND GATE POST

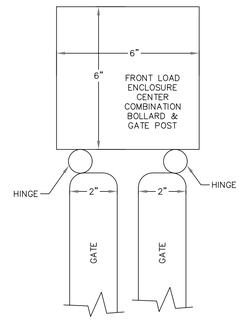
DP102



NOTE:
DROP RODS MUST BE MAINTAINED BY THE PROPERTY OWNER.

DROP ROD

DP103



COMBINATION BOLLARD
AND GATE MOUNTING DETAIL

DP104

ENTERED BY Brian George	PROJECT #	
DESIGNED BY	DATE	REVISION
CHECKED BY		
PROJ. ENGR.		
PATH S:\Water Engineering\Engr\Design\Projects\Standard Details\Solid Waste details\Solid Waste details.dwg		

ENGINEERING SERVICES

STANDARD DETAILS

DUMPSTER PAD DETAILS

DATE
JAN. 2022

SHEET No.
22 OF 24

SCALE
HOR 1"= N.T.S.
VER 1"= N.T.S.

CERTIFICATION:
THIS CITY OF DENTON STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS HEREON, AND WHO CERTIFIES THE CONTENT OF THE DETAILS AND NOTES HEREIN HAVE NOT BEEN ALTERED AND ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.

CONTRACTOR OF FOLLOW AND COMPLY WITH THE CITY OF DENTON'S STANDARD DETAILS FOR TRASH DUMPSTER PADS AS SHOWN ON SHEETS A1.4 & A1.5

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:
A2023-01 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A1.4
A2023-01

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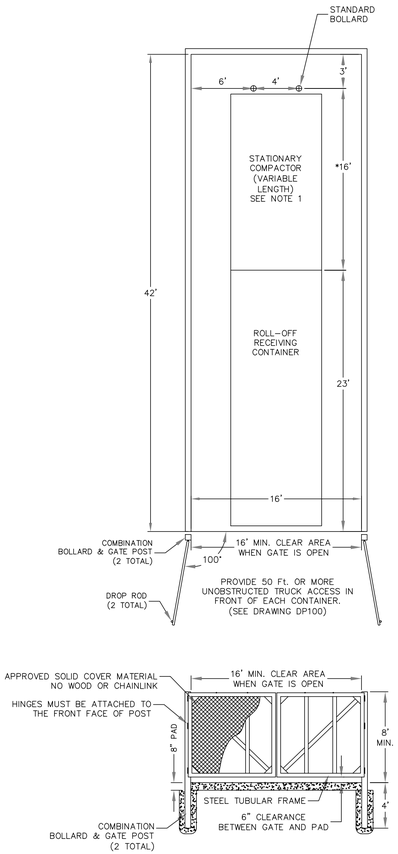
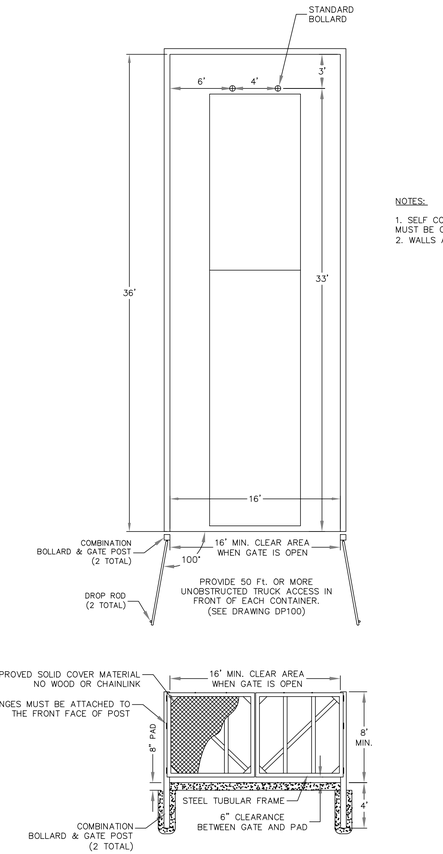


NOTES:

1. THIS DIMENSION IS FOR A GALBREATH 3CY COMPACTOR MODEL GP350. IF A DIFFERENT COMPACTOR MODEL IS USED CHANGE THIS DIMENSION TO PROVIDE FOR THE COMPACTOR'S OVERALL LENGTH. IF THIS DIMENSION IS FOR AN OPEN TOP CONTAINER OR SELF CONTAINED COMPACTOR BOX DELETE THIS DIMENSION.
2. WALLS A MINIMUM OF 8" HIGH.
3. EQUIPMENT MUST BE CENTERED.
3. CHUTES MUST BE CENTERED ON EQUIPMENT.

CONTAINER ENCLOSURE WITH GATES
16'x42' ENCLOSURE
ROLL-OFF: OPEN TOP OR/COMPACTOR

DP300



NOTES:

1. SELF CONTAINED COMPACTOR MUST BE CENTERED.
2. WALLS A MINIMUM OF 8' HIGH.

CONTAINER ENCLOSURE WITH GATES
16'x36' ENCLOSURE
ROLL-OFF: OPEN TOP OR/COMPACTOR

DP301

ENTERED BY Brian George	PROJECT #			DATE JAN. 2022	SCALE HOR 1"= N.T.S. VER 1"= N.T.S.
DESIGNED BY	DATE	REVISION			
CHECKED BY				SHEET No. 23 OF 24	
PROJ. ENGR.					
PATH S:\Water Engineering\Engr\Design\Projects\Standard Details\Solid Waste details\Solid Waste details.dwg			ENGINEERING SERVICES		

STANDARD DETAILS

DUMPSTER PAD DETAILS

CERTIFICATION:
THIS CITY OF DENTON STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS HEREON, AND WHO CERTIFIES THE CONTENT OF THE DETAILS AND NOTES HEREIN HAVE NOT BEEN ALTERED AND ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THE STANDARDS WITHIN THIS SHEET.

CONTRACTOR OF FOLLOW AND COMPLY WITH THE CITY OF DENTON'S STANDARD DETAILS FOR TRASH DUMPSTER PADS AS SHOWN ON SHEETS A1.4 & A1.5

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
BRENT S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:
1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A1.5

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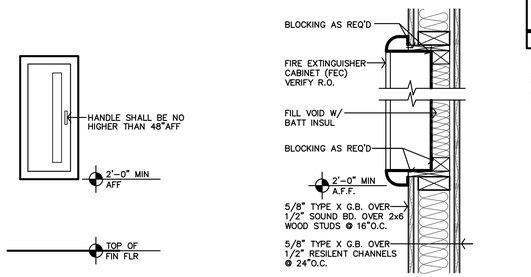
PROJECT UNIT SUMMARY

BUILDING LABEL	FLOORS	UNITS #			NRA TOTAL SF	COMMON USE SF	TOTAL SF
		1 BD	2 BD	3 BD			
APT BLDG	4	20	28	12	53,376	13,581	66,957
		60					



B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"

A FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)	123	219	321		3
HEARING/VISION IMPAIRED & ADAPTABLE UNITS		218		424	2
ALL REMAINING UNITS ADAPTABLE	111,112,113,114, 116,118,121,124, 126,127,128,129, 131	211,212,213,214, 216,217,221,223, 224,226,227, 228,229,231	311,312,313,314, 316,317,318,319, 323,324,326, 327,328,329,331	413,414,416,417, 418,419,421,423, 426,327,428,429, 431	55
TOTAL	14	16	16	14	60

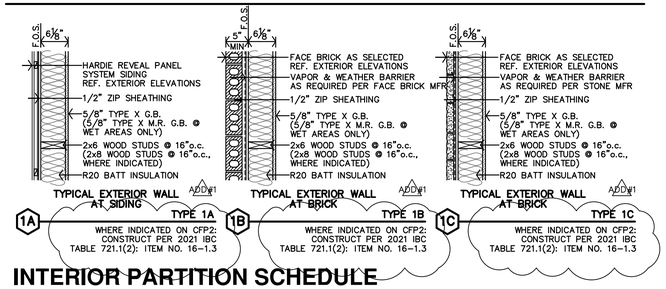
123 – 1BED ACCESSIBLE
219 – 2BED ACCESSIBLE
321 – 3BED ACCESSIBLE
218 – 1BED HEARING & VISION
424 – 2BED HEARING & VISION

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

ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQUIRED.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS A/8-A2.0 FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906. REF. SHEET A2.1
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – INDICATES DIMENSIONS ARE TO THE FACE OF STUD AT THE EXTERIOR/BREEZEWAY WALLS U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. (R) INDICATES RADON PIPE LOCATION. REF. MEP DRAWINGS.

EXTERIOR PARTITION SCHEDULE



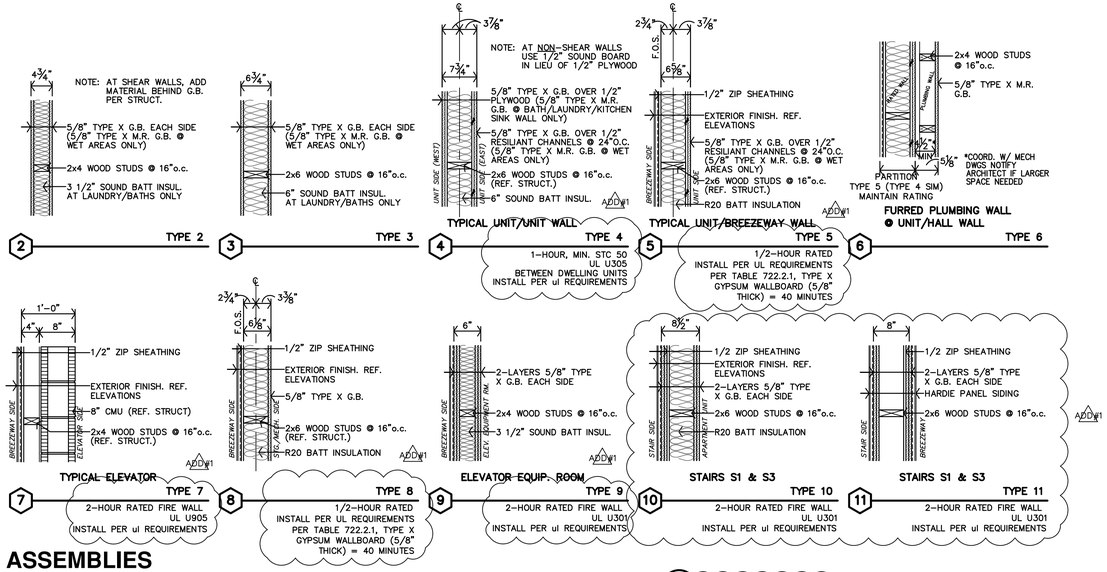
TYPICAL EXTERIOR WALL AT SIDING — 1A — TYPE 1A
WHERE INDICATED ON CFP2: CONSTRUCT PER 2021 IBC TABLE 721.1(2): ITEM NO. 16–1.3

TYPICAL EXTERIOR WALL AT BRICK — 1B — TYPE 1B
WHERE INDICATED ON CFP2: CONSTRUCT PER 2021 IBC TABLE 721.1(2): ITEM NO. 16–1.3

TYPICAL EXTERIOR WALL AT BRICK — 1C — TYPE 1C
WHERE INDICATED ON CFP2: CONSTRUCT PER 2021 IBC TABLE 721.1(2): ITEM NO. 16–1.3

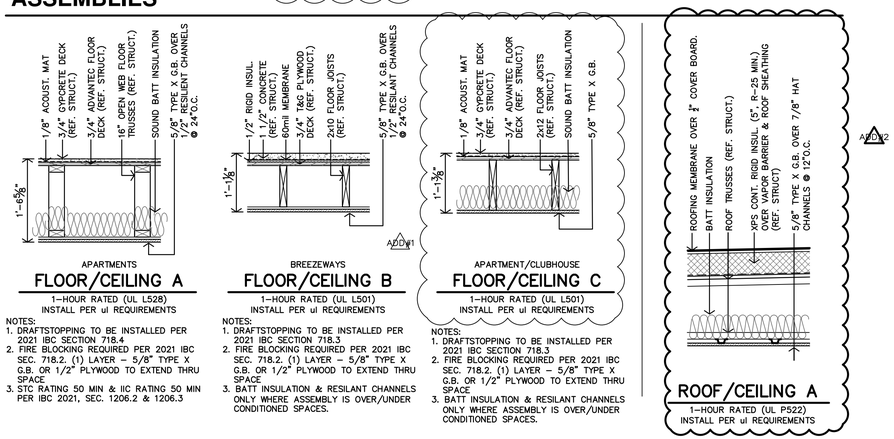
PARTITION NOTES:
1. ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
2. LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
3. REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION
4. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
5. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
6. ALL LISTED ASSEMBLIES ARE PROPRIETARY. ALL SUBSTITUTIONS SHALL FIRST BE SUBMITTED BEFORE INSTALLATION TO ARCHITECT FOR APPROVAL.
7. REF. SHEET A4.11 FOR FIRE PENETRATION REQUIREMENTS @ ALL PLUMBING CHASES AND ALL PENETRATIONS THRU RATED WALLS, FLOOR/CEILING & CEILING/ROOF ASSEMBLIES

INTERIOR PARTITION SCHEDULE



TYPE 2 — NOTE: AT SHEAR WALLS, ADD MATERIAL BEHIND G.B. PER STRUCT.
TYPE 3 — 5/8" TYPE X G.B. EACH SIDE (5/8" TYPE X M.R. G.B. @ WET AREAS ONLY); 2x6 WOOD STUDS @ 16"o.c.; 6" SOUND BATT INSUL. AT LAUNDRY/BATHS ONLY
TYPICAL UNIT/UNIT WALL — TYPE 4 — 1–HOUR, MIN. STC 50 UL U305 BETWEEN DWELLING UNITS INSTALL PER ul REQUIREMENTS
TYPICAL UNIT/BREEZEWAY WALL — TYPE 5 — 1/2–HOUR RATED INSTALL PER UL REQUIREMENTS PER TABLE 722.2.1, TYPE X GYPSUM WALLBOARD (5/8" THICK) = 40 MINUTES
TYPE 6 — FURRED PLUMBING WALL @ UNIT/HALL WALL
TYPICAL ELEVATOR — TYPE 7 — 2–HOUR RATED FIRE WALL UL U905 INSTALL PER ul REQUIREMENTS
TYPE 8 — 1/2–HOUR RATED INSTALL PER UL REQUIREMENTS PER TABLE 722.2.1, TYPE X GYPSUM WALLBOARD (5/8" THICK) = 40 MINUTES
ELEVATOR EQUIP. ROOM — TYPE 9 — 2–HOUR RATED FIRE WALL UL U301 INSTALL PER ul REQUIREMENTS
STAIRS S1 & S3 — TYPE 10 — 2–HOUR RATED FIRE WALL UL U301 INSTALL PER ul REQUIREMENTS
STAIRS S1 & S3 — TYPE 11 — 2–HOUR RATED FIRE WALL UL U301 INSTALL PER ul REQUIREMENTS

ASSEMBLIES



FLOOR/CEILING A
1–HOUR RATED (UL L528)
INSTALL PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2021 IBC SECTION 718.4
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. STC RATING 50 MIN & IIC RATING 50 MIN PER IBC 2021, SEC. 1206.2 & 1206.3

FLOOR/CEILING B
1–HOUR RATED (UL L501)
INSTALL PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2021 IBC SECTION 718.3
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. BATT INSULATION & RESILANT CHANNELS ONLY WHERE ASSEMBLY IS OVER/UNDER CONDITIONED SPACES.

FLOOR/CEILING C
1–HOUR RATED (UL L501)
INSTALL PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2021 IBC SECTION 718.3
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. BATT INSULATION & RESILANT CHANNELS ONLY WHERE ASSEMBLY IS OVER/UNDER CONDITIONED SPACES.

ROOF/CEILING A
1–HOUR RATED (UL P522)
INSTALL PER ul REQUIREMENTS

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — GREY S. GILLAM — 5-17-2023 — 22417 — STATE OF TEXAS

REVISION:	
ADDN#1	6–19–2023
ADDN#2	9–8–2023
DATE:	5–17–2023
JOB:	21–3205
SHEET NO.:	A2.0

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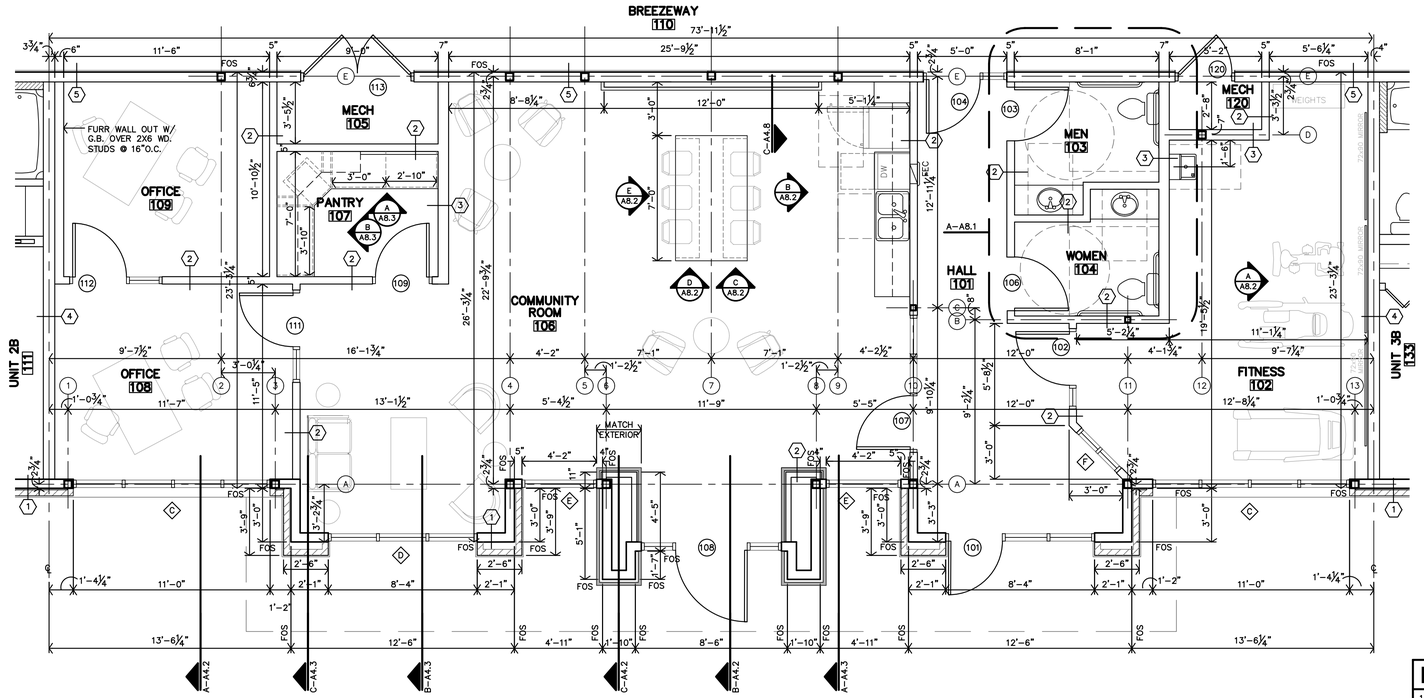


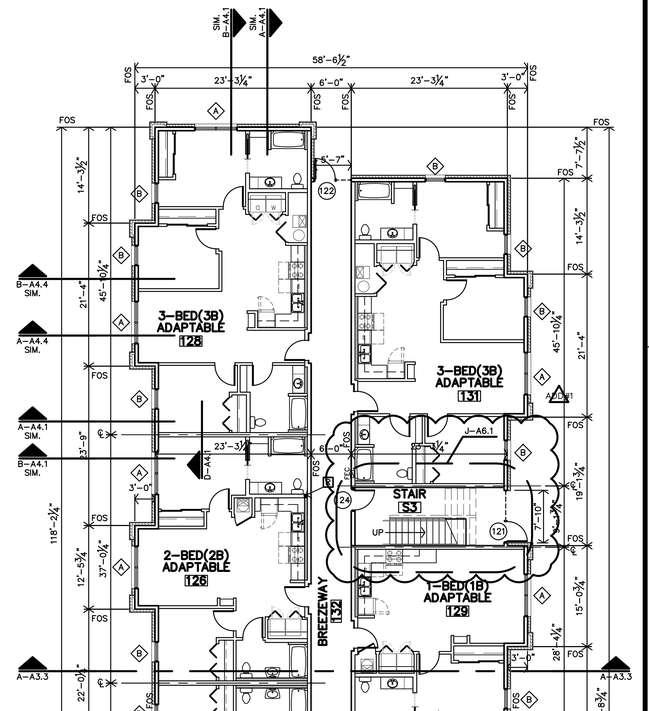
B ENLARGED PARTIAL FLOOR PLAN

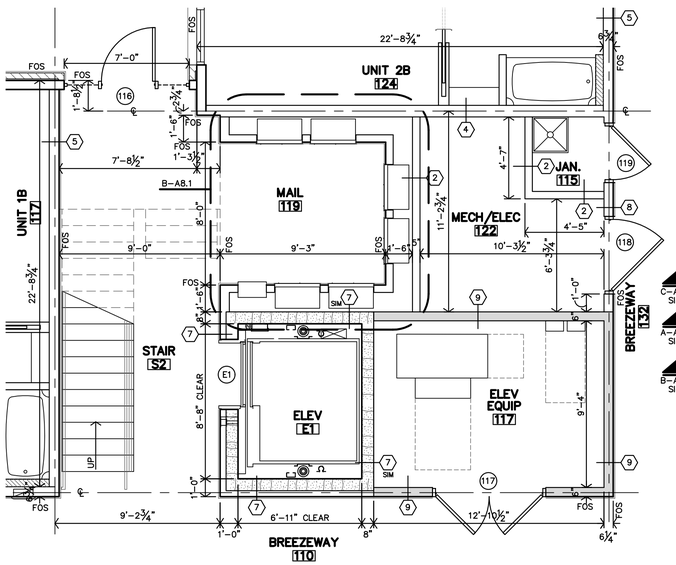
1/4"=1'-0"

NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS @ UNIT CLOSETS & CORNER LOCATIONS.

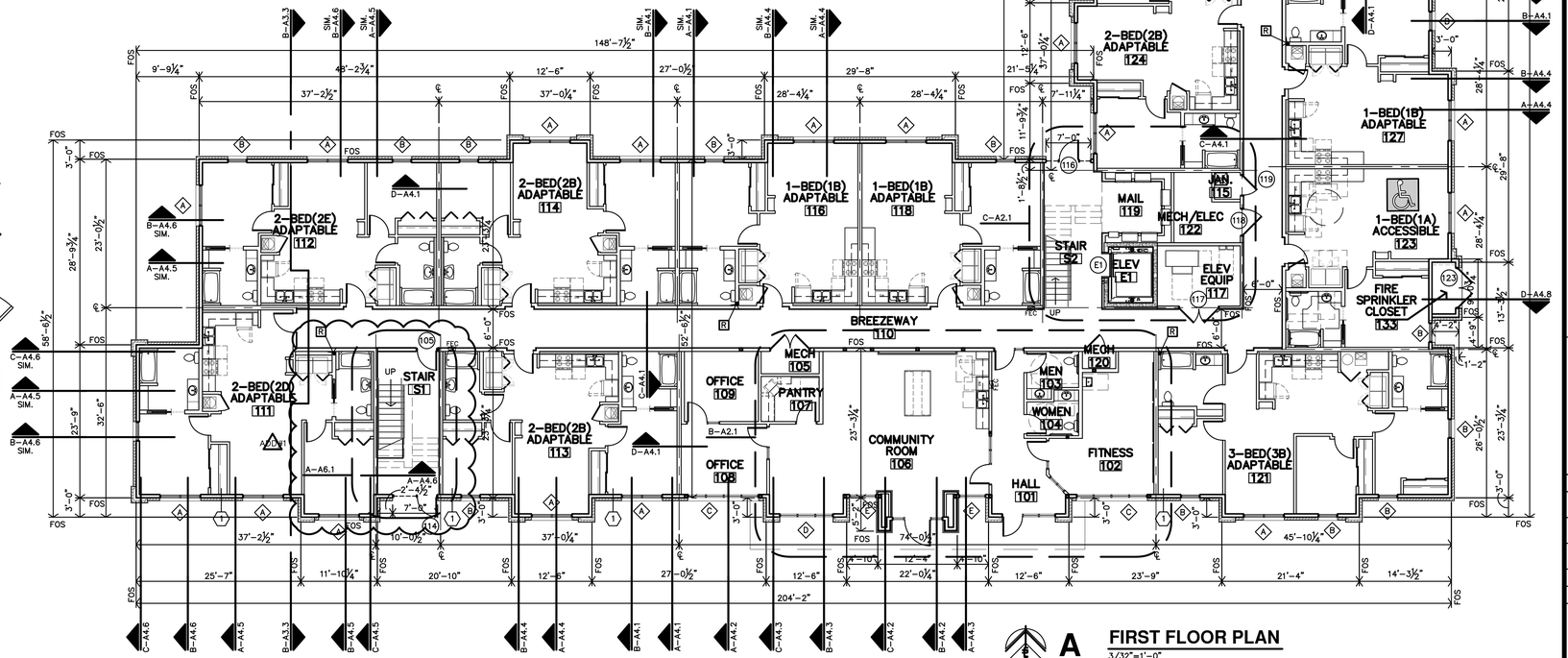
[R] INDICATES RADON PIPE LOCATION. REF. O-A4.7 AND MEP DRAWINGS.





C ENLARGED PARTIAL FLOOR PLAN

1/4"=1'-0"



A FIRST FLOOR PLAN

3/32"=1'-0"

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22410
STATE OF TEXAS

REVISION:	
ADD'N#1	6-19-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A2.1

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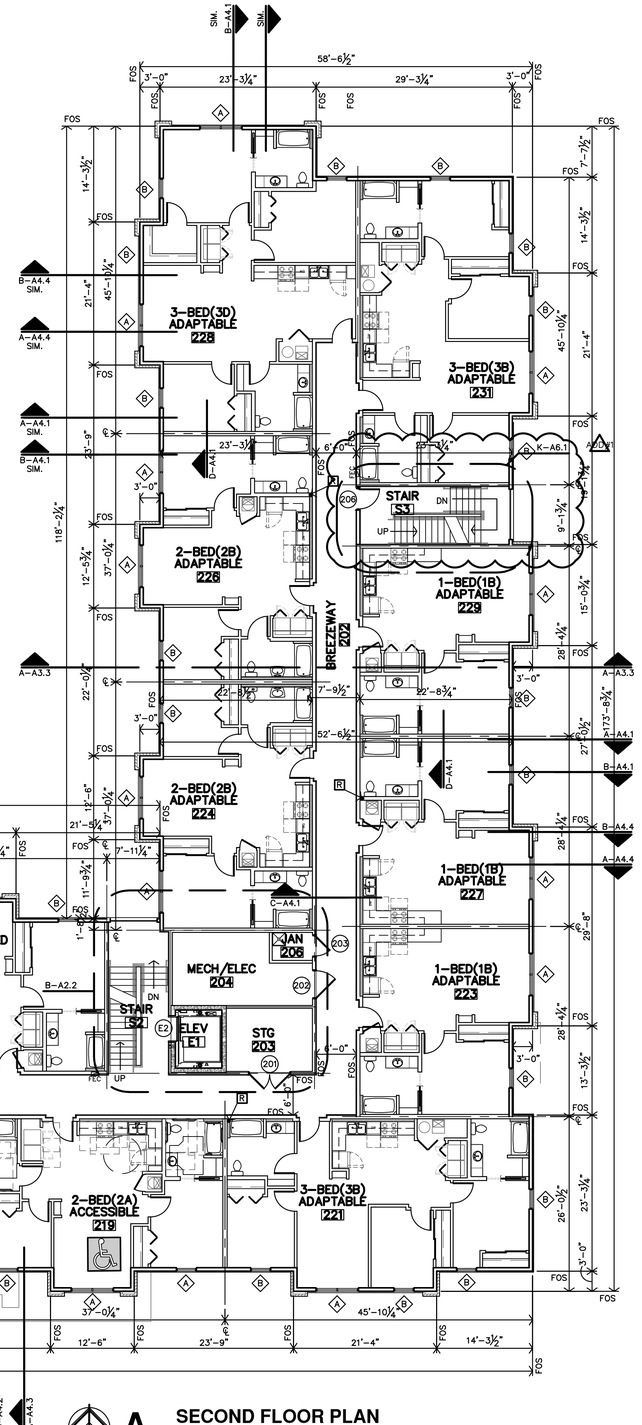
NOTES

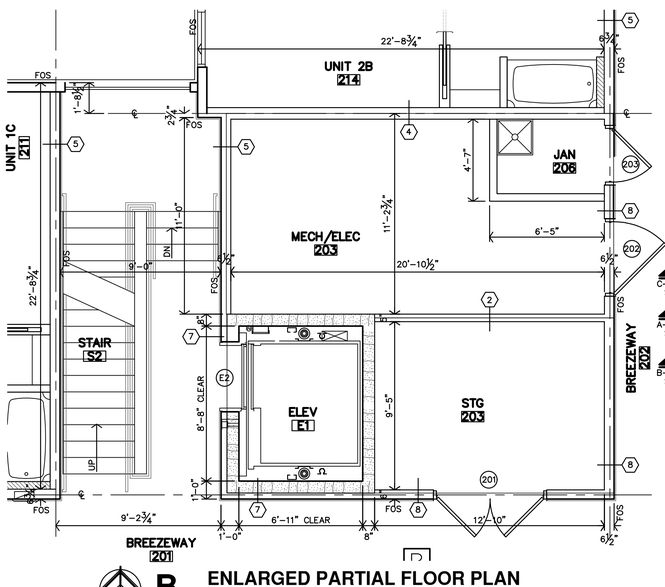
1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS ⊘ UNIT CLOSETS & CORNER LOCATIONS.

[R] INDICATES RADON PIPE LOCATION. REF. O–A4.7 AND MEP DRAWINGS.



A SECOND FLOOR PLAN

3/32"=1'-0"



B ENLARGED PARTIAL FLOOR PLAN

1/4"=1'-0"

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — JAMES S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:	
A2.1	6-19-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A2.2

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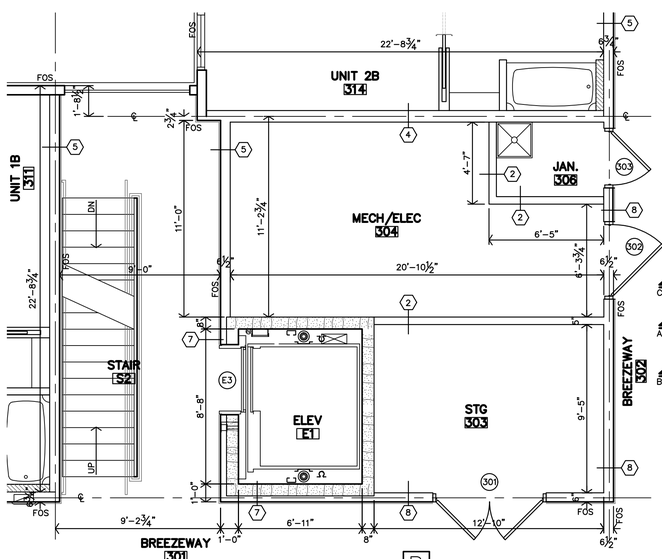
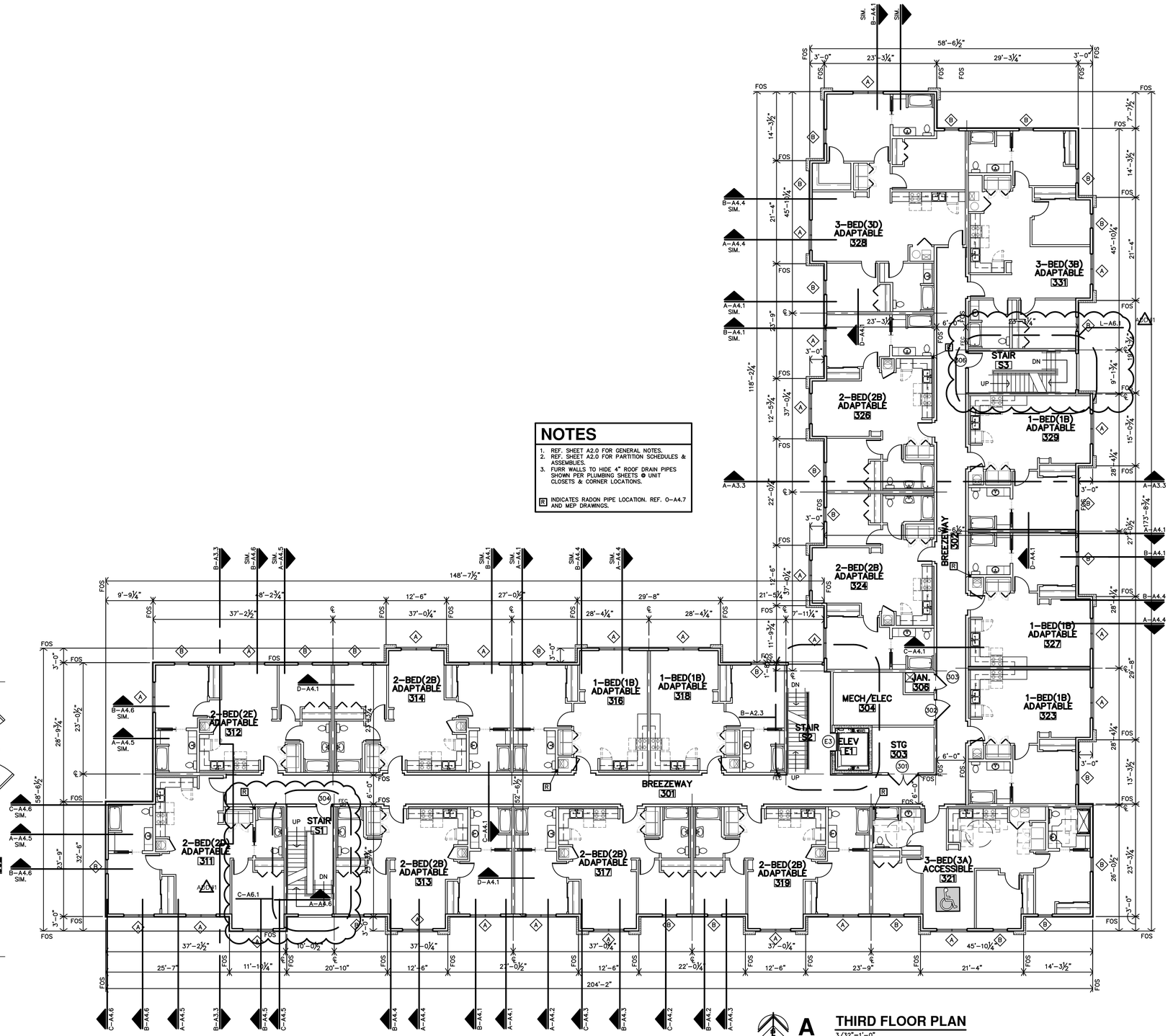
NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS @ UNIT CLOSETS & CORNER LOCATIONS.

R INDICATES RADON PIPE LOCATION. REF. O-A4.7 AND MEP DRAWINGS.



B ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"



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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

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22415
STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A2.3

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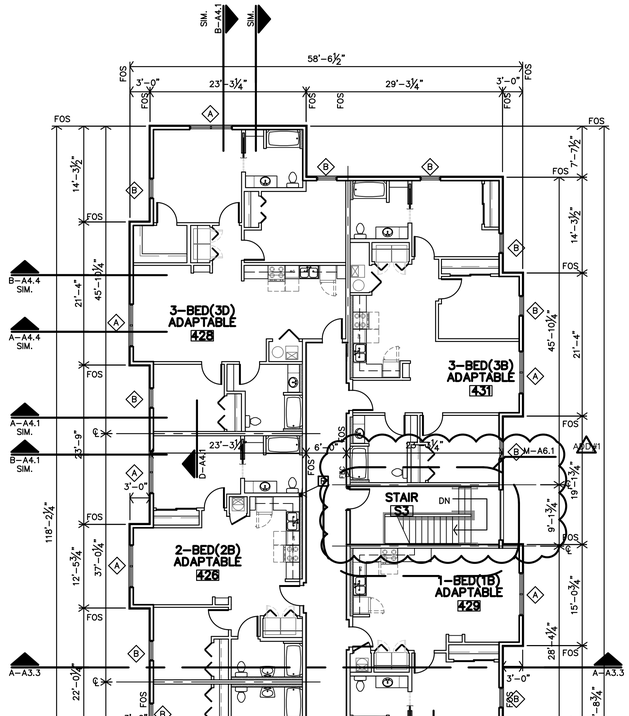
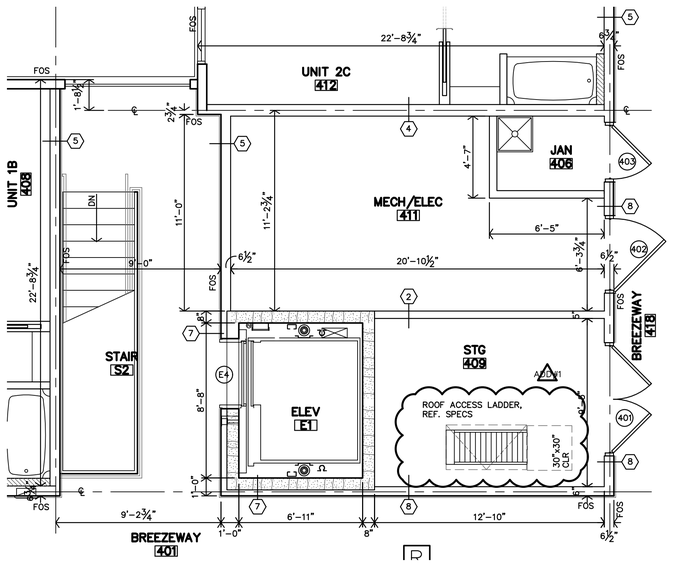
NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES.
3. FURR WALLS TO HIDE 4" ROOF DRAIN PIPES SHOWN PER PLUMBING SHEETS @ UNIT CLOSETS & CORNER LOCATIONS.

R INDICATES RADON PIPE LOCATION. REF. O-A4.7 AND MEP DRAWINGS.



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



B ENLARGED PARTIAL FLOOR PLAN
1/4"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
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5-17-2023
22415
STATE OF TEXAS

REVISION:
ADD#1 6-19-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A2.4

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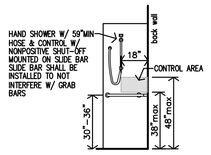
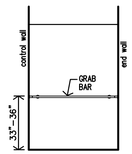


PER UFAS (2007)

J TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER CONTROL WALL

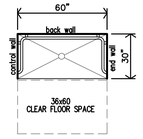
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

H TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER BACK WALL

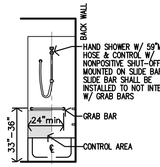
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

G TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER PLAN

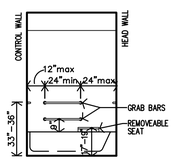
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

F TYP. HEIGHTS @ ACCESSIBLE TUB CONTROL WALL

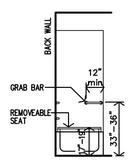
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

E TYP. HEIGHTS @ ACCESSIBLE TUB BACK WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

D TYP. HEIGHTS @ ACCESSIBLE TUB HEAD WALL

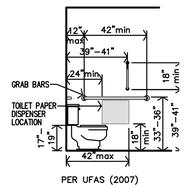
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

C TYP. HEIGHTS @ ACCESSIBLE TUB PLAN

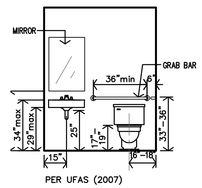
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

B TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER UFAS (2007)

A TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

UNIT ACCESSIBLE BATH DETAILS

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2015 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2015 IBC, SECTION 906.1, LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENTRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 80"ABV. FIN. FLR. REF. STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. HEARING/VISION IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
15. FE = WALL MOUNTED FIRE EXTINGUISHER REF. SPECIFICATIONS.
16. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
17. F.O.S. = FACE OF STUD

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)	123	219	321		3
HEARING/VISION IMPAIRED & ADAPTABLE UNITS		218		424	2
ALL REMAINING UNITS ADAPTABLE	111,112,113,114, 116,118,121,124, 126,127,128,129, 131	211,212,213,214, 216,217,221,223, 224,226,227, 228,229,231	311,312,313,314, 316,317,318,319, 323,324,326, 327,328,329,331	413,414,416,417, 418,419,421,423, 426,327,428,429, 431	55
TOTAL	14	16	16	14	60

123 – 1BED ACCESSIBLE
219 – 2BED ACCESSIBLE
321 – 3BED ACCESSIBLE
218 – 1BED HEARING & VISION
424 – 2BED HEARING & VISION

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

ADAPTABLE UNIT NOTES

18. ADAPTABLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - *1-BEDROOM,* CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINET & 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, TUBS AND COUNTERTOPS,
    - *2-BEDROOM,* CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINETS AT BATH #4, #11 & KITCHEN #3. PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *3-BEDROOM,* CONTRACTOR TO PROVIDE & INSTALL REMOVABLE CABINETS AT BATH #4, #11 & KITCHEN #3. PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *ALL UNITS,* CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS @ SINK & WORK SPACE IN KITCHEN #3.
      - AT ALL REMOVEABLE CABINETS, FLOORS & WALLS SHALL BE FINISHED. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED. CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES COVERS. OWNER SHALL INSTALL COVER AFTER CABINET FRONT IS REMOVED.
      - TOILETS SHALL BE ACCESSIBLE COMPLIANT (17"-19" HIGH).
      - CONTRACTOR TO INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.

ACCESSIBLE UNIT NOTES

19. ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - *1-BEDROOM,* CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS, TUBS AND COUNTERTOPS,
    - *2-BEDROOM,* CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *3-BEDROOM,* CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, TUB & COUNTERTOP AT BATHS #4 & #11.
    - *ALL UNITS,* CONTRACTOR SHALL PROVIDE & INSTALL INSULATED COVERS @ ALL EXPOSED HOT WATER PIPES, DRAIN PIPES & DISPOSAL.
      - TOILETS SHALL BE ACCESSIBLE COMPLIANT (17"-19" HIGH).
      - CONTRACTOR TO INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.

INTERIOR PARTITION SCHEDULE

2 TYPE 2

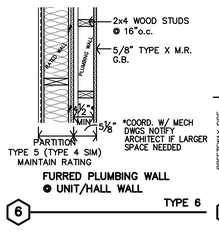
3 TYPE 3

4 TYPICAL UNIT/UNIT WALL — TYPE 4

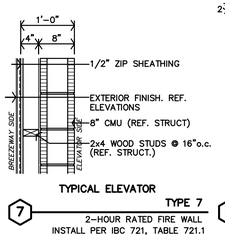
1-HOUR, MIN. STC 50 BETWEEN DWELLING UNITS INSTALL PER IBC 721, TABLE 721.1

5 TYPICAL UNIT/BREEZEWAY WALL — TYPE 5

1/2-HOUR RATED INSTALL PER IBC 721, TABLE 721.1

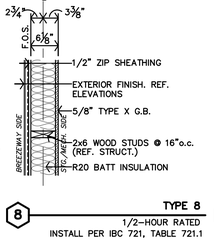


6 FURRED PLUMBING WALL @ UNIT/HALL WALL — TYPE 6



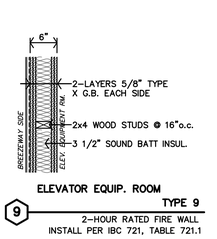
7 TYPICAL ELEVATOR — TYPE 7

2-HOUR RATED FIRE WALL INSTALL PER IBC 721, TABLE 721.1



8 TYPE 8

1/2-HOUR RATED INSTALL PER IBC 721, TABLE 721.1



9 ELEVATOR EQUIP. ROOM — TYPE 9

2-HOUR RATED FIRE WALL INSTALL PER IBC 721, TABLE 721.1

Reviewed for Code Compliance
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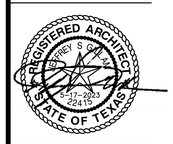
THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS



REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.5

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ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

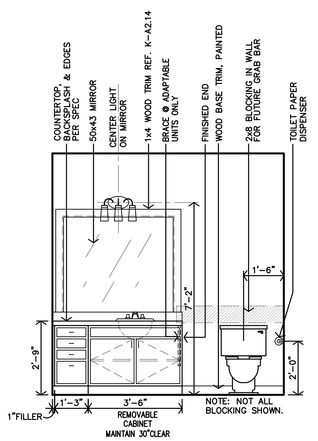
////// INDICATES FURRED PLUMBING WALLS

LEGEND

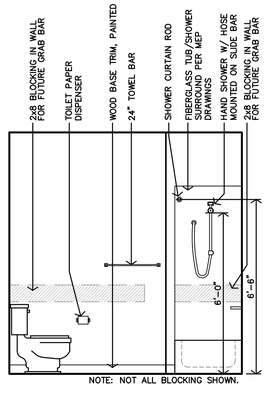
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

KEYNOTES:

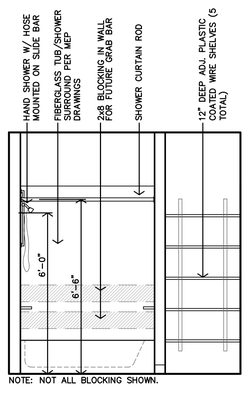
(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



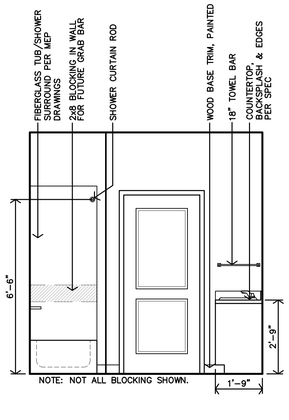
K UNITS 1B/1C BATH #4 INTERIOR ELEV.
3/8"=1'-0"



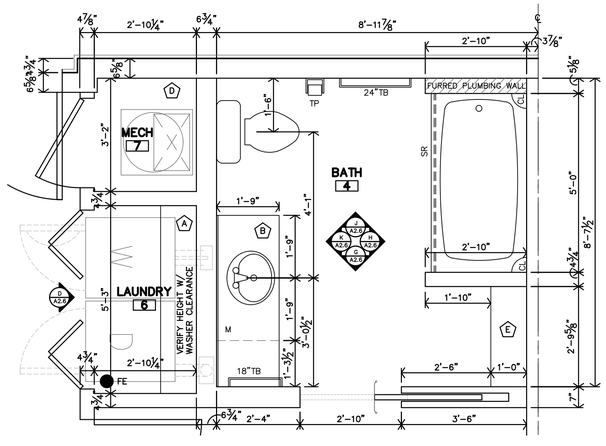
J UNITS 1B/1C BATH #4 INTERIOR ELEV.
3/8"=1'-0"



H UNITS 1B/1C BATH #4 INTERIOR ELEV.
3/8"=1'-0"



G UNITS 1B/1C BATH #4 INTERIOR ELEV.
3/8"=1'-0"



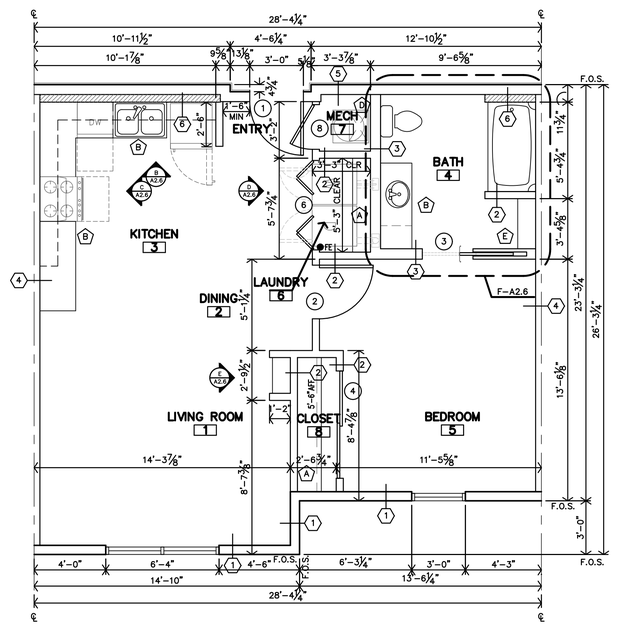
F UNITS 1B/1C ENLARGED BATH #4 PLAN
1/2"=1'-0"

E TYPICAL LIVING ROOM #1 CASEWORK ELEVATION
3/8"=1'-0"

D TYPICAL ADAPTABLE LAUNDRY #6 CASEWORK ELEVATION
3/8"=1'-0"

C UNITS 1B/1C KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"

B UNITS 1B/1C KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 702 SF
PER 2021 IBC = 650 SF

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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 5-17-2023

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.6

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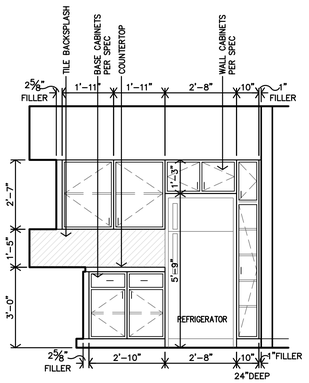
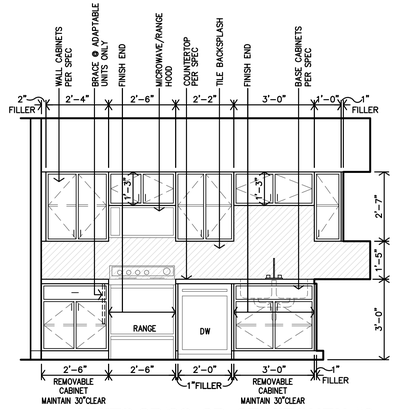
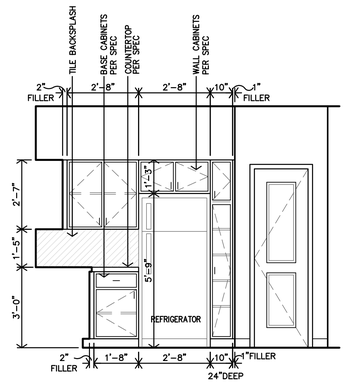


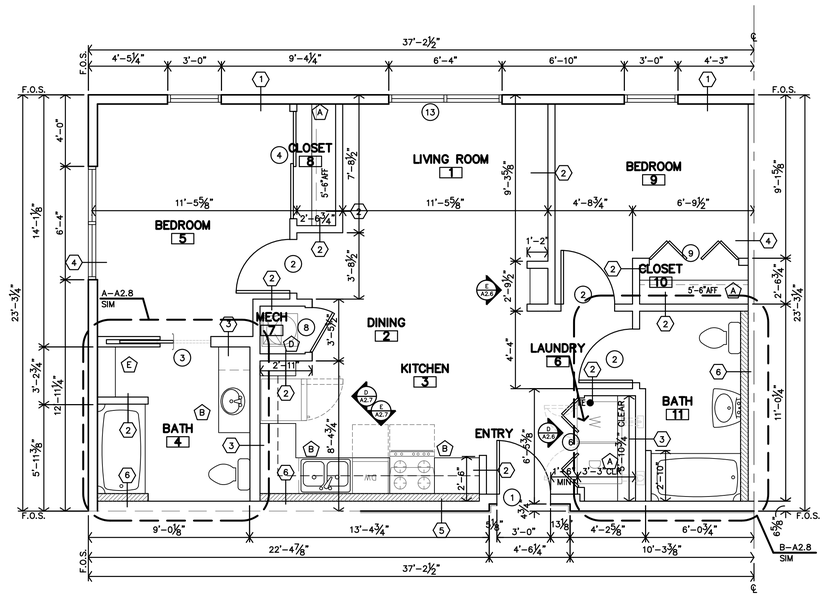
F **UNIT 2D KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



E **UNITS 2B/2C, 2D, 2E KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"

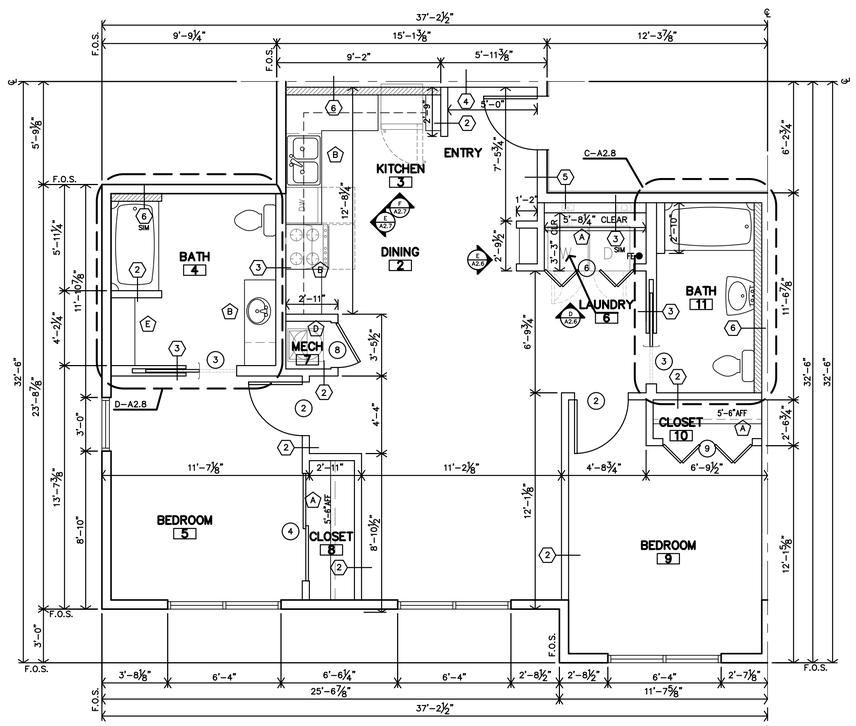


D **UNITS 2B/2C, 2E KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



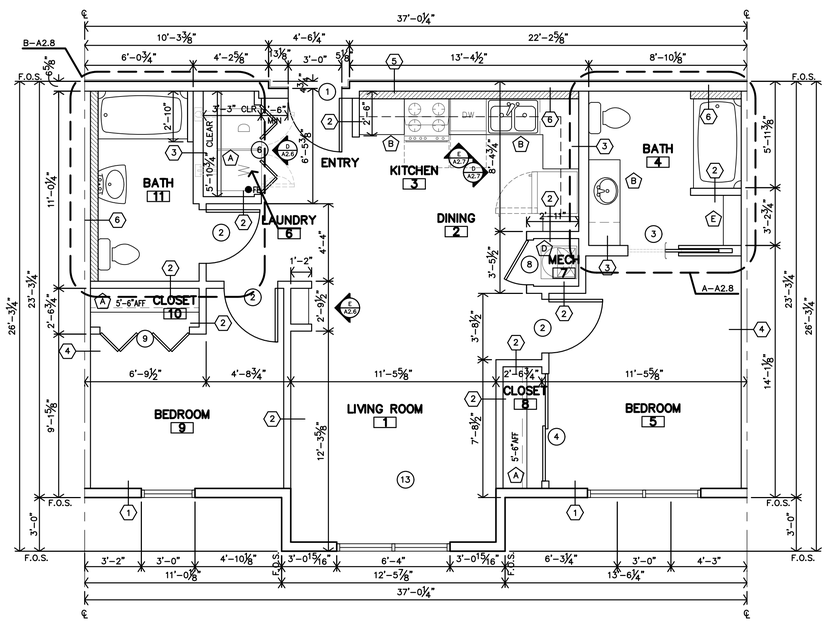
C **UNITS 2E ADAPTABLE 2 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

SQUARE FOOTAGE:
PER TDHCA NRA = 860 SF
PER 2021 IBC = 794 SF



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

SQUARE FOOTAGE:
PER TDHCA NRA = 1,001 SF
PER 2021 IBC = 923 SF



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

SQUARE FOOTAGE:
PER TDHCA NRA = 896 SF
PER 2021 IBC = 829 SF

ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27"x27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

LEGEND

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

KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
BRENT S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.7

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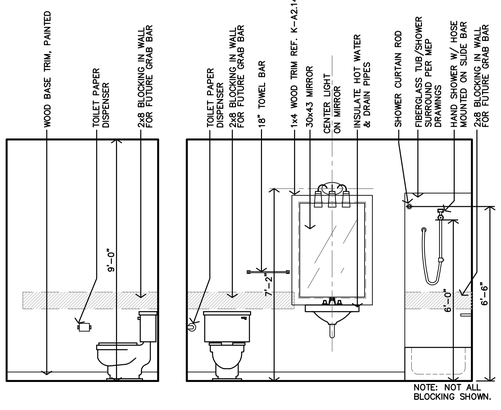
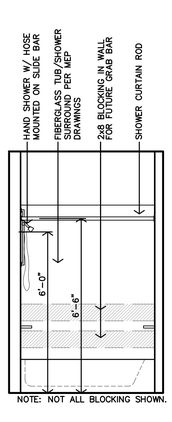
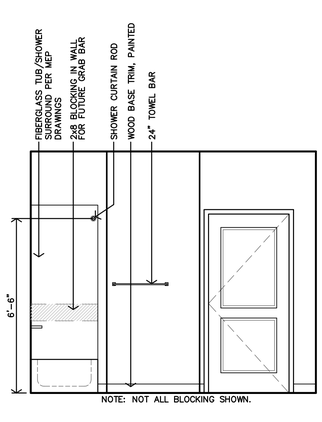


M UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR

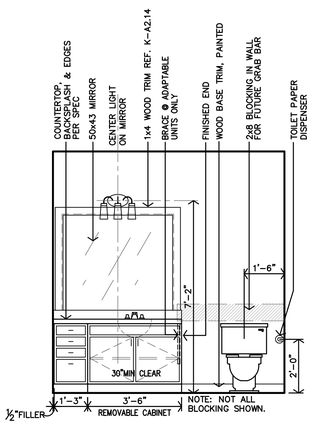
L UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



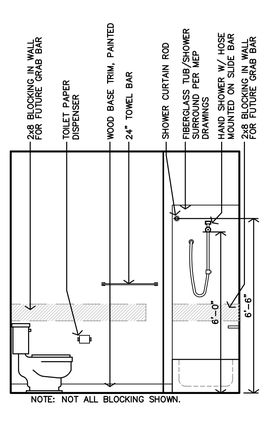
K UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



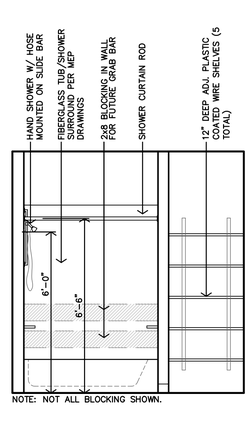
J UNITS 2B/2C BATH #11 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



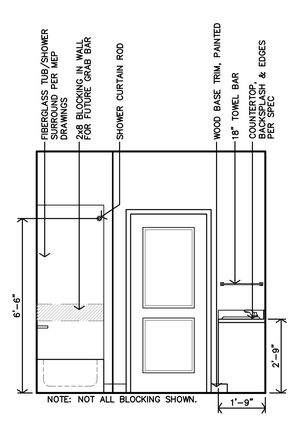
H UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



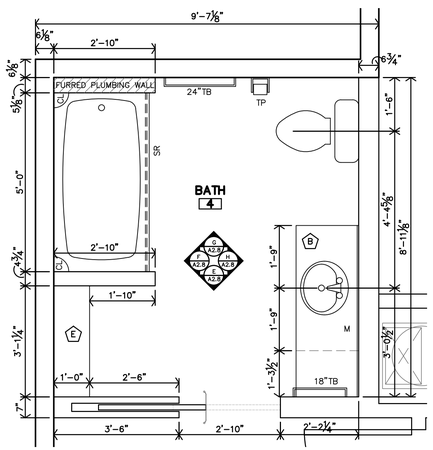
G UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



F UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



E UNITS 2B/2C BATH #4 INTERIOR ELEV.
3/8"=1'-0" UNIT 2D & 2E SIMILAR



D UNITS 2D ADAPTABLE BATH #11 ENLARGED PLAN
1/2"=1'-0"

ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

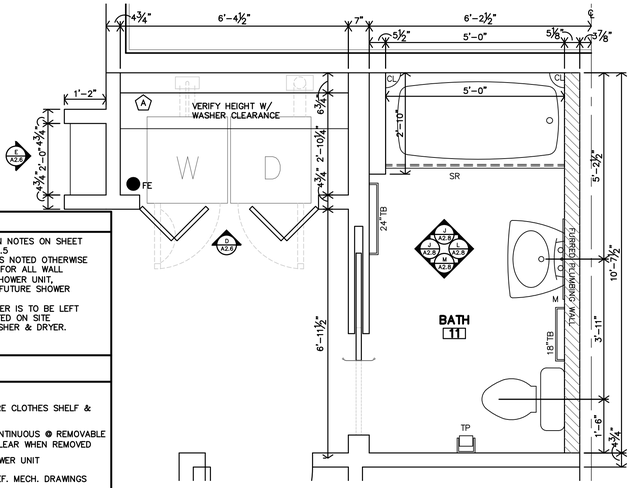
INDICATES FURRED PLUMBING WALLS

LEGEND

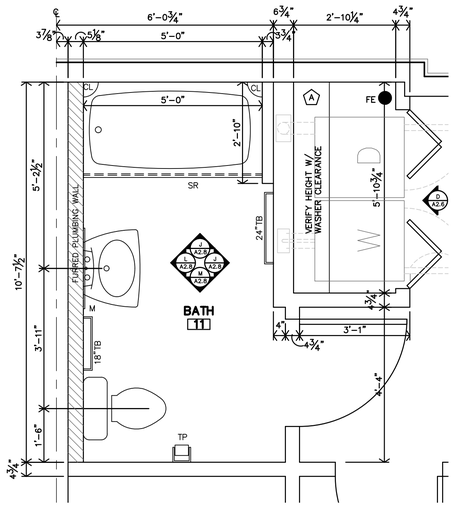
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD

KEYNOTES:

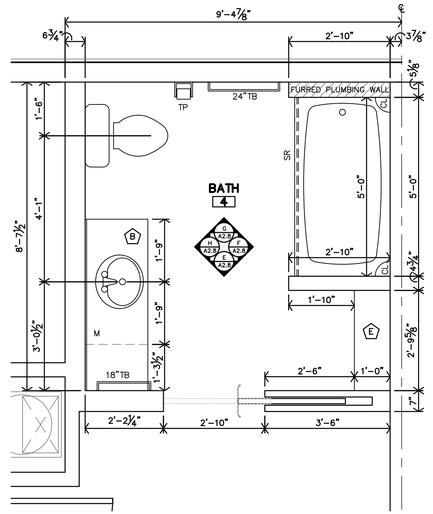
(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



C UNITS 2D ADAPTABLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



B UNITS 2B/2C ADAPTABLE BATH #11 ENLARGED PLAN
1/2"=1'-0" UNIT 2E SIMILAR



A UNITS 2B/2C ADAPTABLE BATH #4 ENLARGED PLAN
1/2"=1'-0" UNIT 2E SIMILAR

Reviewed for Code Compliance
11/06/2023
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REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22410 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.8

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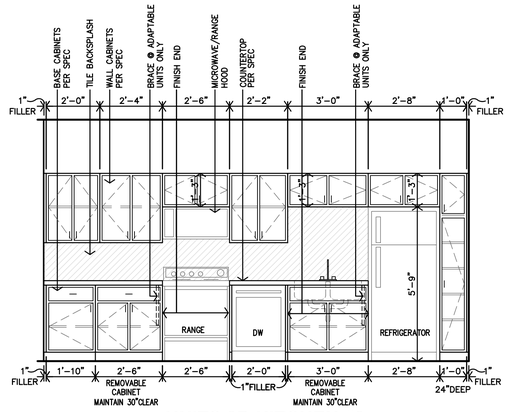
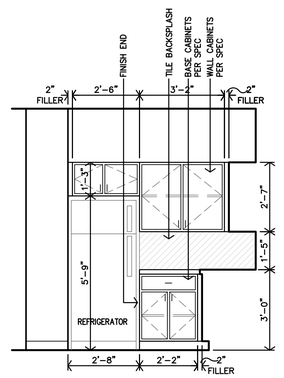
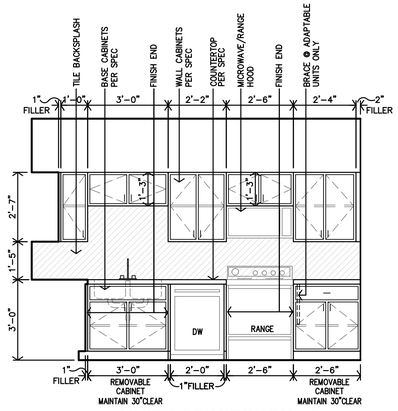


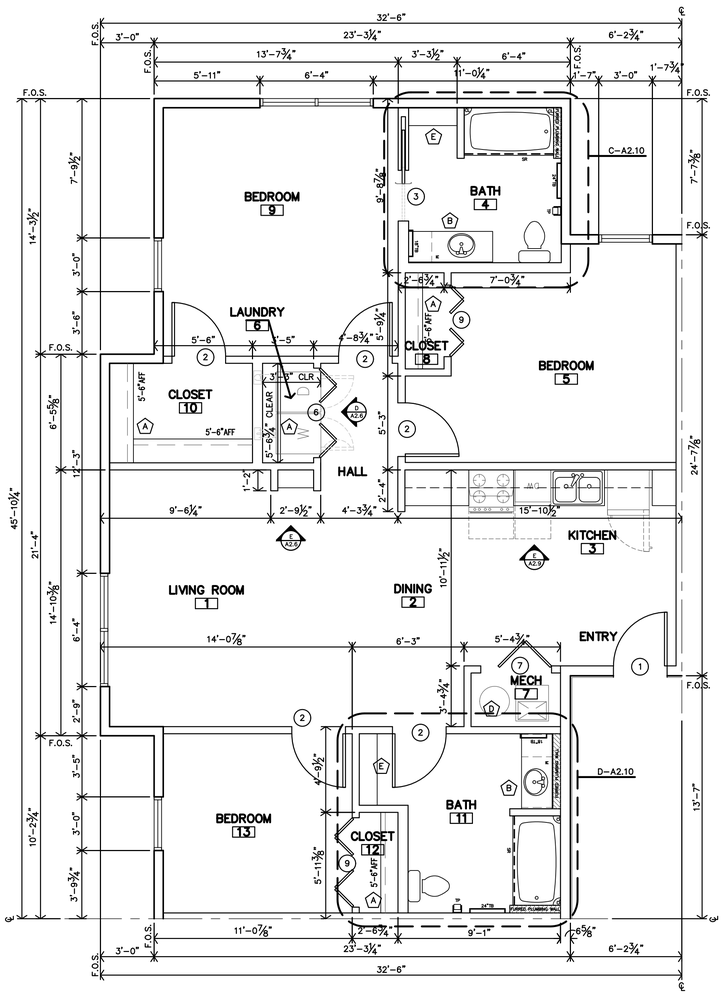
E **UNITS 3D KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



D **UNITS 3B KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



C **UNITS 3B KITCHEN #3 CASEWORK ELEVATION**
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 1,278 SF
PER 2021 IBC = 1,206 SF

B **UNIT 3D ADAPTABLE 3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE ADAPTABLE UNITS DESIGNED AROUND 27"wX27d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

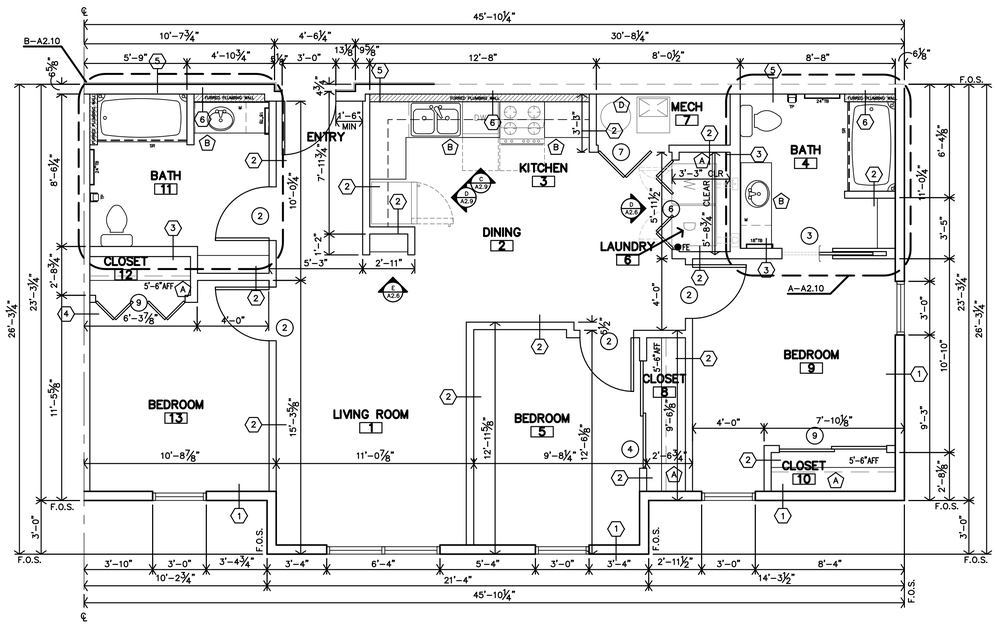
INDICATES FURRED PLUMBING WALLS

LEGEND

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

KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



SQUARE FOOTAGE:
PER TDHCA NRA = 1,129 SF
PER 2021 IBC = 1,049 SF

A **UNIT 3B ADAPTABLE 3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0"

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEPHEN S. GILLAM
5-17-2023
32415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.9

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ADAPTABLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ADAPTABLE UNITS DESIGNED AROUND 27"x27"d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

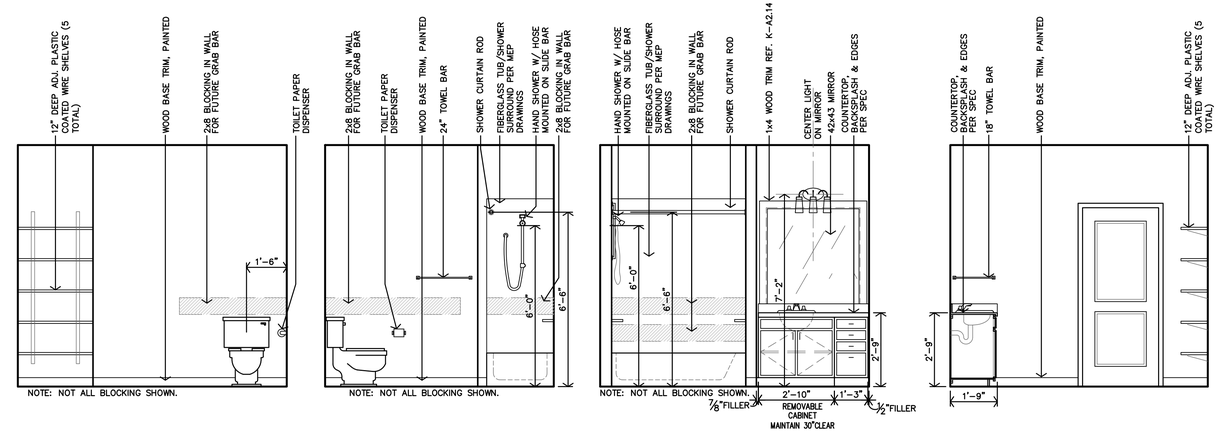
INDICATES FURRED PLUMBING WALLS

LEGEND

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

KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS

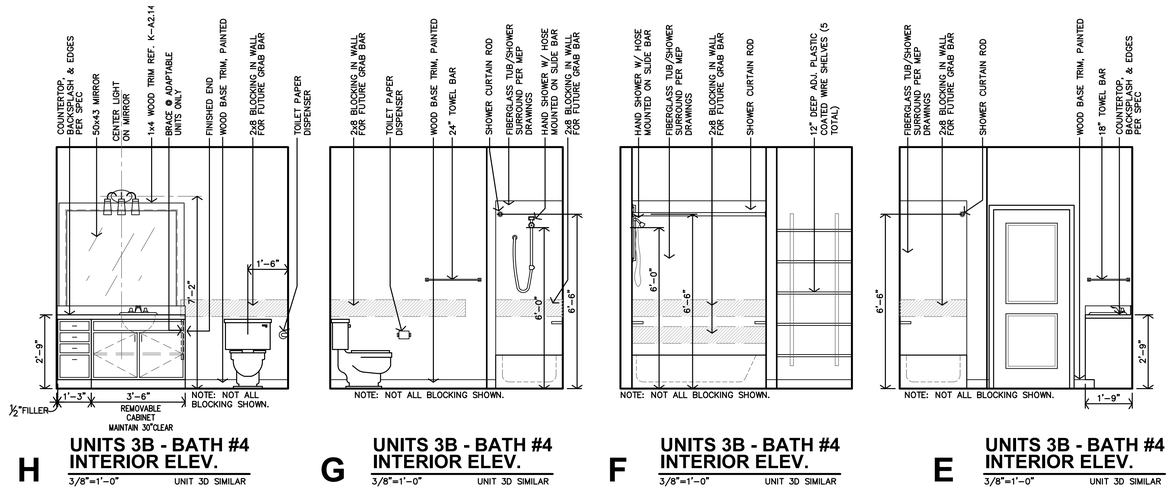


M UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

L UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

K UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

J UNITS 3B - BATH #11 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D MIRRORED

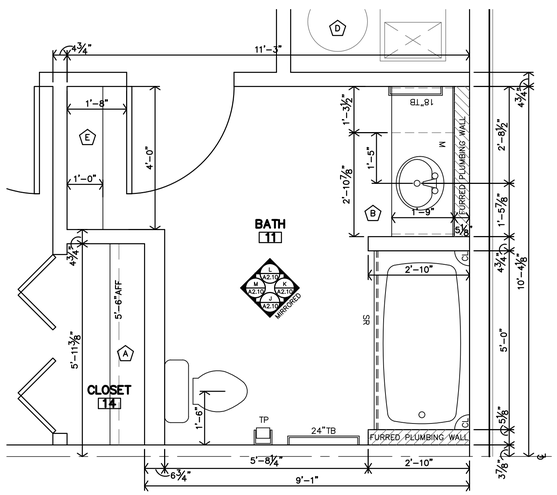


H UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR

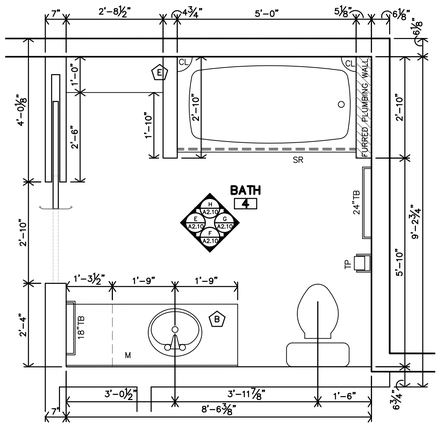
G UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR

F UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR

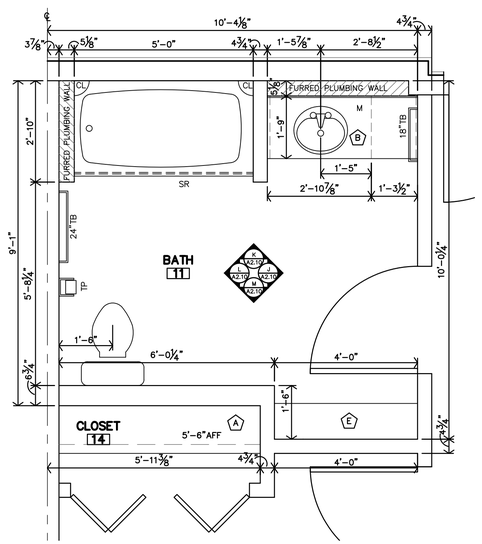
E UNITS 3B - BATH #4 INTERIOR ELEV. — 3/8"=1'-0" — UNIT 3D SIMILAR



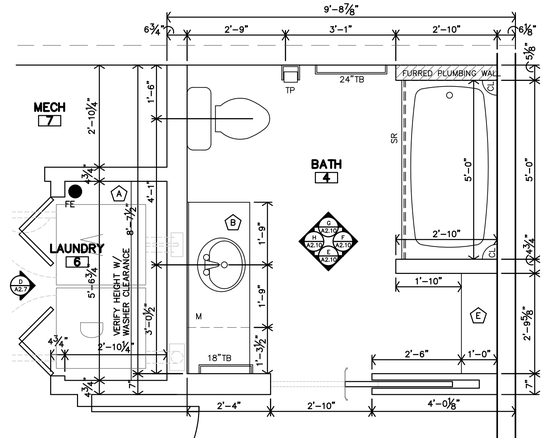
D UNIT 3D ADAPTABLE BATH #11 ENLARGED PLAN — 1/2"=1'-0"



C UNIT 3D ADAPTABLE BATH #4 ENLARGED PLAN — 1/2"=1'-0"



B UNIT 3B ADAPTABLE BATH #11 ENLARGED PLAN — 1/2"=1'-0"



A UNIT 3B ADAPTABLE BATH #4 ENLARGED PLAN — 1/2"=1'-0"

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT — JAMES S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.10

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ACCESSIBLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.7)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27wX33d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

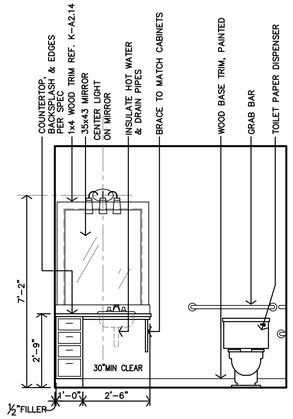
INDICATES FURRED PLUMBING WALLS

LEGEND

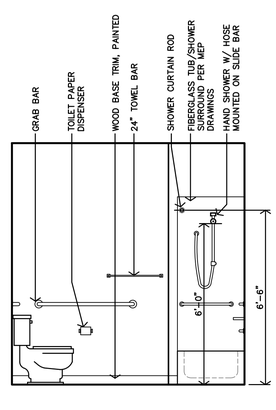
M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
CL CORNER LEDGE
SR SHOWER ROD
SH SHOWER SEAT
GB GRAB BAR

KEYNOTES:

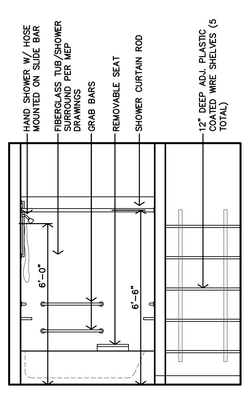
(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE W/ 30" CLEAR
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
(F) NO CABINETS ABOVE WASHER & DRYER



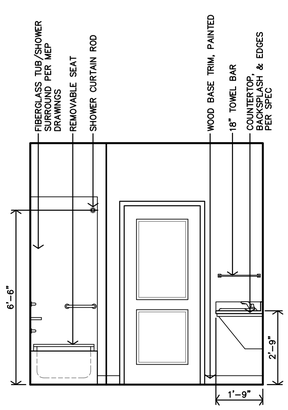
J UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



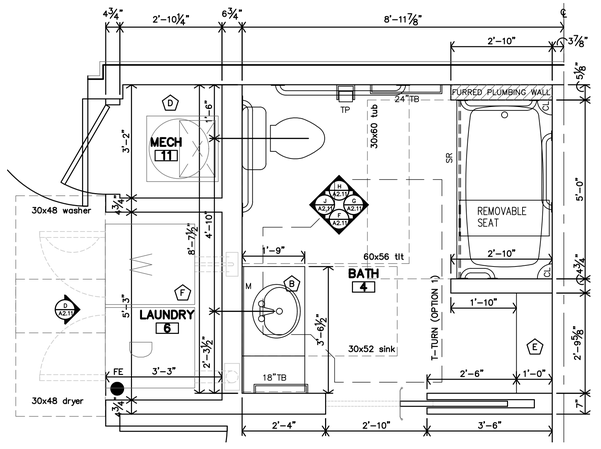
H UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



G UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

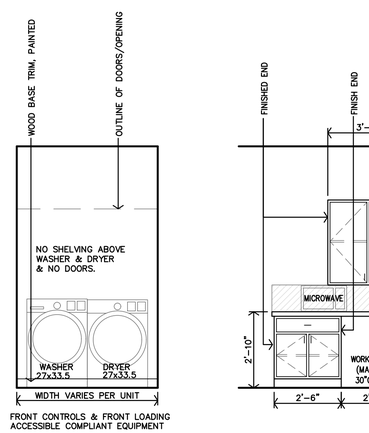


F UNIT 1A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

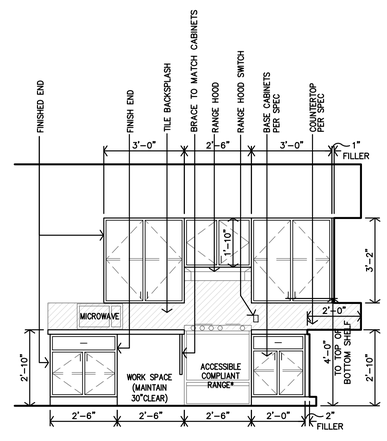


CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS

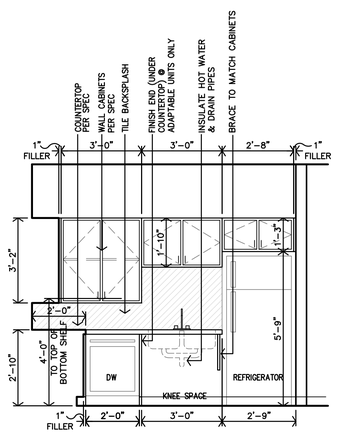
E UNIT 1A ACCESSIBLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



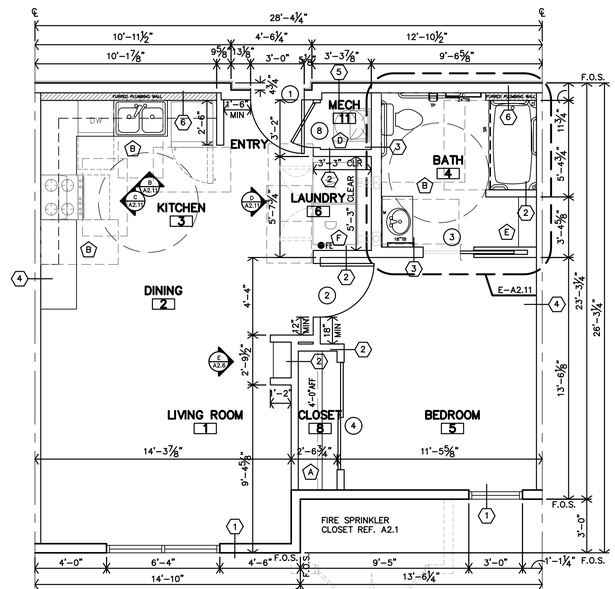
D TYPICAL ACCESSIBLE LAUNDRY #6 INTERIOR ELEVATION
3/8"=1'-0"



C UNIT 1A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



B UNIT 1A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 702 SF
PER 2021 IBC = 650 SF

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

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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730 N. Ninth
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Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22416 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.11

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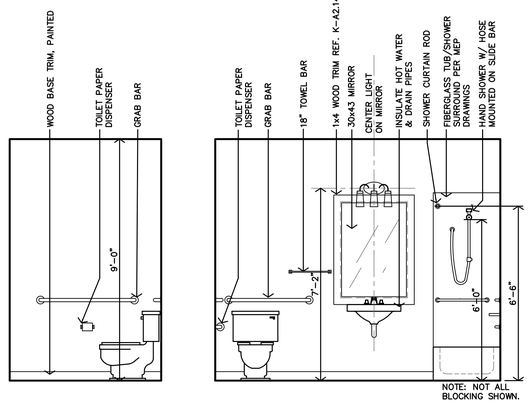
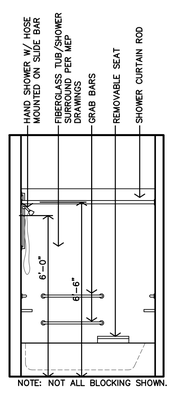
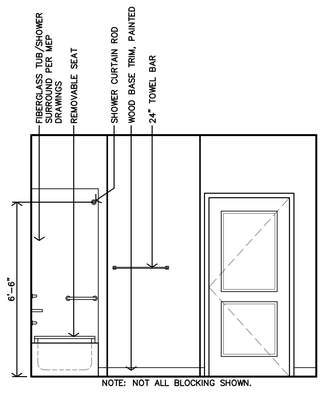


N UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

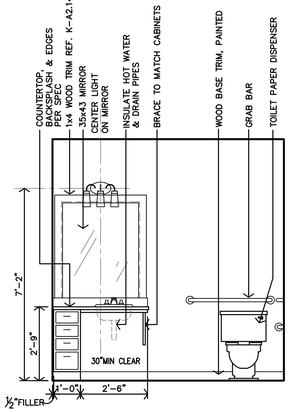
M UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"



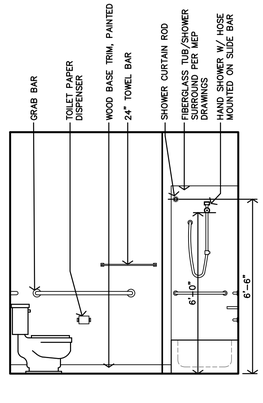
L UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"



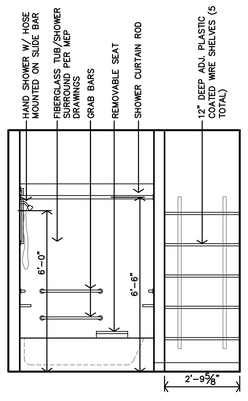
K UNIT 2A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"



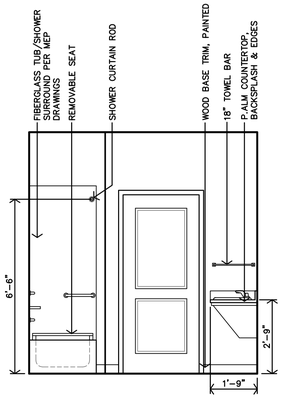
J UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



H UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



G UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"



F UNIT 2A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

ACCESSIBLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.7)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27wX33d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

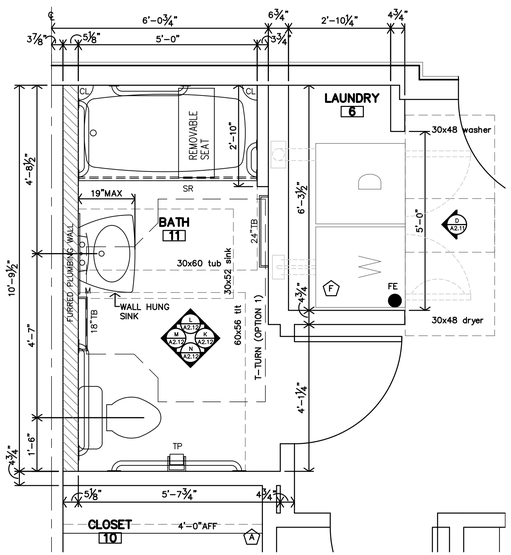
INDICATES FURRED PLUMBING WALLS

LEGEND

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

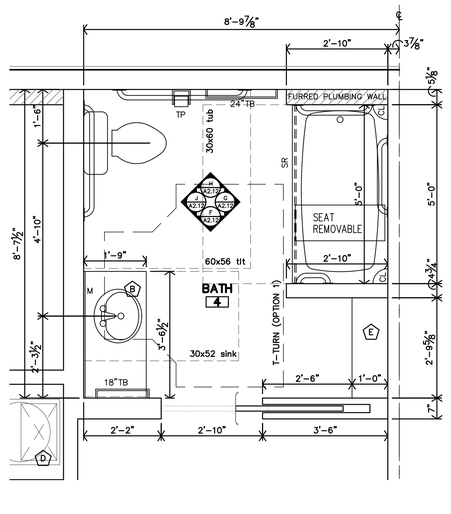
KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD
(B) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE W/ 30" CLEAR
(C) VERIFY SIZE w/ SHOWER UNIT
(D) WATER HEATER – REF. MECH. DRAWINGS
(E) 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
(F) NO CABINETS ABOVE WASHER & DRYER

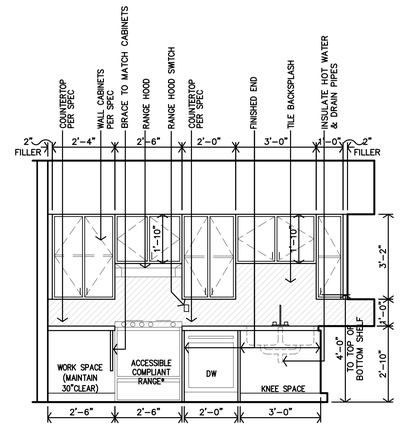


C UNIT 2A ACCESSIBLE BATH #11 ENLARGED PLAN
1/2"=1'-0"

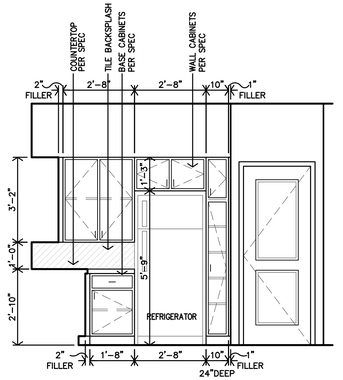
CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS



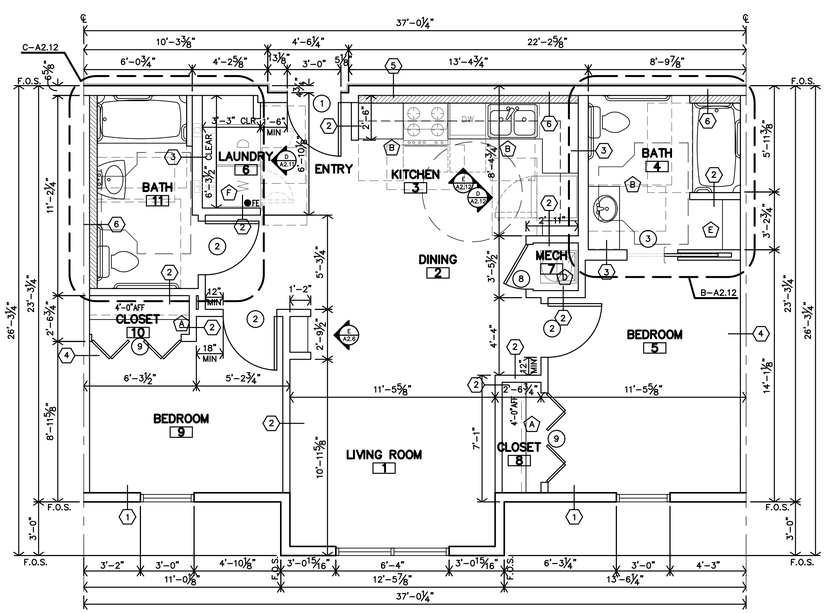
B UNIT 2A ACCESSIBLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



E UNIT 2A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



D UNIT 2A KITCHEN #3 CASEWORK ELEVATION
3/8"=1'-0"



SQUARE FOOTAGE:
PER TDHCA NRA = 896 SF
PER 2021 IBC = 829 SF

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

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JAMES S. GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.12

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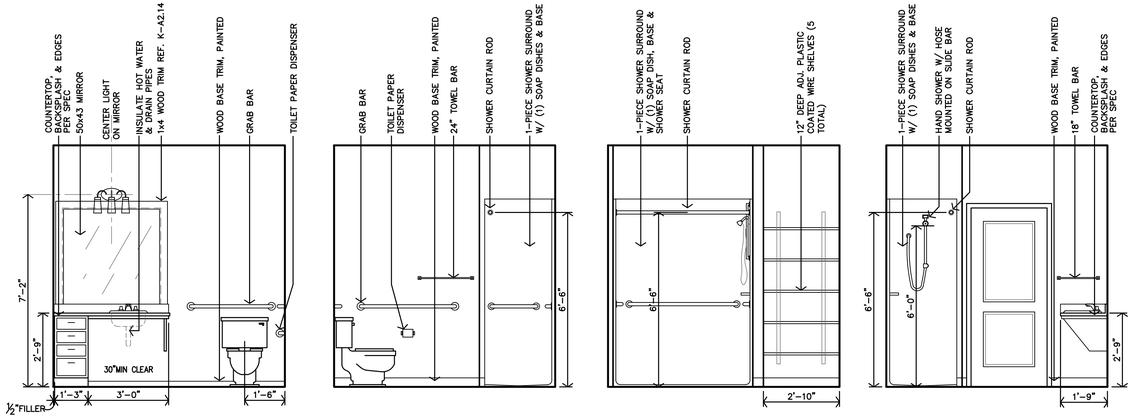
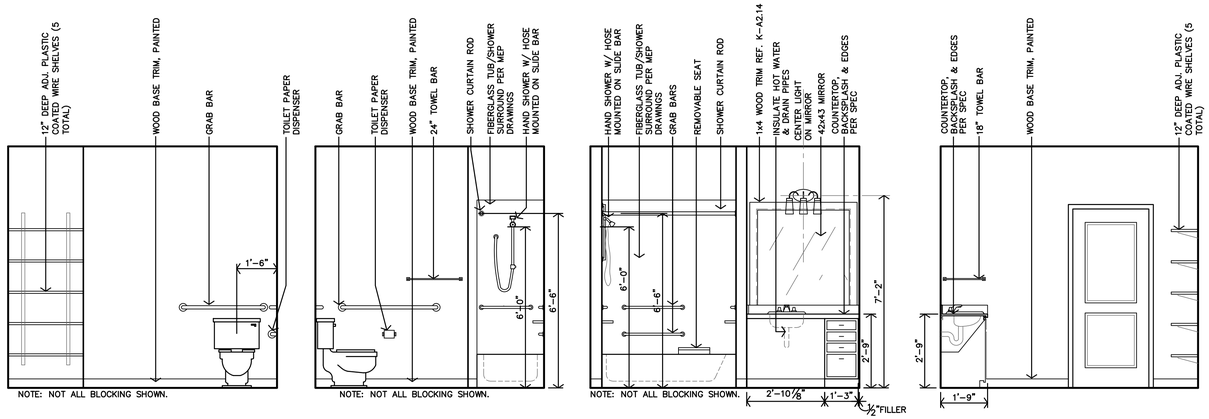


N UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

M UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

L UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

K UNIT 3A BATH #11 INTERIOR ELEVATION
3/8"=1'-0"

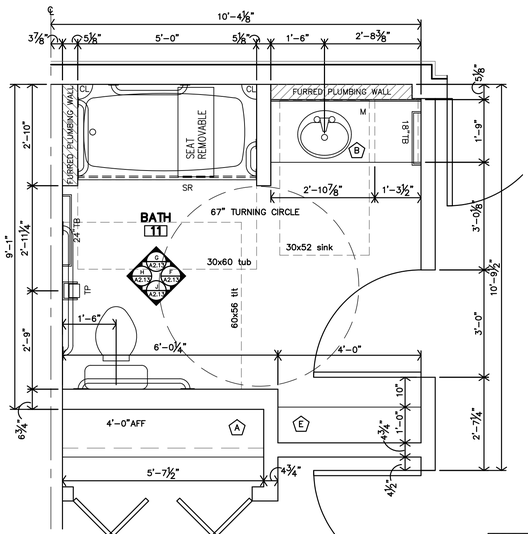


J UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

H UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

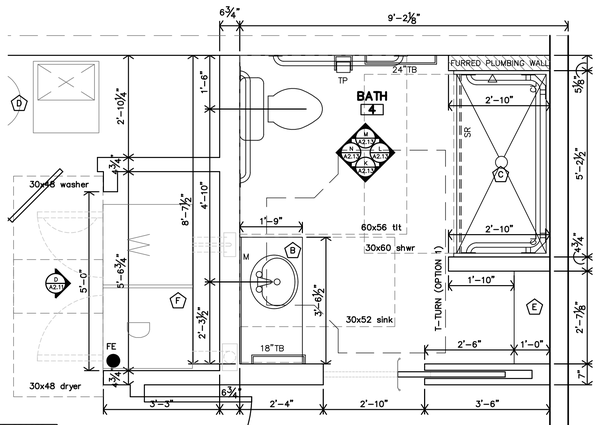
G UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

F UNIT 3A BATH #4 INTERIOR ELEVATION
3/8"=1'-0"

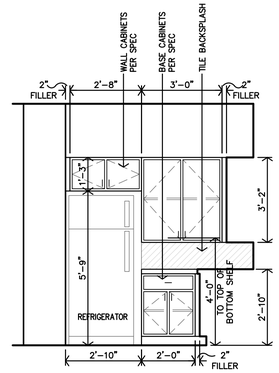


C 3A - ACCESSIBLE, 3 DEDROOM 2 BATH #11 ENLARGED PLAN
1/2"=1'-0"

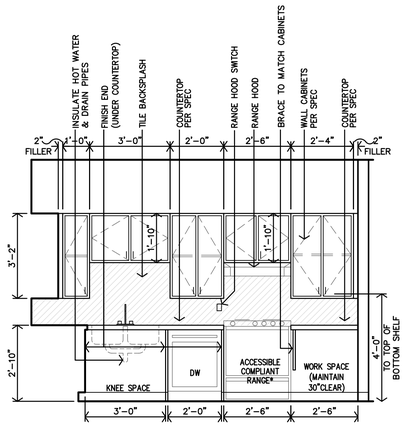
CLEAR FLOOR SPACES PER FHA & ANSI A117.1 (2017) REQUIREMENTS



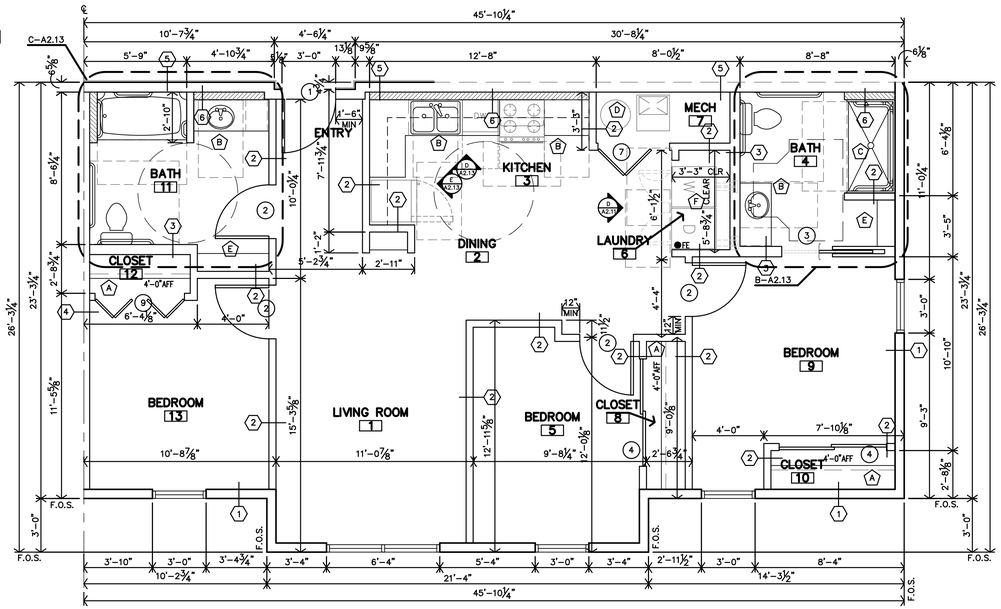
B UNIT 3A ACCESSIBLE BATH #4 ENLARGED PLAN
1/2"=1'-0"



E UNIT 3A KITCHEN #3 INTERIOR ELEV.
3/8"=1'-0"



D UNIT 3A KITCHEN #3 INTERIOR ELEV.
3/8"=1'-0"



A UNIT 3A - ACCESSIBLE 3 DEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0"

SQUARE FOOTAGE:
PER TDHCA NRA = 1,129 SF
PER 2021 IBC = 1,049 SF

ACCESSIBLE NOTES

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.7)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27"wX33d WASHER & DRYER.
5. REF. CASEWORK SECTIONS ON SHEET A2.14
6. F.O.S. = FACE OF STUD

INDICATES FURRED PLUMBING WALLS

LEGEND

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

KEYNOTES:

A. PLASTIC COATED WIRE CLOTHES SHELF & ROD
B. FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE W/ 30" CLEAR
C. VERIFY SIZE w/ SHOWER UNIT
D. WATER HEATER – REF. MECH. DRAWINGS
E. 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
F. NO CABINETS ABOVE WASHER & DRYER

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.13

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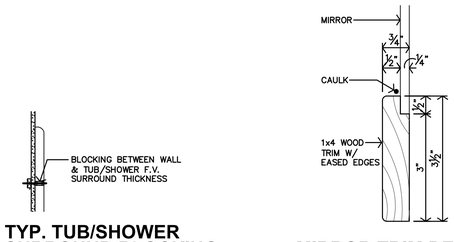
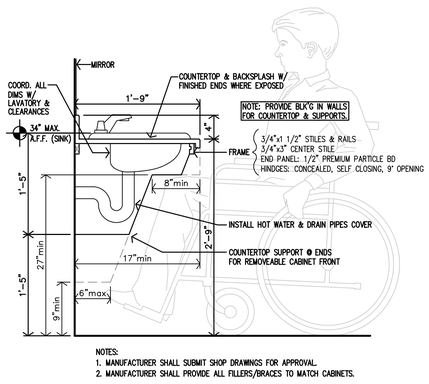


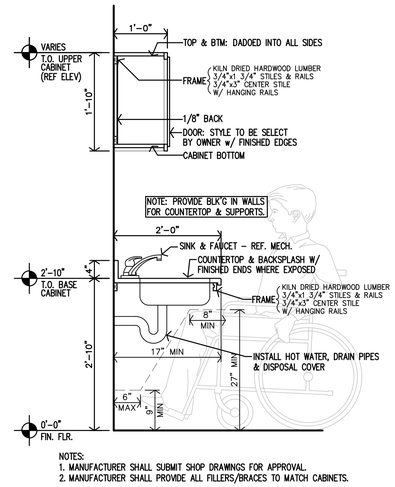
L TYP. TUB/SHOWER SURROUND BLOCKING
NTS

K MIRROR TRIM DETAIL
6"=1'-0"



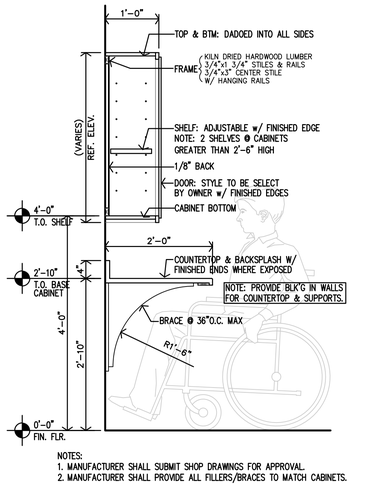
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

J SECTION @ ACCESSIBLE BATH VANITY
1"=1'-0"



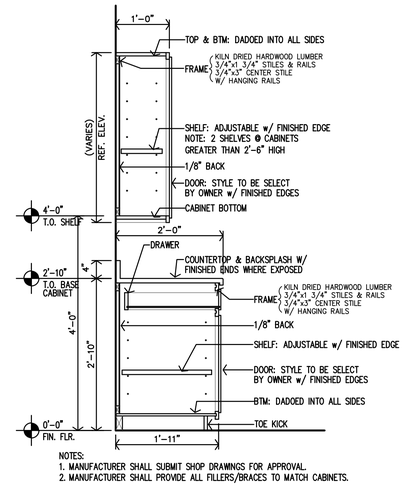
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

H SECTION @ ACCESSIBLE KITCHEN SINK
3/4"=1'-0"



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

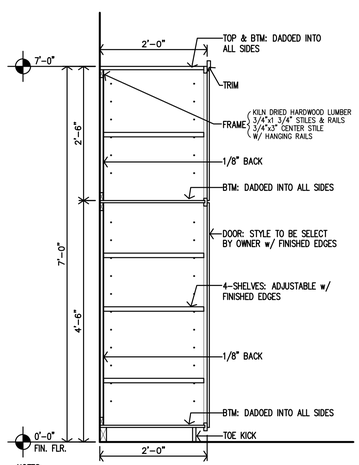
G SECTION @ ACCESSIBLE KITCHEN WORK SPACE
3/4"=1'-0"



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

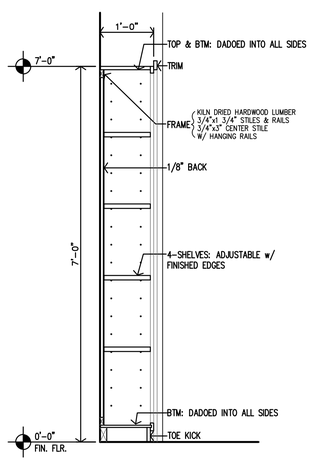
F SECTION @ ACCESSIBLE KITCHEN CABINET
3/4"=1'-0"

E NOT USED



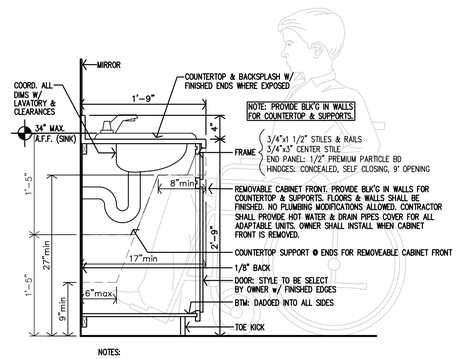
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

D SECTION @ KITCHEN CABINET
3/4"=1'-0"



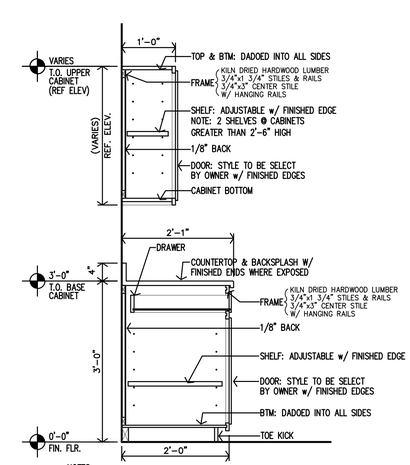
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

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



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

B SECTION @ ADAPTABLE BATH VANITY
1"=1'-0"



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

A SECTION @ ADAPTABLE KITCHEN CABINETS
3/4"=1'-0"

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
BREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A2.14

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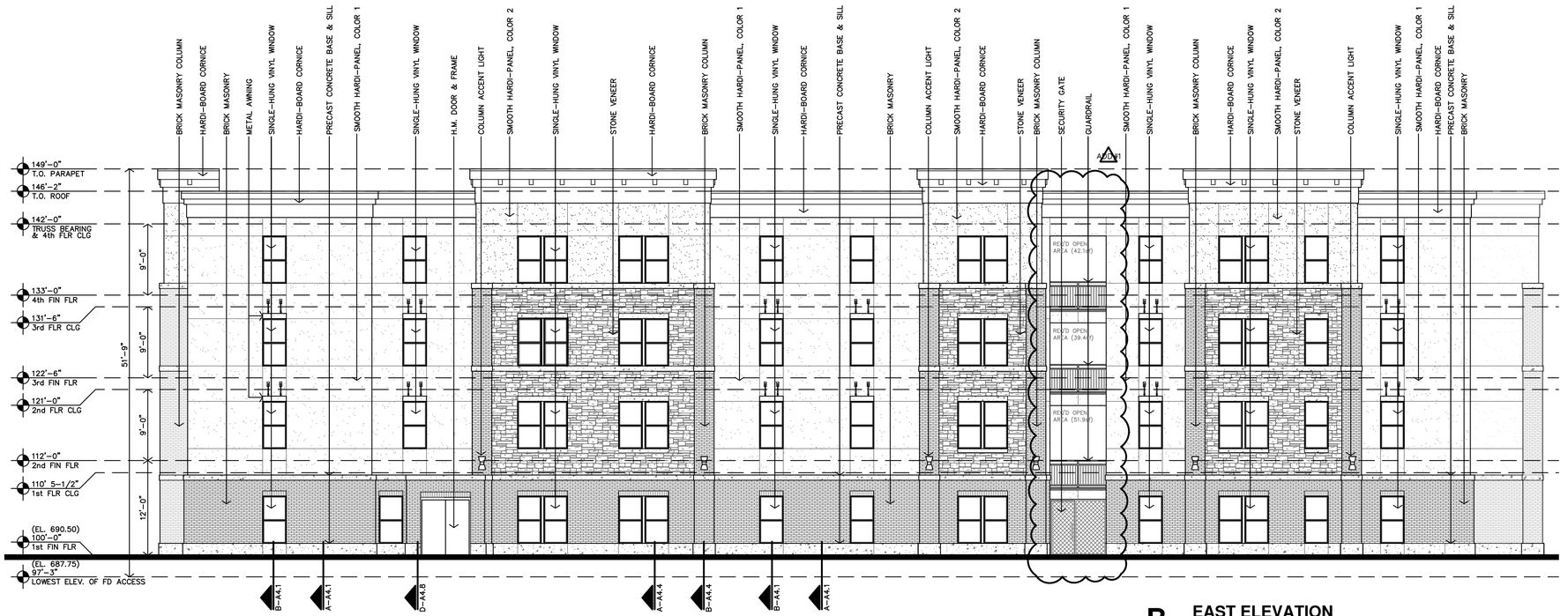
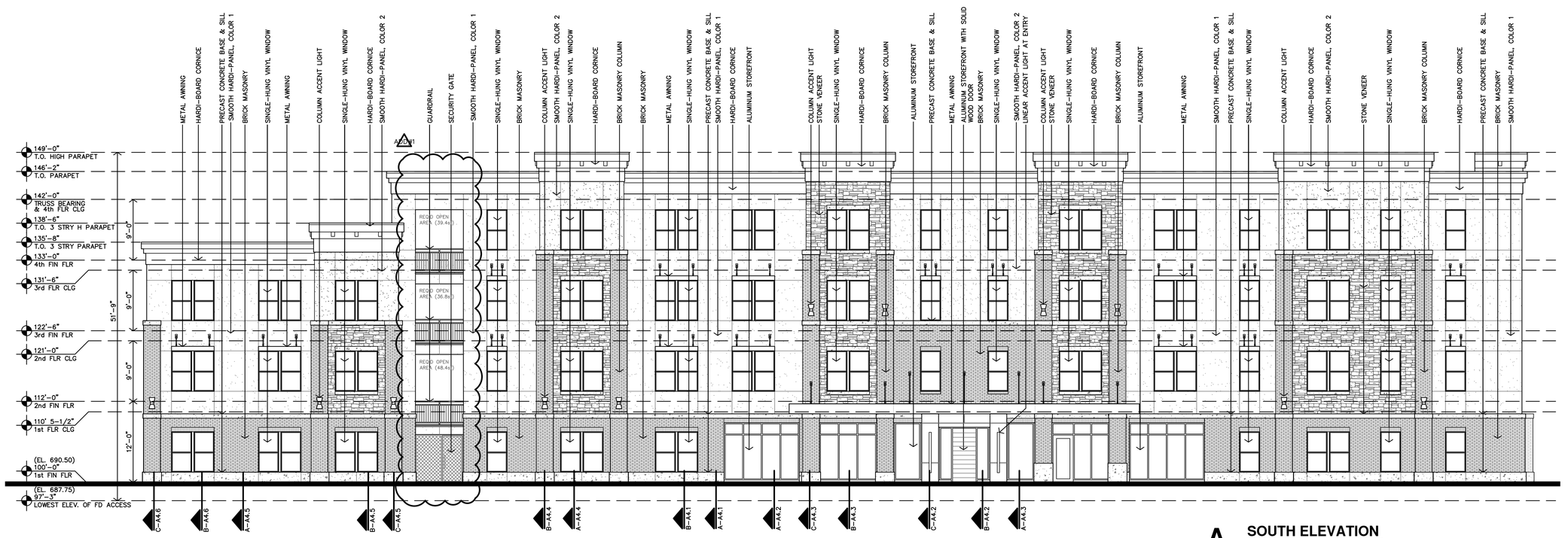
DENTON DEVELOPMENT CODE & PLANNED DEVELOPMENT (PD22-0001) DESIGN STANDARDS		
DESCRIPTION	REQUIRED	PROVIDED
MAX BUILDING HIEGHT	50' MAX	49'
SOUTH-FACING FACADE SHALL CONSIST OF 25% WINDOWS AND DOORS	25% MIN.	25%
ALL OTHER FACADES SHALL CONSIST OF 15% WINDOWS AND DOORS	15% MIN.	
EAST FACADE		18%
NORTH FACADE		18%
WEST FACADE		16%
ALL FACADES SHALL CONSIST OF AT LEAST 40% STONE, PRECAST OR BRICK	40% MIN.	
SOUTH FACADE		46%
EAST FACADE		44%
NORTH FACADE		40%
WEST FACADE		43%
AT LEAST 15% OF ALL WINDOWS MUST BE FINISHED WITH A CANOPY OF AWNING	15% MIN.	16%
WALL SCONCES MUST BE INSTALLED ALONG GROUND FLOOR AT REGULAR INTERVALS		YES
GROUND FLOOR MUST BE IDENTIFIABLE FROM THE UPPER FLOORS WITH A HORIZONTAL & DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY VERTICAL BUILDING PROJECTIONS MUST HAVE DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY ENTRANCE ON THE SOUTH FACADE MUST BE DISTINGUISHED BY A CANOPY OR AWNING		YES
ALL FLAT ROOFS SHALL PROVIDE A DECORATIVE CORNICE		YES



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



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

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JAMES S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:	
ADDEND #1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A3.1

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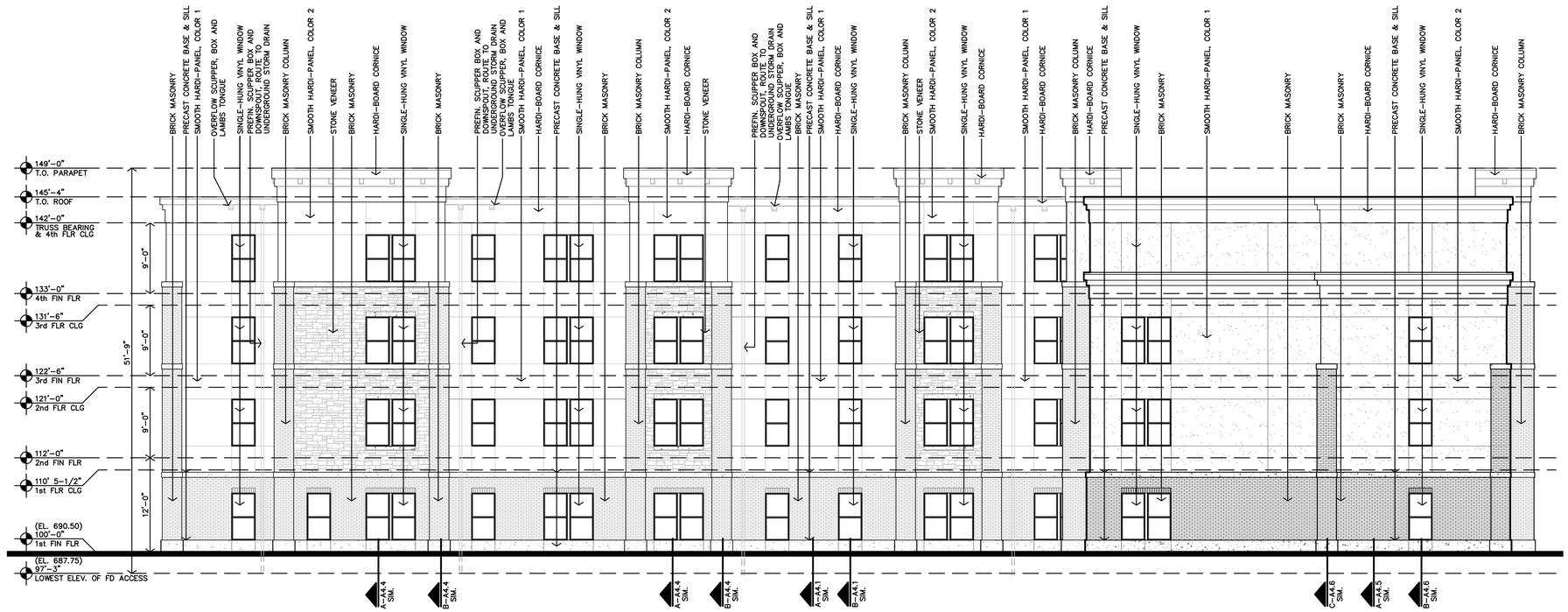
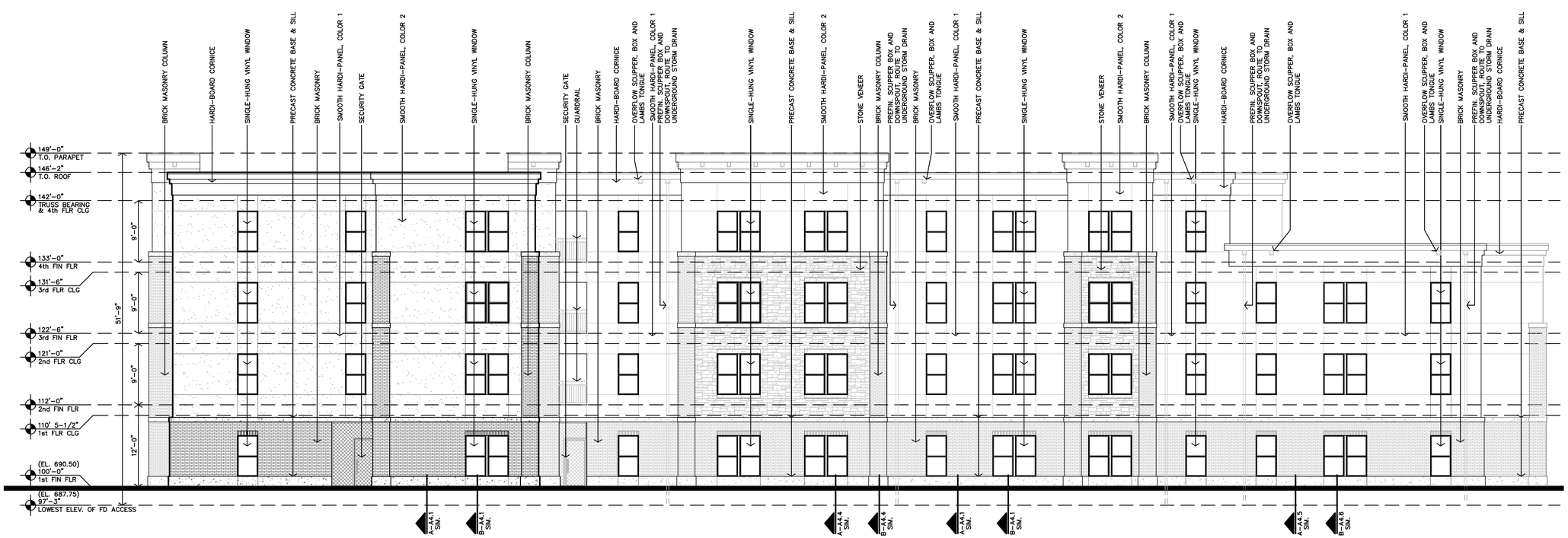
DENTON DEVELOPMENT CODE & PLANNED DEVELOPMENT (PD22-0001)
DESIGN STANDARDS

DESCRIPTION	REQUIRED	PROVIDED
MAX BUILDING HIEGHT	50' MAX	49'
SOUTH-FACING FACADE SHALL CONSIST OF 25% WINDOWS AND DOORS	25% MIN.	25%
ALL OTHER FACADES SHALL CONSIST OF 15% WINDOWS AND DOORS	15% MIN.	
EAST FACADE		18%
NORTH FACADE		18%
WEST FACADE		16%
ALL FACADES SHALL CONSIST OF AT LEAST 40% STONE, PRECAST OR BRICK	40% MIN.	
SOUTH FACADE		46%
EAST FACADE		44%
NORTH FACADE		40%
WEST FACADE		43%
AT LEAST 15% OF ALL WINDOWS MUST BE FINISHED WITH A CANOPY OF AWNING	15% MIN.	16%
WALL SCONCES MUST BE INSTALLED ALONG GROUND FLOOR AT REGULAR INTERVALS		YES
GROUND FLOOR MUST BE IDENTIFIABLE FROM THE UPPER FLOORS WITH A HORIZONTAL & DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY VERTICAL BUILDING PROJECTIONS MUST HAVE DIFFERENTIATING EXTERIOR BUILDING MATERIAL		YES
PRIMARY ENTRANCE ON THE SOUTH FACADE MUST BE DISTINGUISHED BY A CANOPY OR AWNING		YES
ALL FLAT ROOFS SHALL PROVIDE A DECORATIVE CORNICE		YES



B **WEST ELEVATION**
1/8"=1'-0"



A **NORTH ELEVATION**
1/8"=1'-0"

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11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
ROBERT S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A3.2

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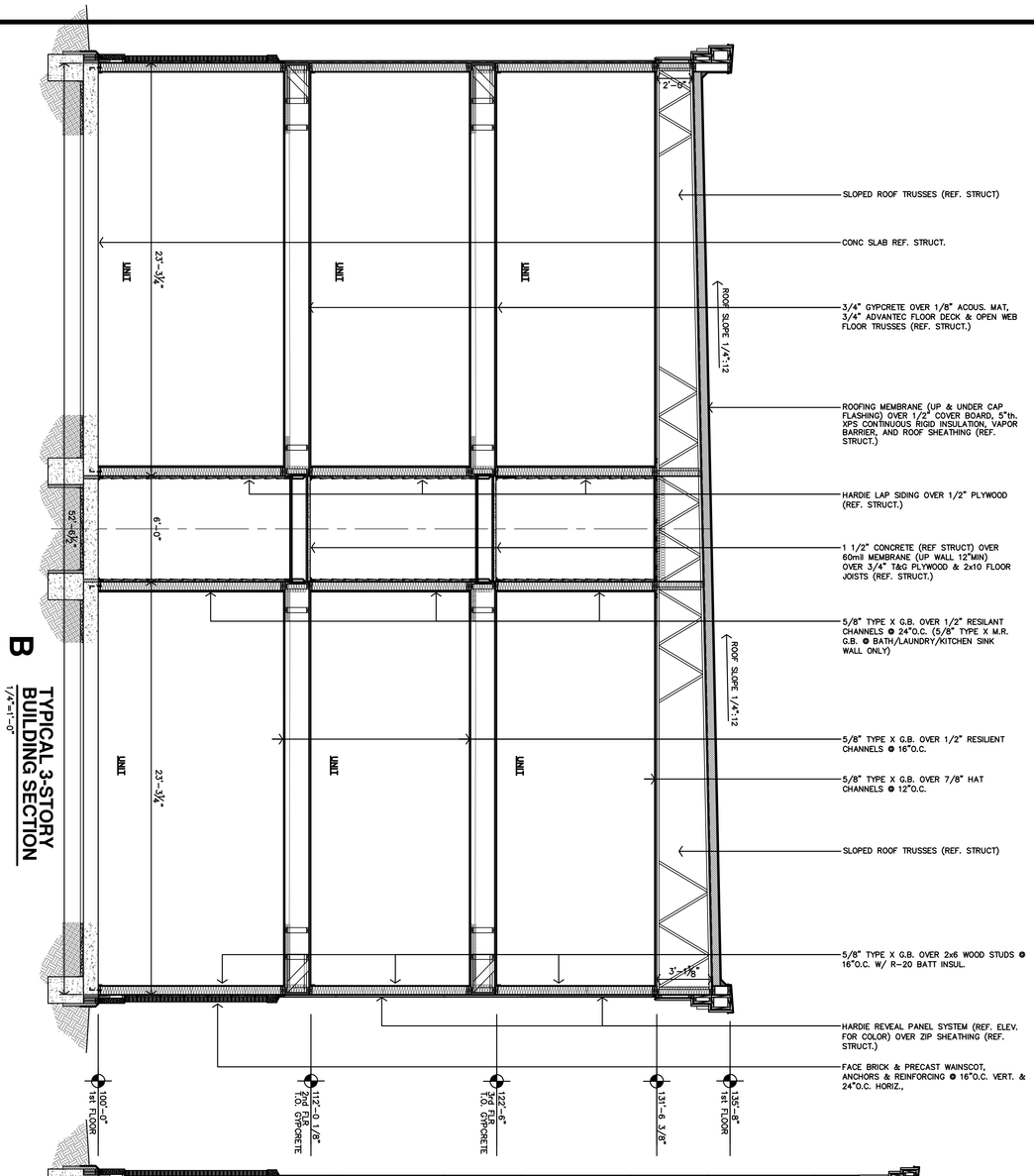
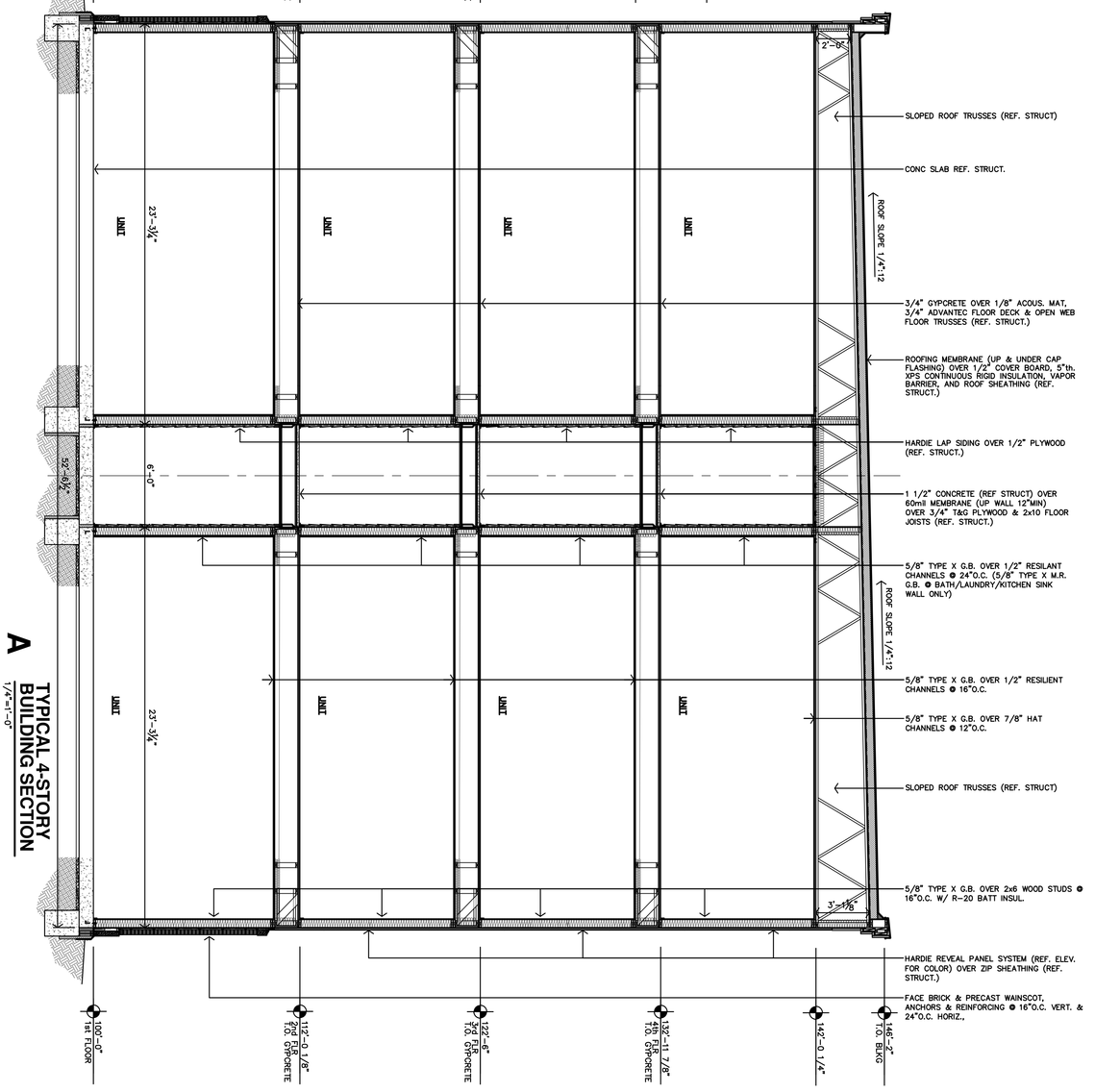


B TYPICAL 3-STORY BUILDING SECTION
1/4"=1'-0"



A TYPICAL 4-STORY BUILDING SECTION
1/4"=1'-0"

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

A3.3

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

REVISION:

STATE OF TEXAS REGISTERED ARCHITECT

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

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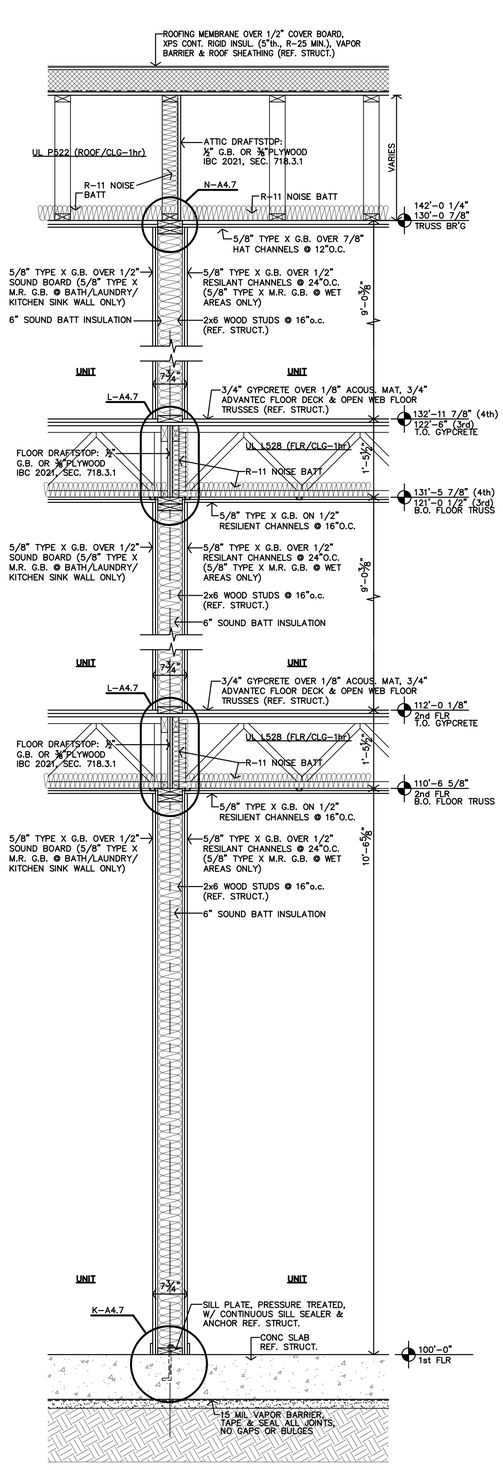
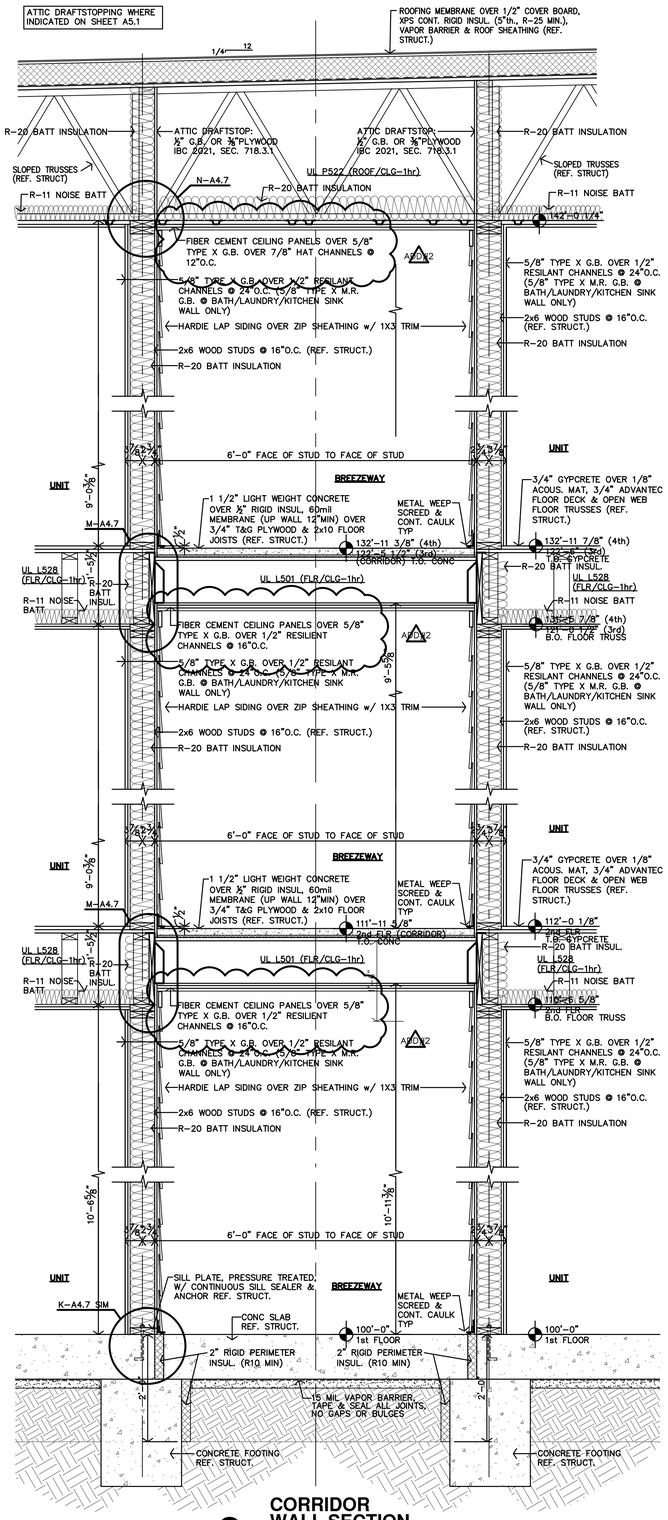
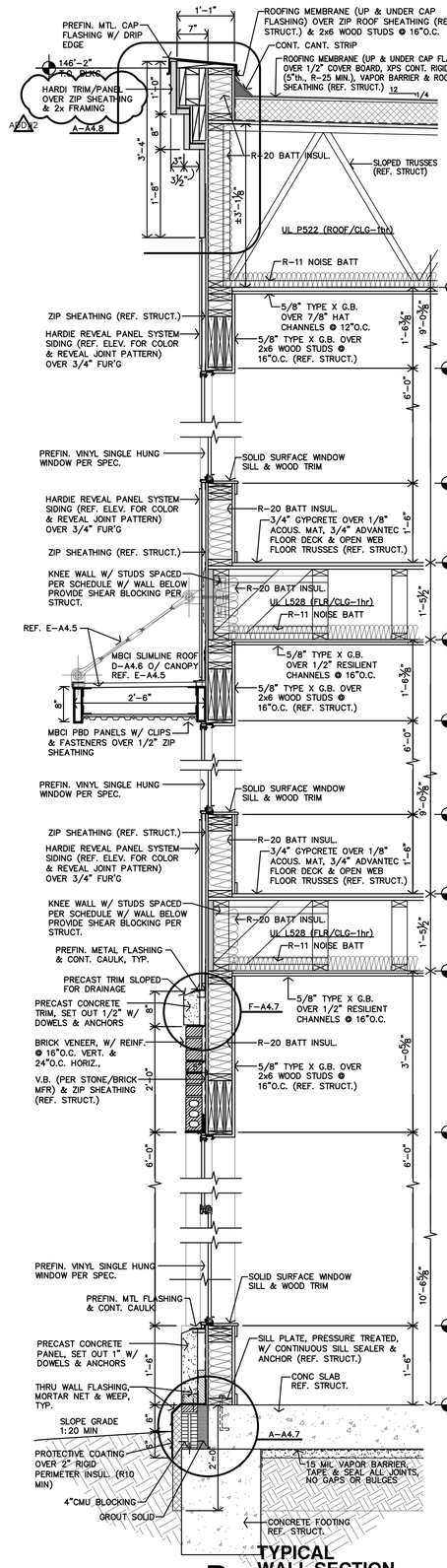


D UNIT/UNIT WALL SECTION

3/4"=1'-0"

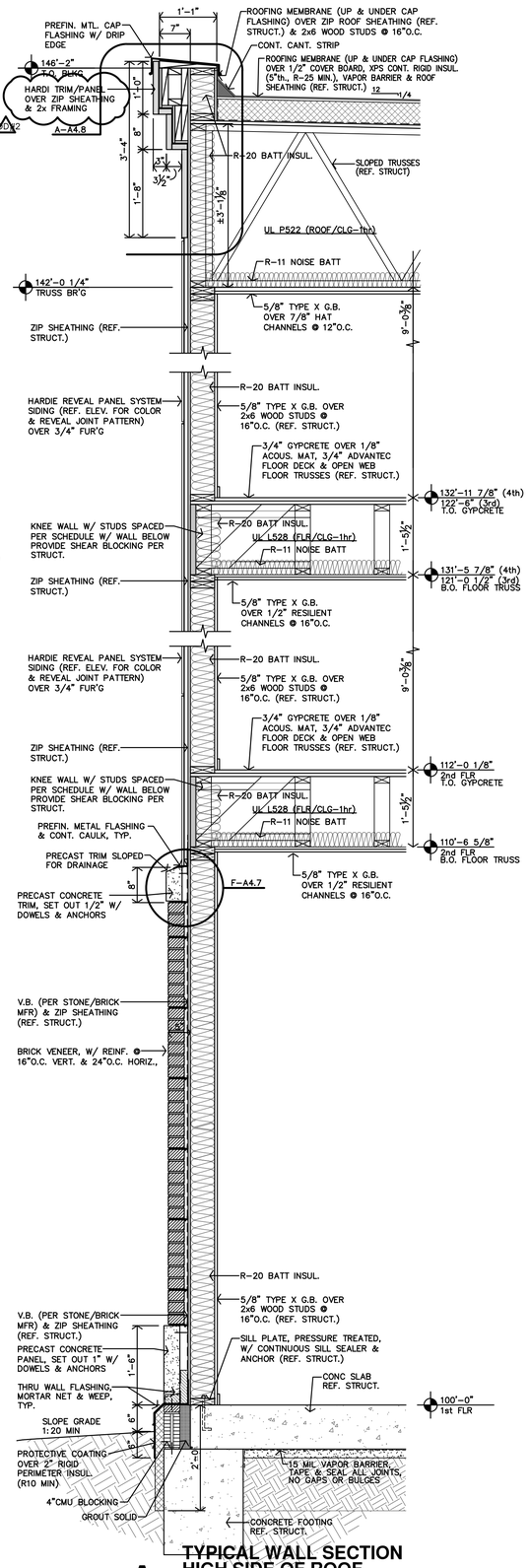


C CORRIDOR WALL SECTION



B TYPICAL WALL SECTION

3/4"=1'-0"



A TYPICAL WALL SECTION HIGH SIDE OF ROOF

3/4"=1'-0"

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NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 21-3205 32415 STATE OF TEXAS

REVISION:	
A2.01.2	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A4.1

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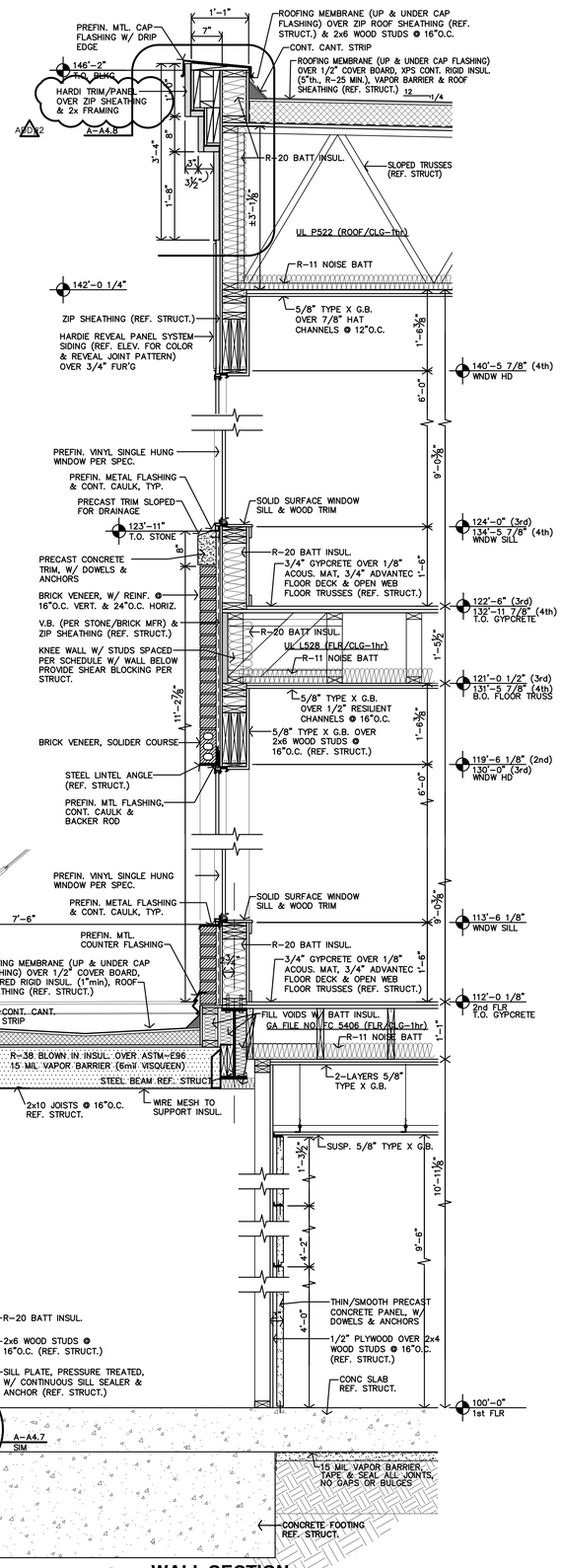
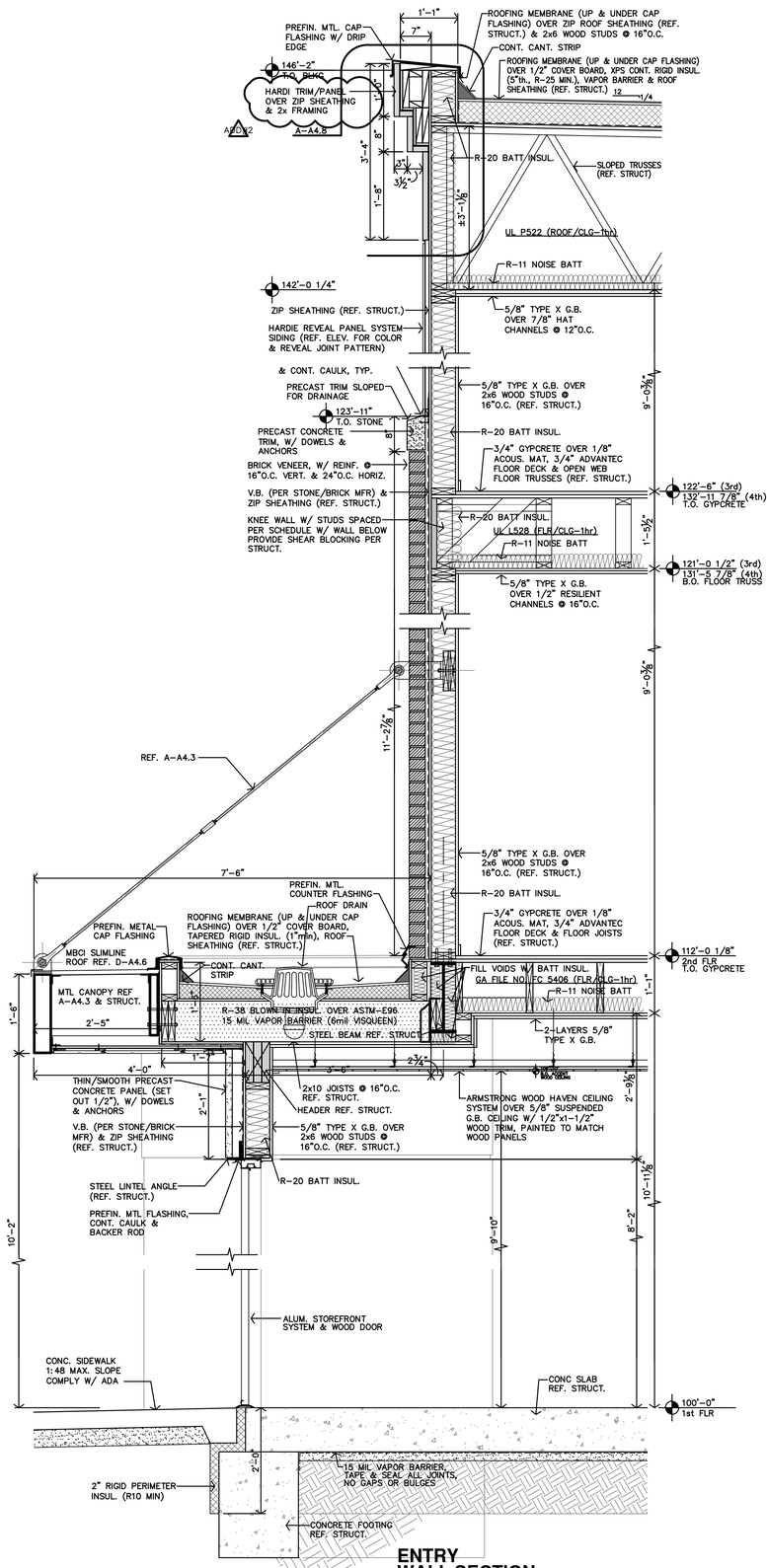
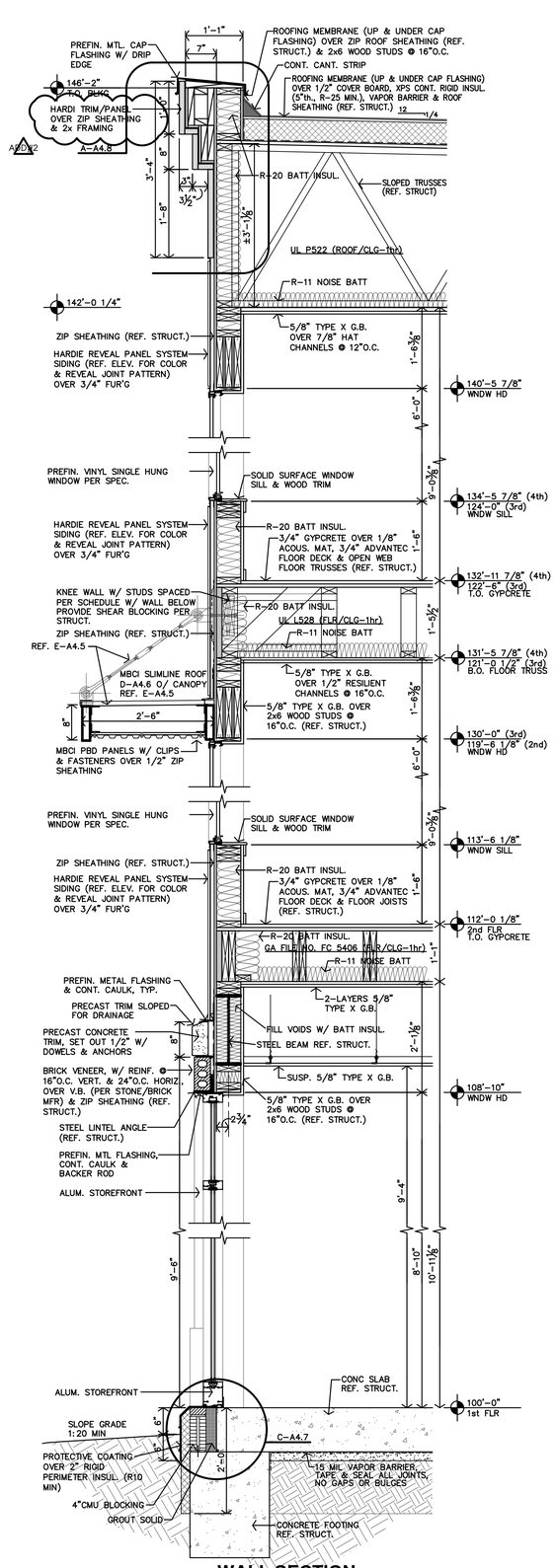
Joshua Hamlin



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



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



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

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NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:	
A2 D.V.2	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A4.2

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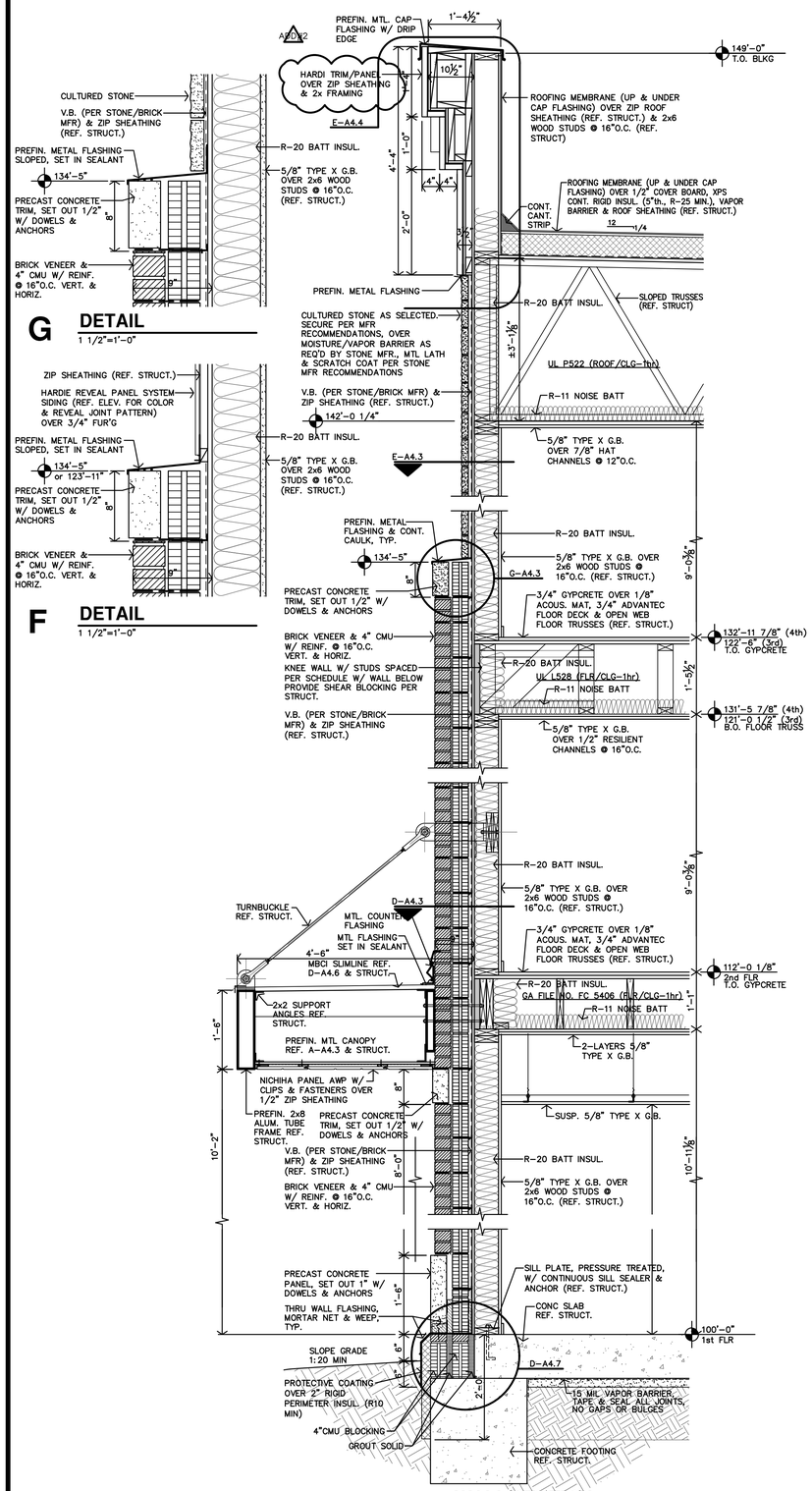

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Joshua Hamlin

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
STATE OF TEXAS
5-17-2023
22418

REVISION:	
A2 02	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A4.3

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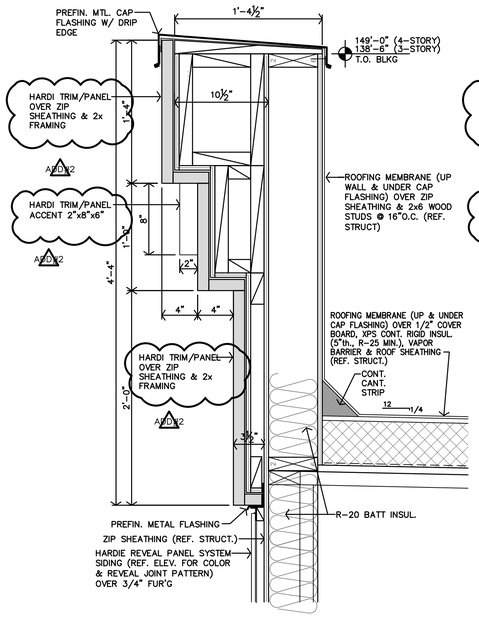
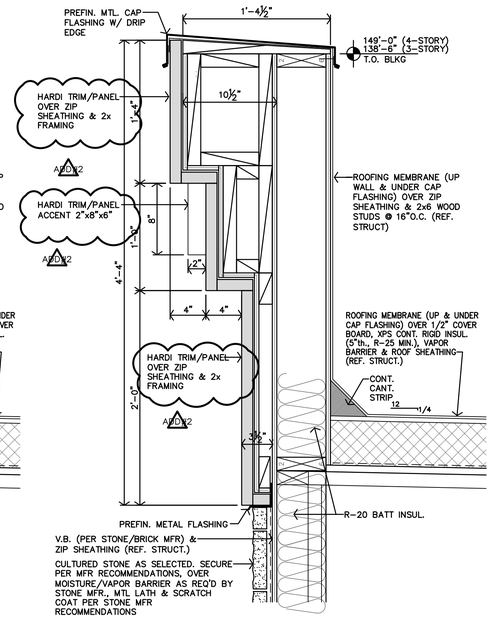
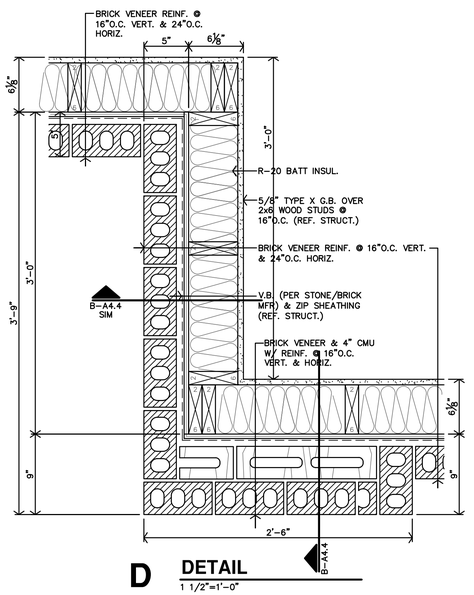


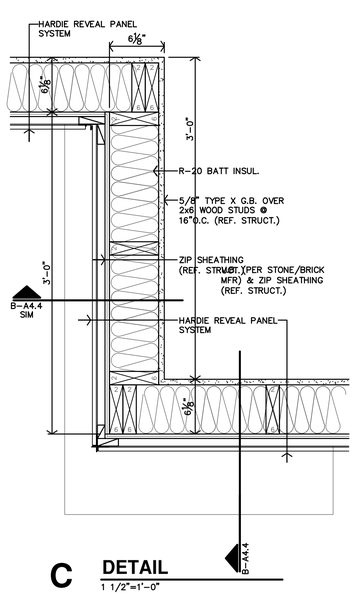
F **DETAIL**
1 1/2"=1'-0"



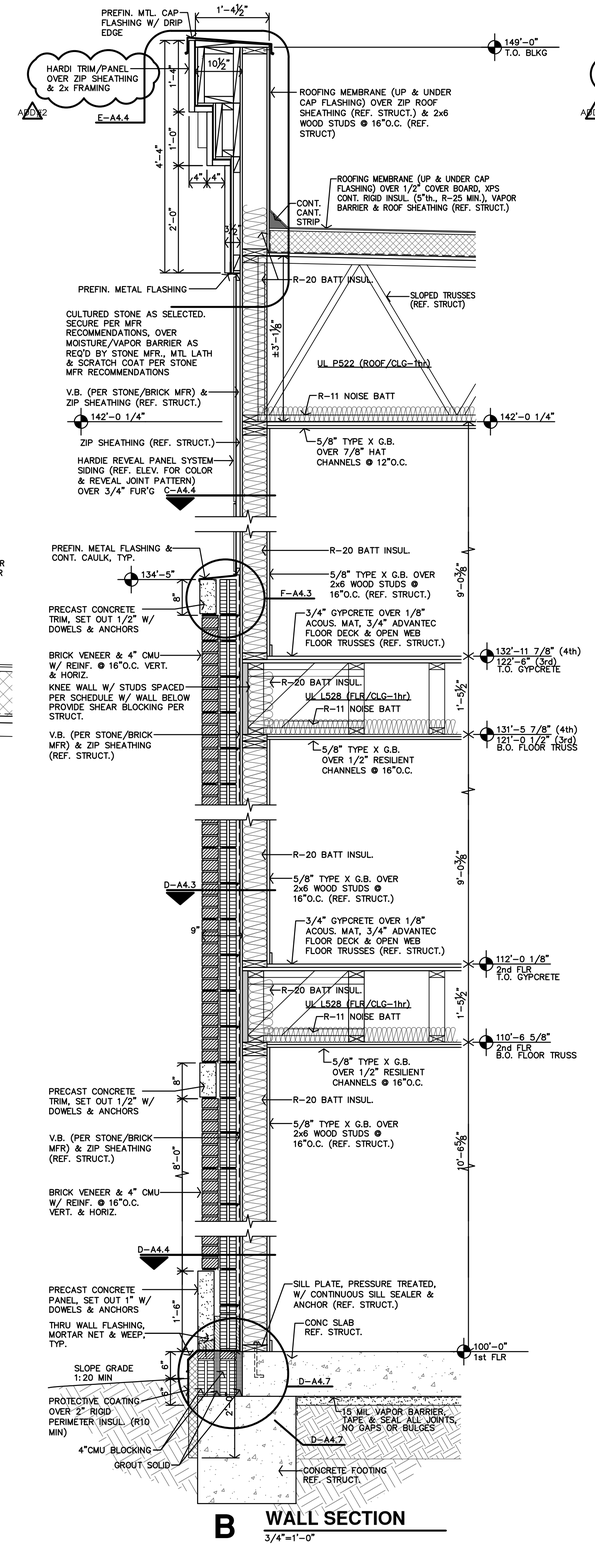
E **DETAIL**
1 1/2"=1'-0"



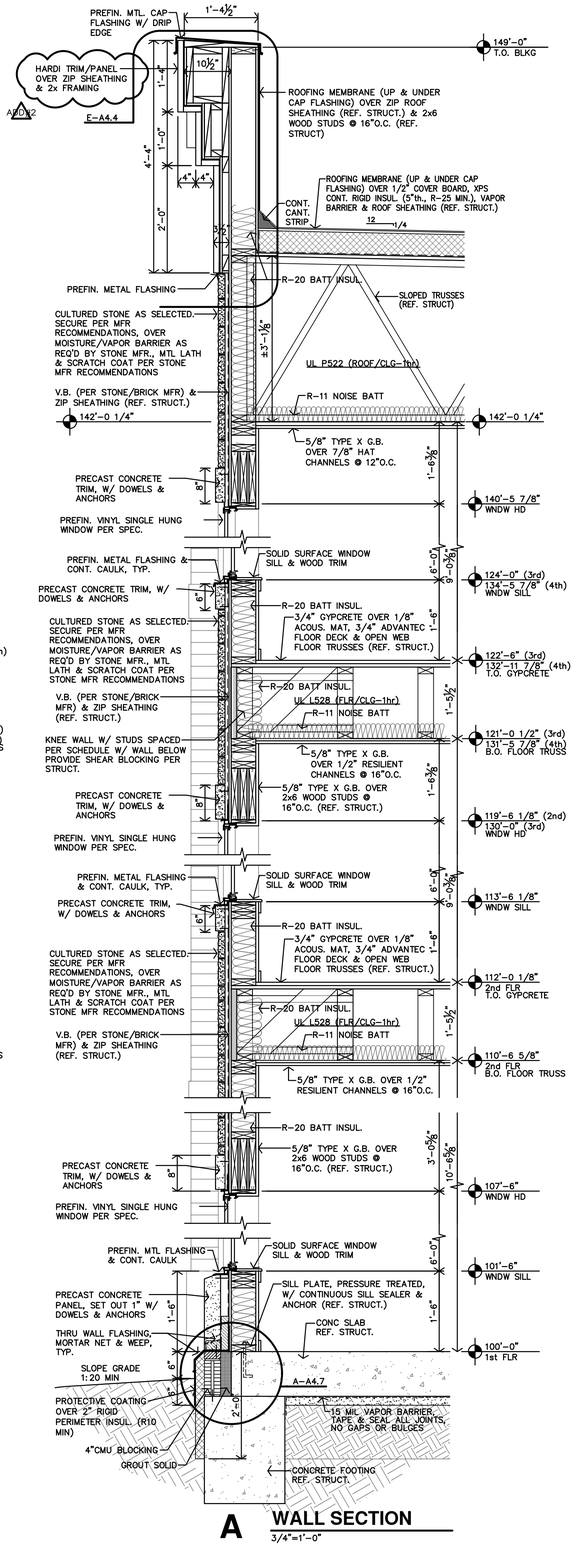
D **DETAIL**
1 1/2"=1'-0"



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



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



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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEPHEN S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:	
A2.0/X2	9-8-2023
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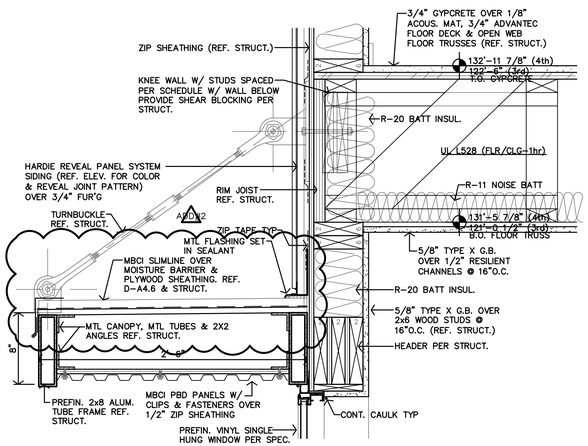
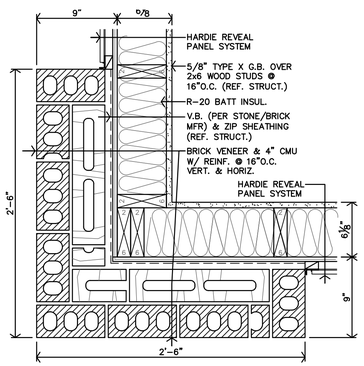
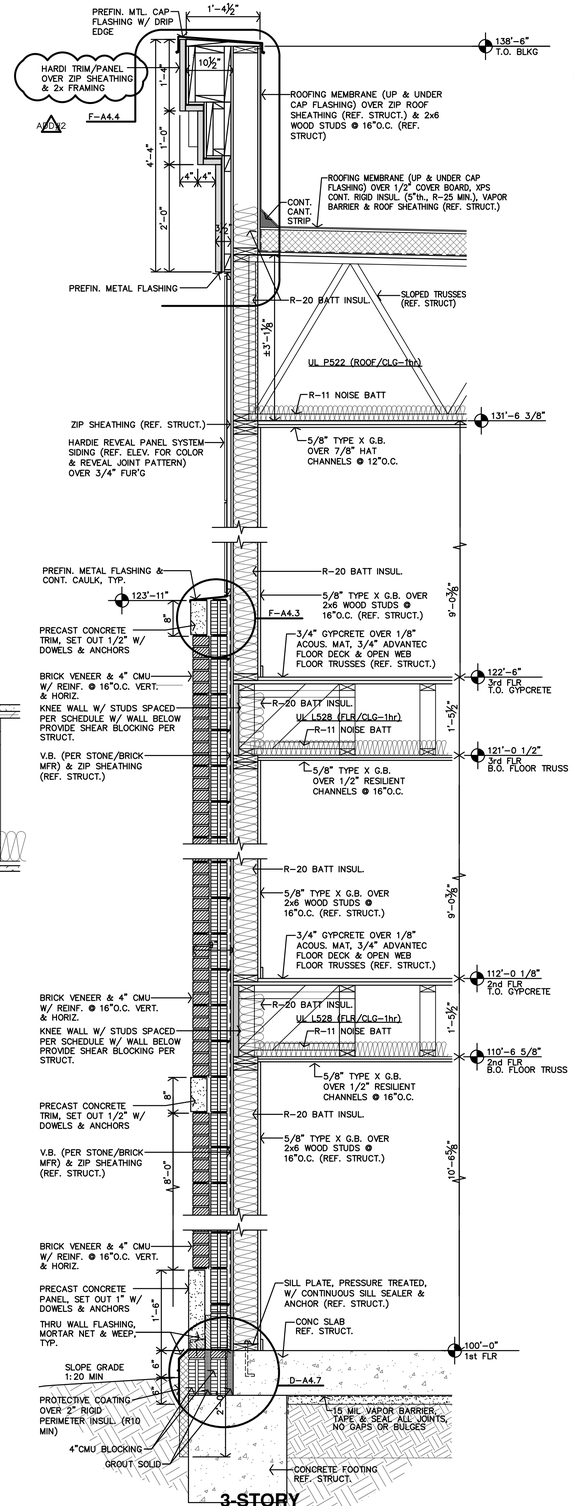


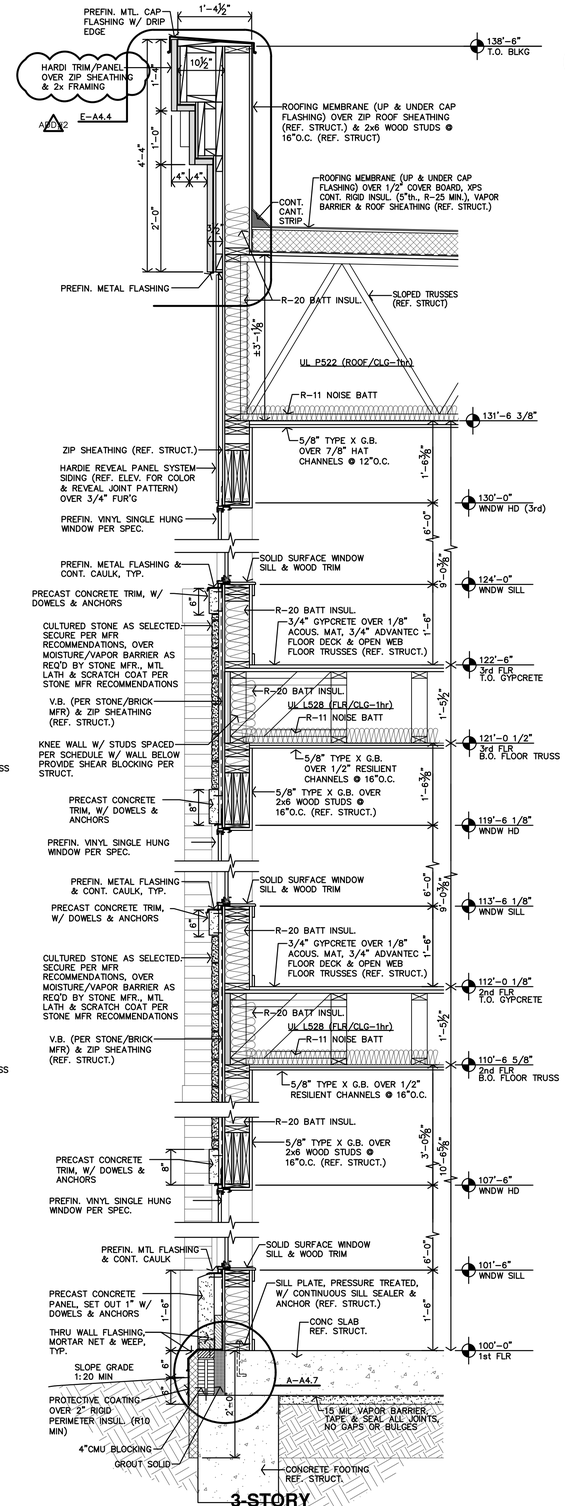
E DETAIL
1 1/2"=1'-0"



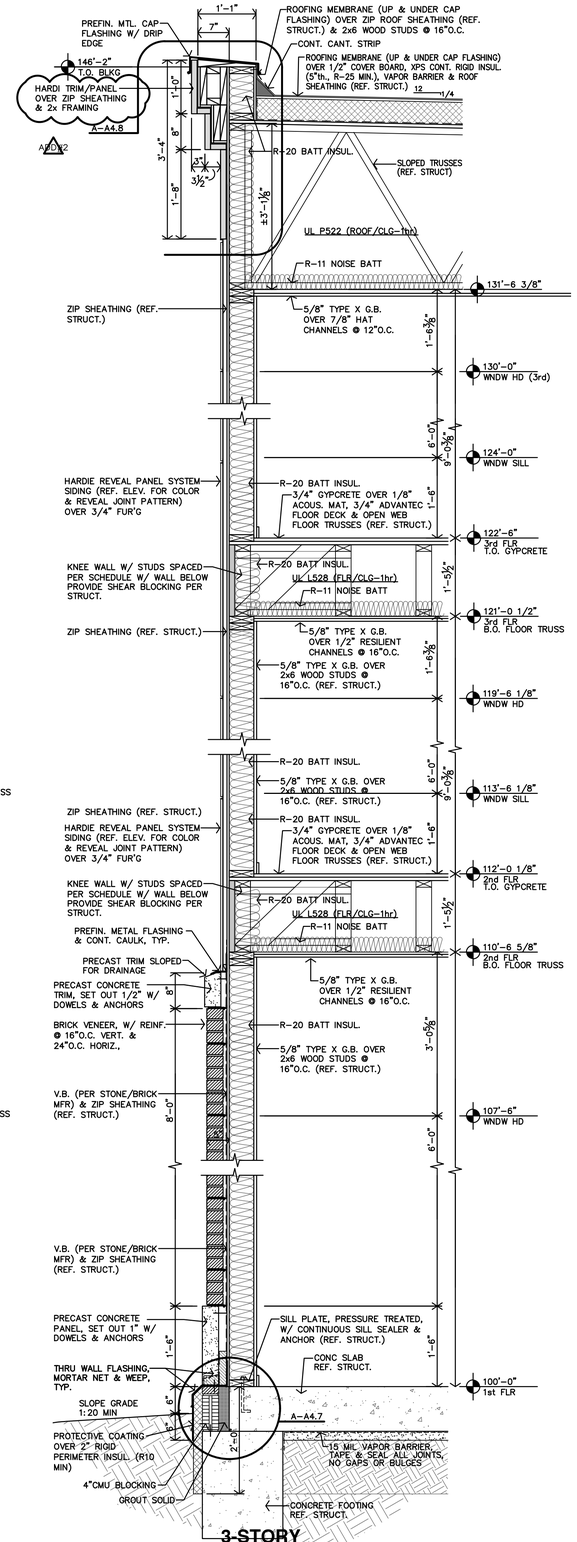
D DETAIL
1 1/2"=1'-0"



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



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



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

Reviewed for Code Compliance
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023
22415

REVISION:	
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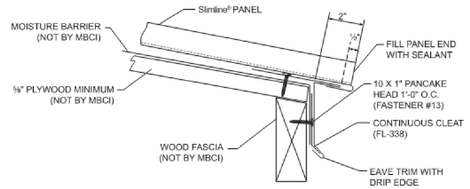
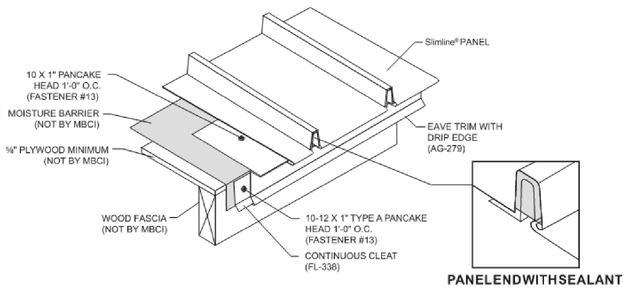
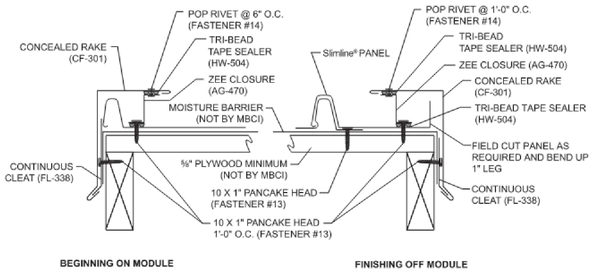
EAVE TRIM WITH DRIP EDGE

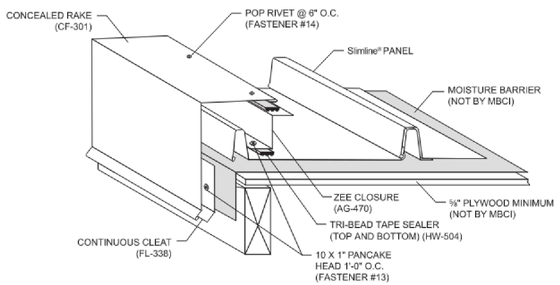


CROSS SECTION OF EAVE TRIM WITH DRIP EDGE

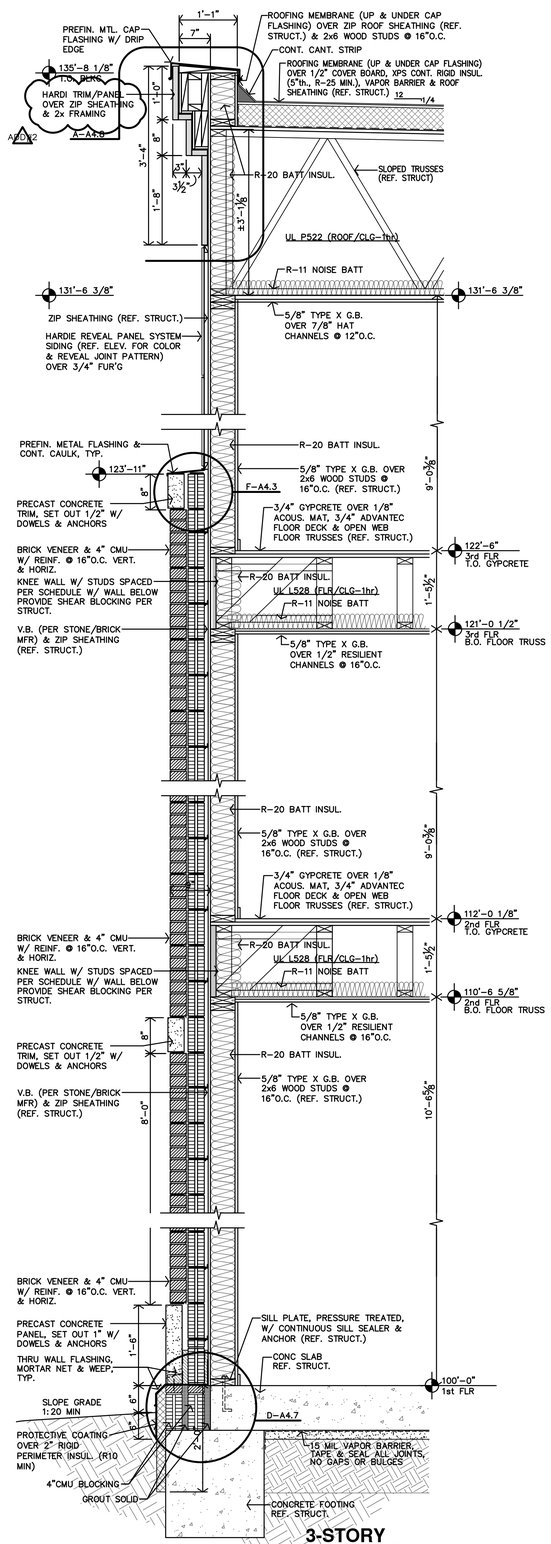


RAKE

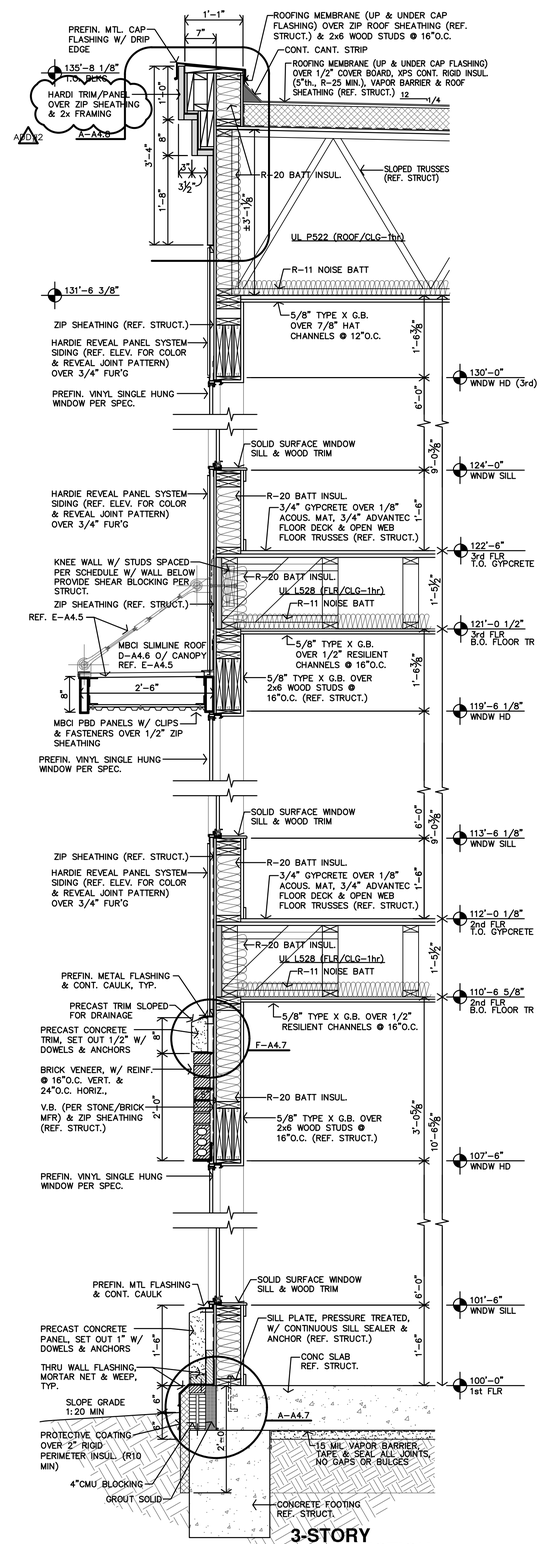




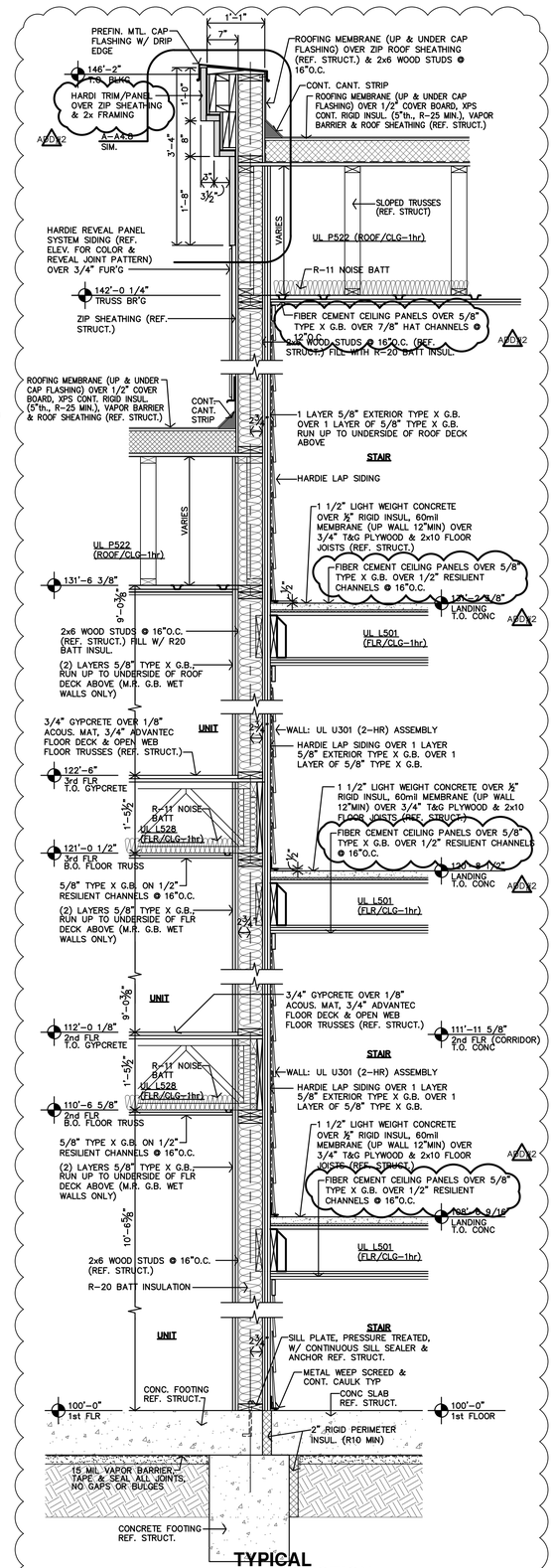
D MBCI SLIMLINE ROOF SYSTEM
NTS



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



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



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

ADD#1

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S GILLAM
5-17-2023
52419
STATE OF TEXAS

REVISION:	
ADD#1	6-19-2023
ADD#2	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

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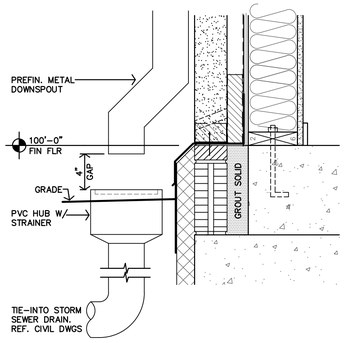
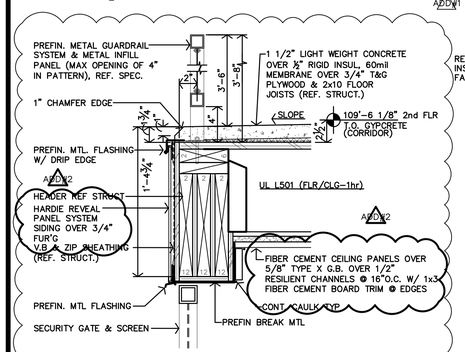
Joshua Hamlin

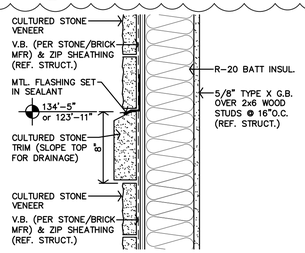


U DOWNSPOUT HUB DETAIL
1 1/2"=1'-0"

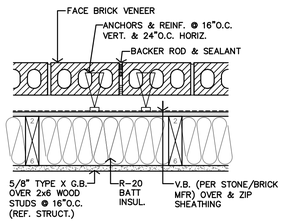
T NOT USED



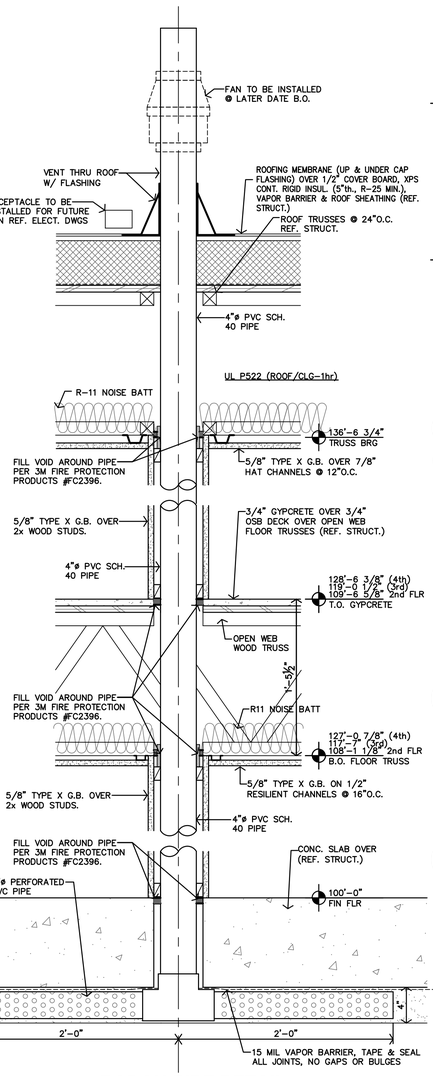
S DETAIL @ S1 & S3



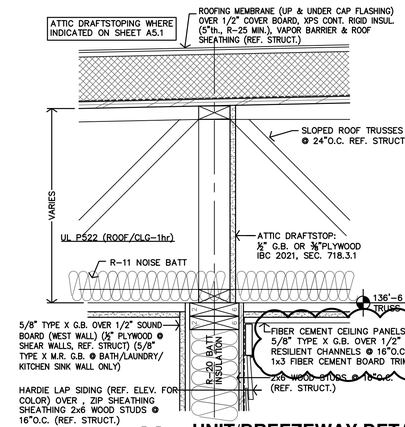
R DETAIL
1 1/2"=1'-0"



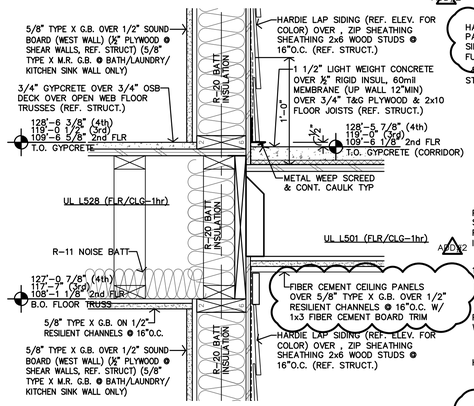
Q BRICK CONTROL JOINT DETAIL
1 1/2"=1'-0"



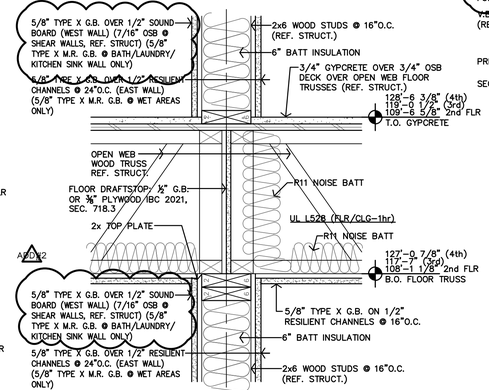
O RADON PIPE DETAIL
1 1/2"=1'-0"



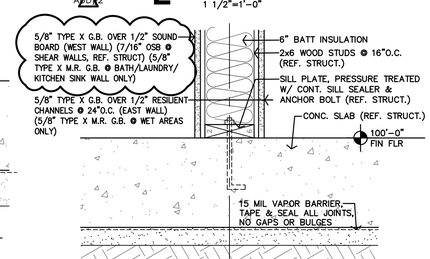
N UNIT/BREEZEWAY DETAIL
1 1/2"=1'-0"



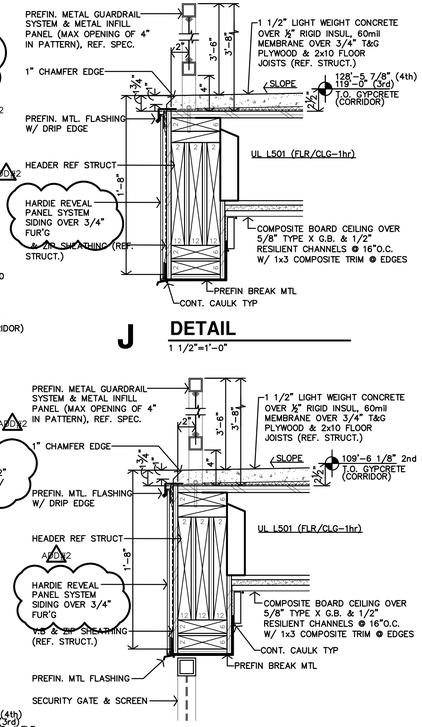
M UNIT/BREEZEWAY DETAIL
1 1/2"=1'-0"



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

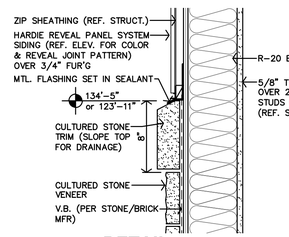


K UNIT/UNIT DETAIL
1 1/2"=1'-0"

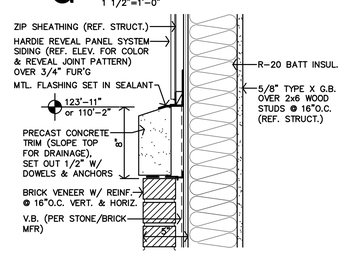


J DETAIL
1 1/2"=1'-0"

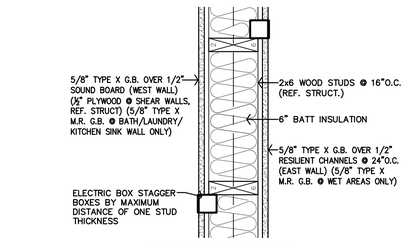
H DETAIL @ S2
1 1/2"=1'-0"



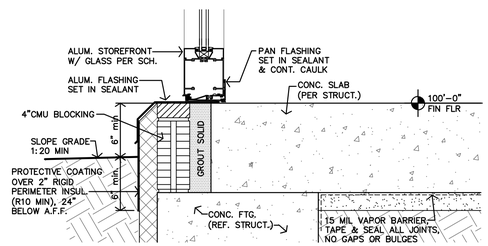
G DETAIL
1 1/2"=1'-0"



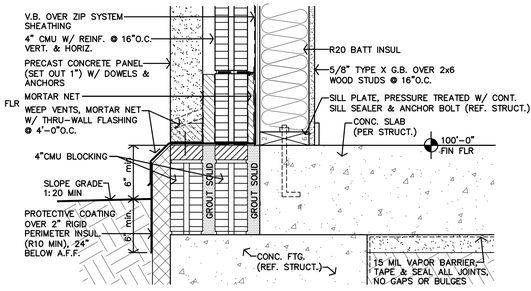
F DETAIL
1 1/2"=1'-0"



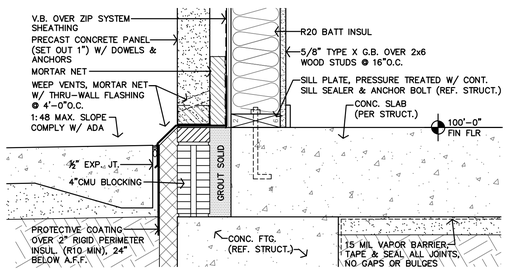
E FIRE BLOCKING PLAN @ J-BOX
1 1/2"=1'-0"



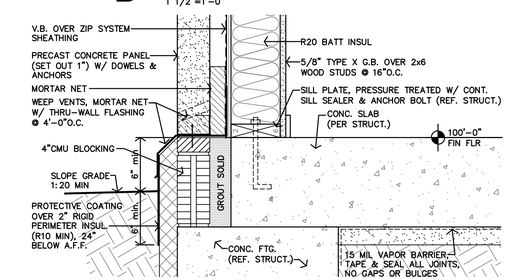
D DETAIL
1 1/2"=1'-0"



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



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



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

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JAMES S. GILLAM 24115 5-17-2023 STATE OF TEXAS

REVISION:	
A2.0#1	6-19-2023
A2.0#2	9-8-2023
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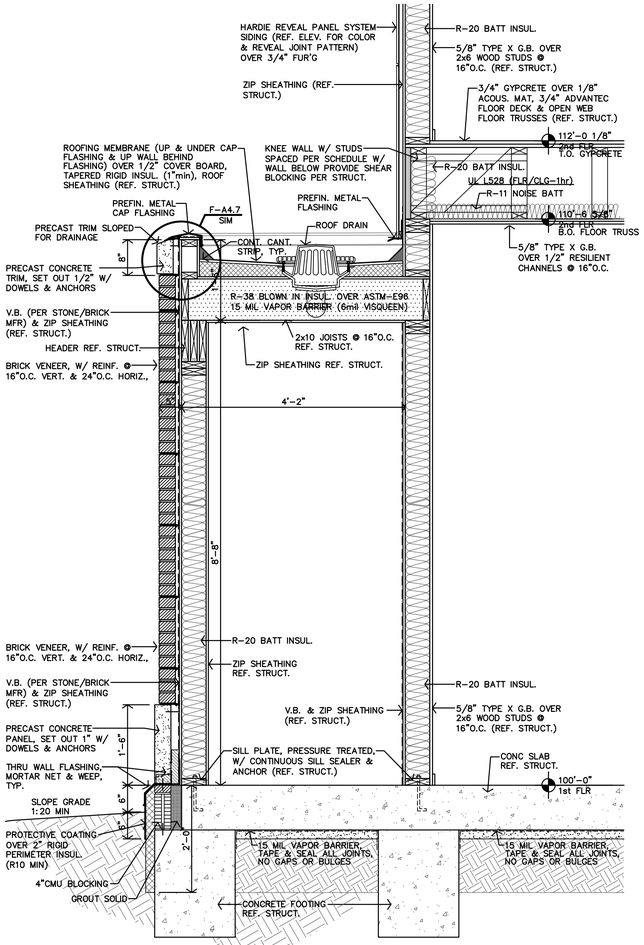
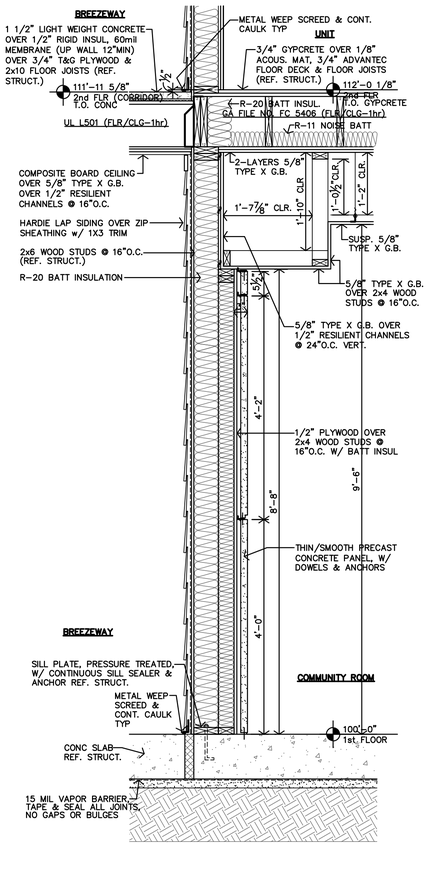


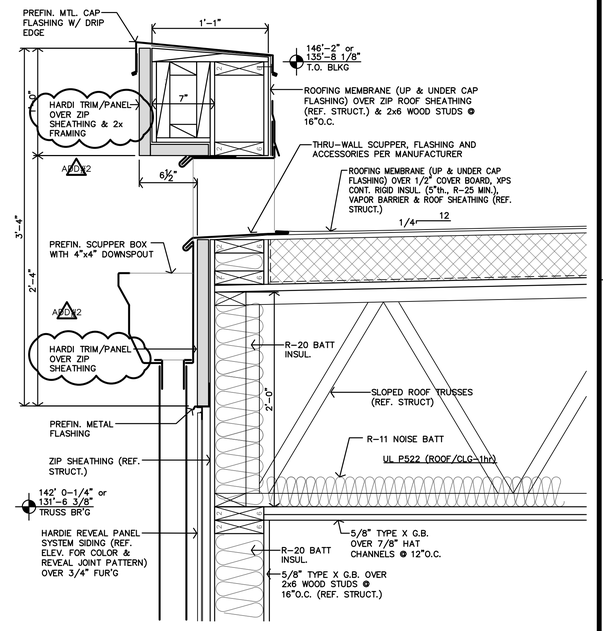
D FIRE SPRINKLER CLOSET SECTION

3/4"=1'-0"



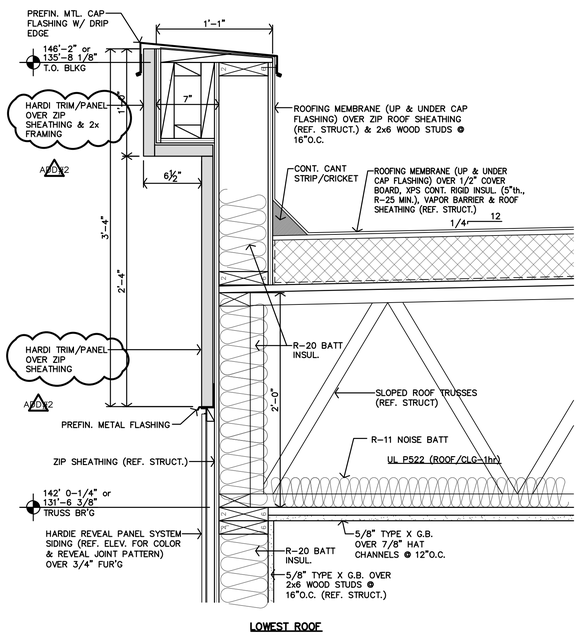
C COMMUNITY ROOM ACCENT WALL

3/4"=1'-0"



B SCUPPER BOX DETAIL

1 1/2"=1'-0"



A LOW PARAPET DETAIL

1 1/2"=1'-0"

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:	
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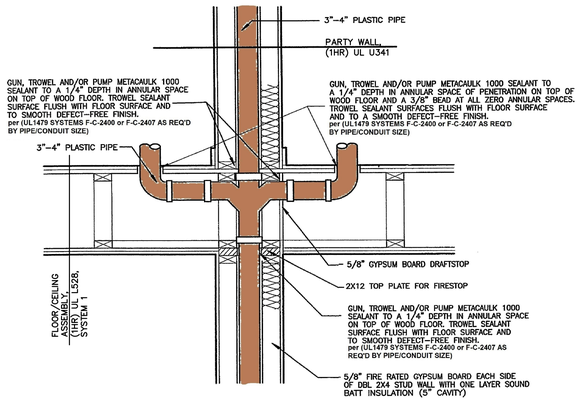
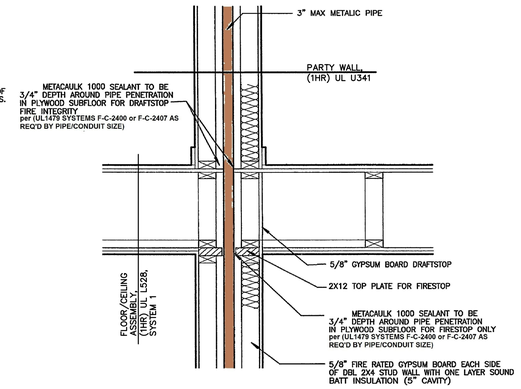


PENETRATION ASSEMBLY #1



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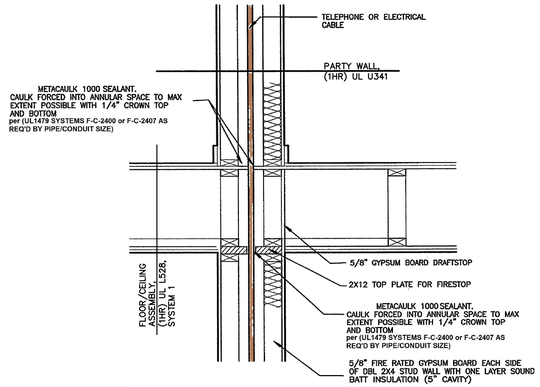
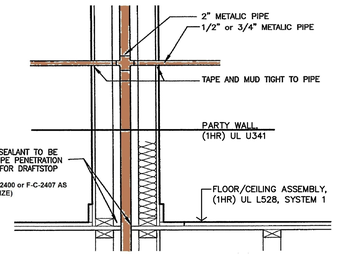
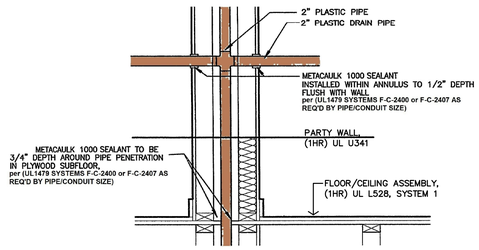


PENETRATION ASSEMBLY #3



PENETRATION ASSEMBLY #4

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



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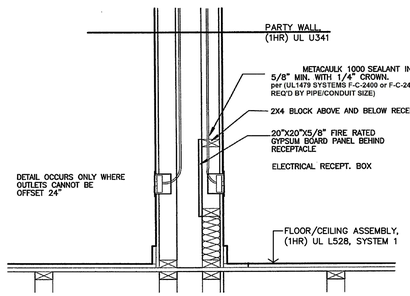
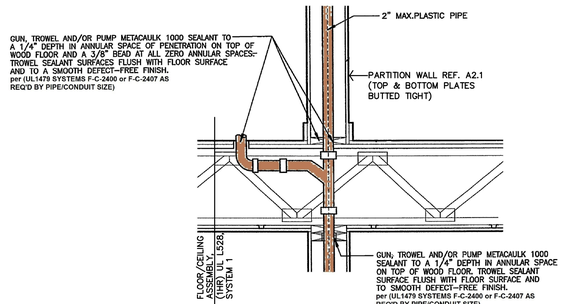


PENETRATION ASSEMBLY #6



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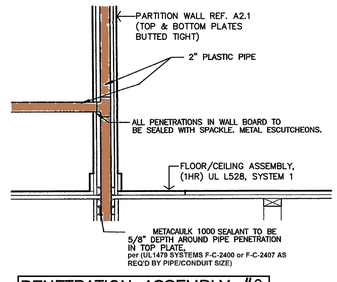

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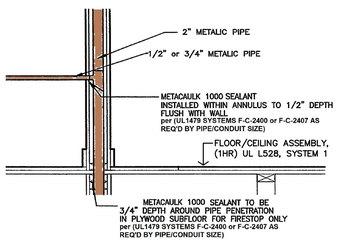

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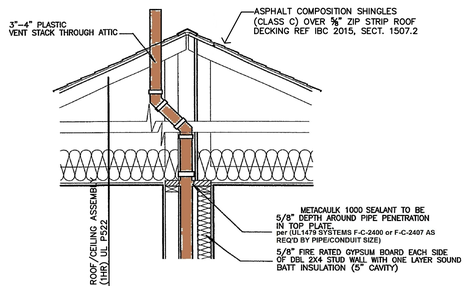

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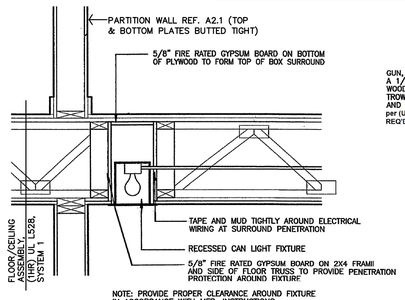

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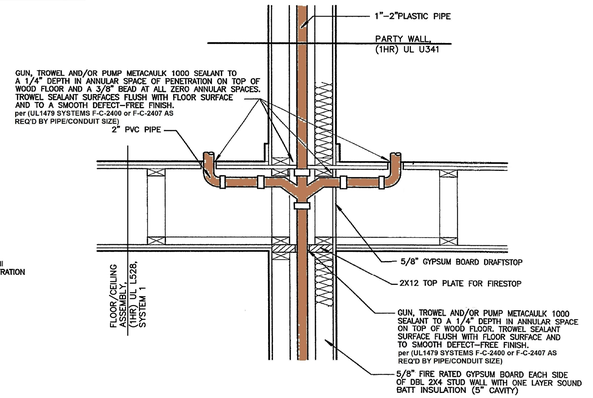

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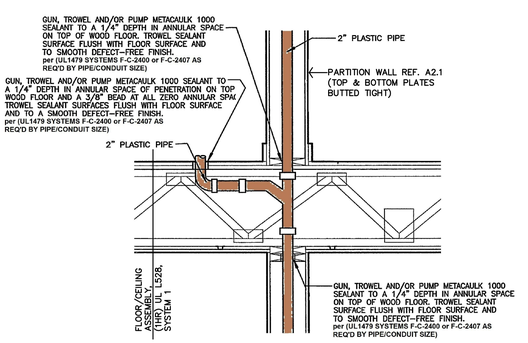
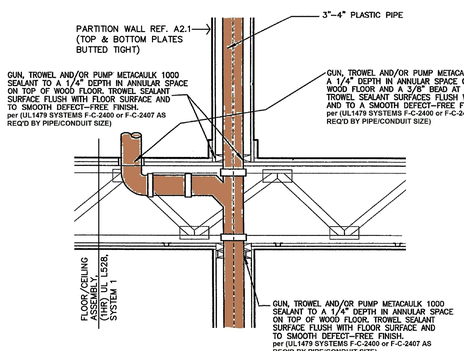


PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

NOT TO SCALE

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

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JAMES S. GILLAM 5-17-2023 22415 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A4.9

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ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. RD – INDICATES ROOF DRAIN LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
9. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
10. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
11. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
12. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
13. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
14. BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2021 IBC SECTION 903.3.1.1. ATTIC PROTECTION NOT REQUIRED PER 2021 IBC SECTION 903.3.1.2.3 NOTE #3.
15. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.

ALUMINUM TRELLIS NOTES

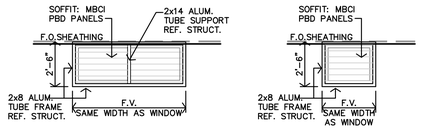
1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO FABRICATION.
2. ALL ALUMINUM TO BE PREFINISHED.
3. F.O.S. = FACE OF STUD
4. F.O.B. = FACE OF BRICK

LEGEND

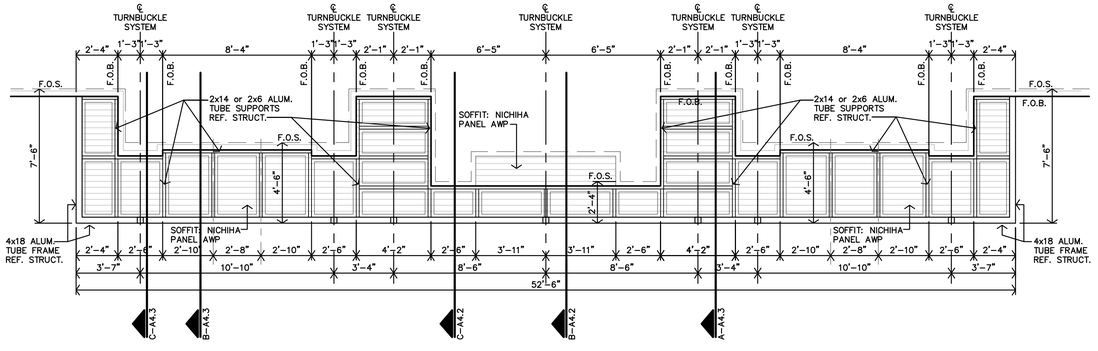
1	INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL. (5"min), (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2	2-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
	INDICATES ROOFING MATERIAL
SDS	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWGS.
OS	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED MIN. 5" FROM SCUPPERS W/ DOWNSPOUTS.

ATTIC DRAFTSTOPPING & VENTILATION

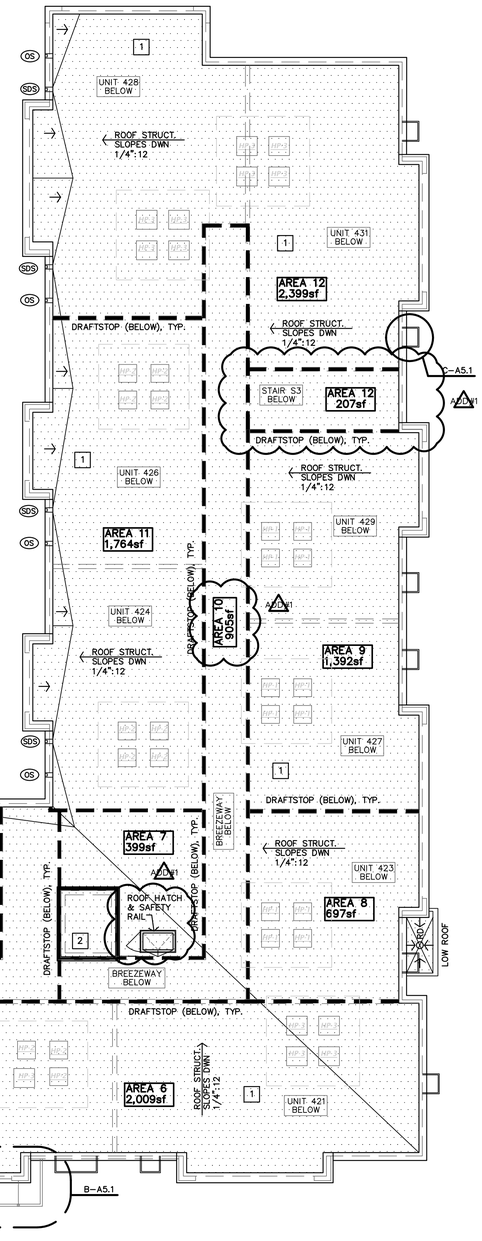
DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2021 IBC SECTIONS 708.4.2 & 718.4.
DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET. 12 AREAS TOTAL.
ATTIC VENTILATION NOT PROVIDED. ROOF AND INSULATION DESIGN MEETS 2021 IBC SECTION 1202.3: UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.



C **STEEL TRELLIS PLANS**
1/4"=1'-0"



B **ENTRY STEEL TRELLIS PLAN**
1/4"=1'-0"



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

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22418
STATE OF TEXAS

REVISION:	
A1 ADD#1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A5.1

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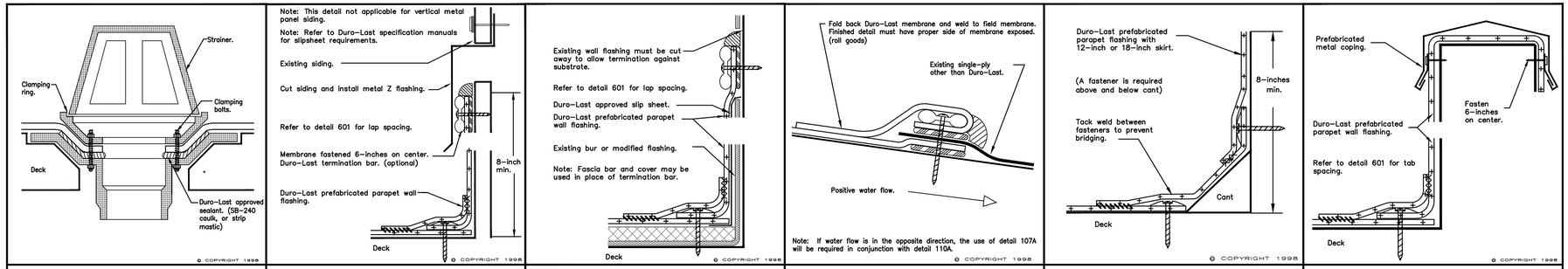
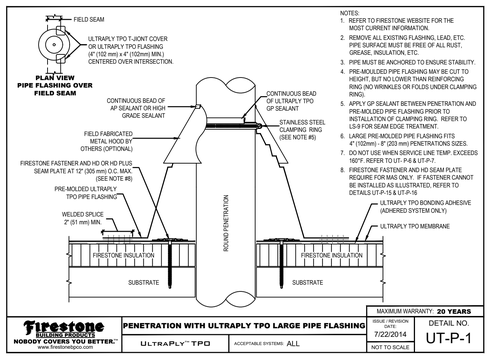


DRAWING NO.	DATE: 10\1\98					
201B	DRAWN BY: KNOX	SCALE:NONE	ROOF DRAIN DETAIL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601		
611A	DRAWN BY: KNOX	SCALE:NONE	SIDING DETAIL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601		
608A	DRAWN BY: KNOX	SCALE:NONE	PARAPET WALL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601		
110A	DRAWN BY: KNOX	SCALE:NONE	SINGLE-PLY TIE-IN New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601		
606C	DRAWN BY: KNOX	SCALE:NONE	PARAPET WITH CANT New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601		
605A	DRAWN BY: KNOX	SCALE:NONE	PARAPET WALL New Construction or Reroof	DURO-LAST, INC. 525 MORLEY DRIVE SAGINAW, MI 48601		

DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

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

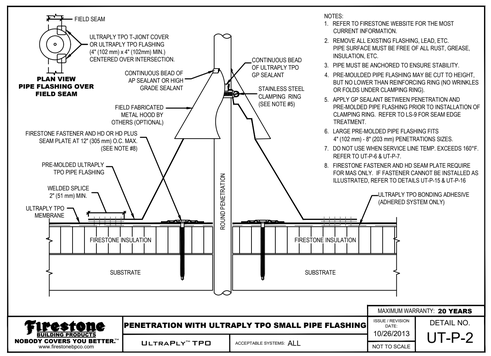
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE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



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
6. LARGE PRE-MOLDED PIPE FLASHING FITS 4" (102mm) - 8" (203 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT- P-6 & UT-P-7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & UT-P-16

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	PENETRATION WITH ULTRAPLY TPO LARGE PIPE FLASHING	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-P-1

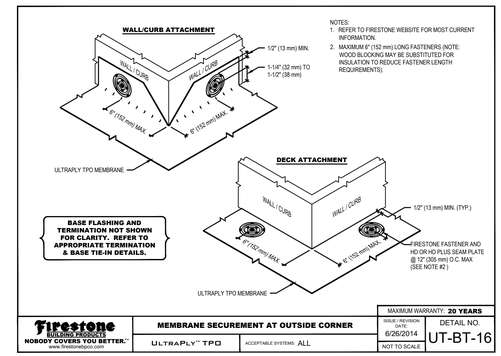
G LARGE PIPE DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
6. LARGE PRE-MOLDED PIPE FLASHING FITS 4" (102 mm) - 8" (203 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & UT-P-7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & UT-P-16

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 10/26/2013	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-P-2

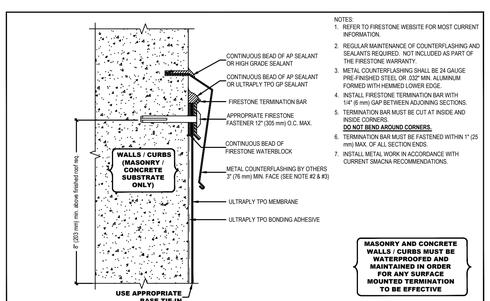
F SMALL PIPE DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. MAXIMUM 8" (152 mm) LONG FASTENERS (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENTS).

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	MEMBRANE SECUREMENT AT OUTSIDE CORNER	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/26/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-BT-16

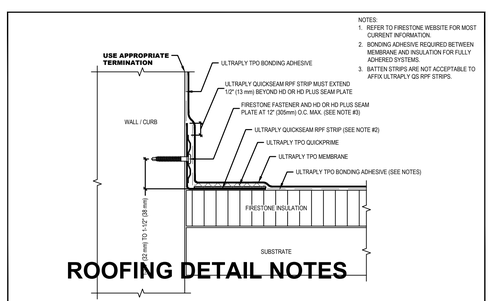
E OUTSIDE CORNER DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REGULAR MAINTENANCE OF COUNTERFLASHING AND SEALANTS REQUIRED. NOT INCLUDED AS PART OF THE FIRESTONE WARRANTY.
3. METAL COUNTERFLASHING SHALL BE 24 GAUGE PRE-FINISHED STEEL OR .032" MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE.
4. INSTALL FIRESTONE TERMINATION BAR WITH 1/4" (6 mm) GAP BETWEEN ADJOINING SECTIONS.
5. TERMINATION BAR MUST BE CUT AT INSIDE AND INSIDE CORNERS. **DO NOT BEND AROUND CORNERS.**
6. TERMINATION BAR MUST BE FASTENED WITHIN 1" (25 mm) MAX. OF ALL SECTION ENDS.
7. INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	TERMINATION WITH REGLET COUNTERFLASHING AND TERMINATION BAR	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-T-4

D FLASHING DETAIL
NO SCALE

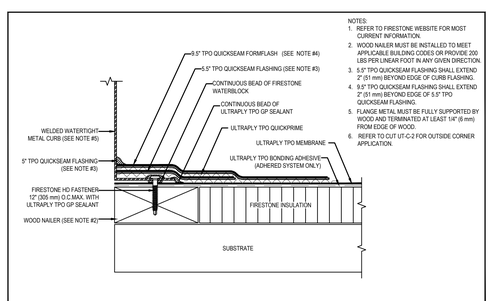


NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
3. BATTEN STRIPS ARE NOT ACCEPTABLE TO AFFIX ULTRAPLY QS RPF STRIPS.

ROOFING DETAIL NOTES

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	BASE TIE-IN WITH ULTRAPLY QUICKSEAM RPF AND HD SEAM PLATES FASTENED TO WALL / CURB	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 6/26/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-BT-26

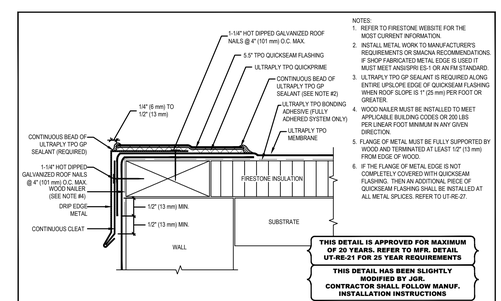
C ROOF-TO-WALL TIE-IN
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LBS PER LINEAR FOOT IN ANY GIVEN DIRECTION.
3. 5.5" TPO QUICKSEAM FLASHING SHALL EXTEND 2" (51 mm) BEYOND EDGE OF CURB FLASHING.
4. 9.5" TPO QUICKSEAM FLASHING SHALL EXTEND 2" (51 mm) BEYOND EDGE OF 3.5" TPO QUICKSEAM FLASHING.
5. FLANGE METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/4" (6 mm) FROM EDGE OF WOOD.
6. REFER TO CUT UT-C-2 FOR OUTSIDE CORNER APPLICATION.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	BASE TIE-IN AT WELDED WATERTIGHT CURB (FLANGES 2"-3")	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/01/2014	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-BT-13

B EQUP. CURB DETAIL
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. INSTALL METAL WORK TO MANUFACTURER'S REQUIREMENTS OR SMACNA RECOMMENDATIONS. IF SHOP FABRICATED METAL EDGE IS USED IT MUST MEET ANSI/SPRI ES-1 OR AN FM STANDARD.
3. ULTRAPLY TPO GP SEALANT IS REQUIRED ALONG ENTIRE UPSLOPE EDGE OF QUICKSEAM FLASHING WHEN ROOF SLOPE IS 1" (25 mm) PER FOOT OR GREATER.
4. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
5. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (13 mm) FROM EDGE OF WOOD.
6. IF THE FLANGE OF METAL EDGE IS NOT COMPLETELY COVERED WITH QUICKSEAM FLASHING, THEN AN ADDITIONAL PIECE OF QUICKSEAM FLASHING SHALL BE INSTALLED AT ALL METAL SPLICES. REFER TO UT-RE-27.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER. www.firestonebpco.com	ROOF EDGE WITH FASCIA METAL BY OTHERS	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 1/20/2015	NOT TO SCALE	MAXIMUM WARRANTY: 20 YEARS DETAIL NO. UT-RE-20

A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

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

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A5.2

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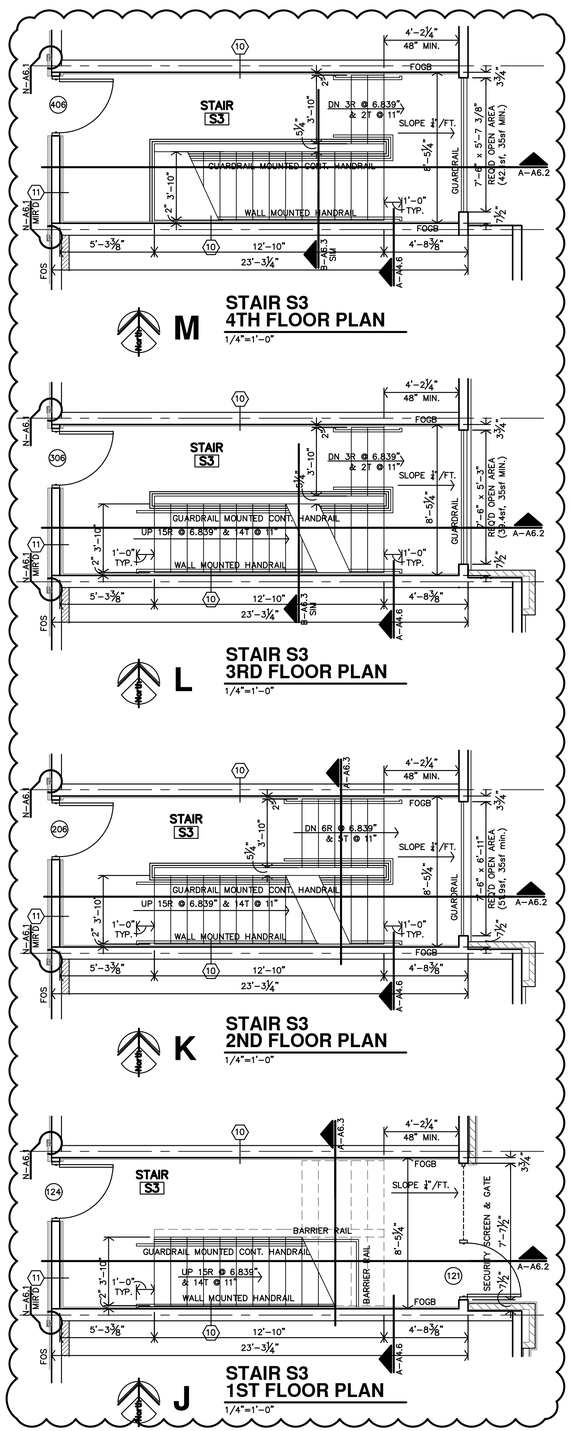

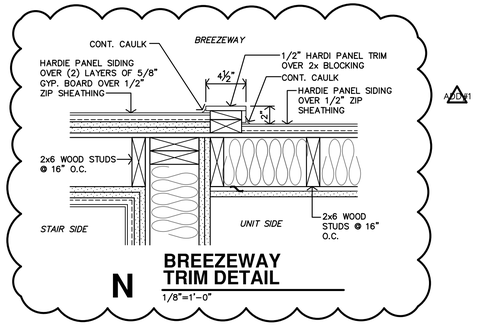

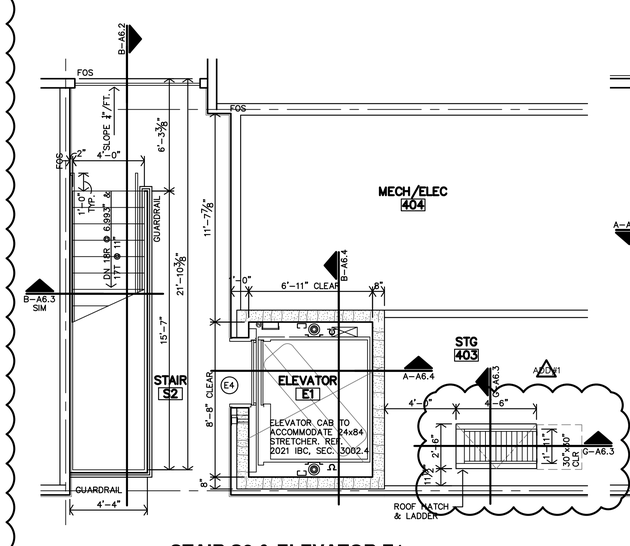

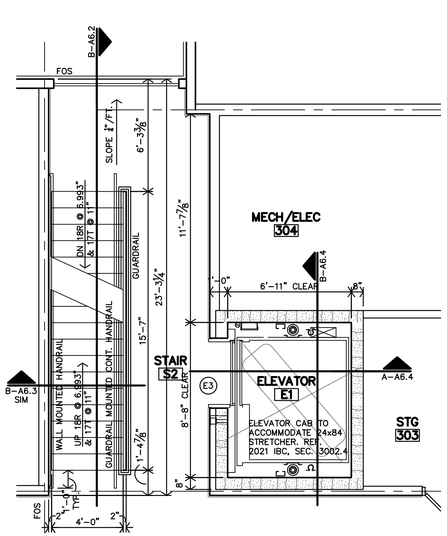

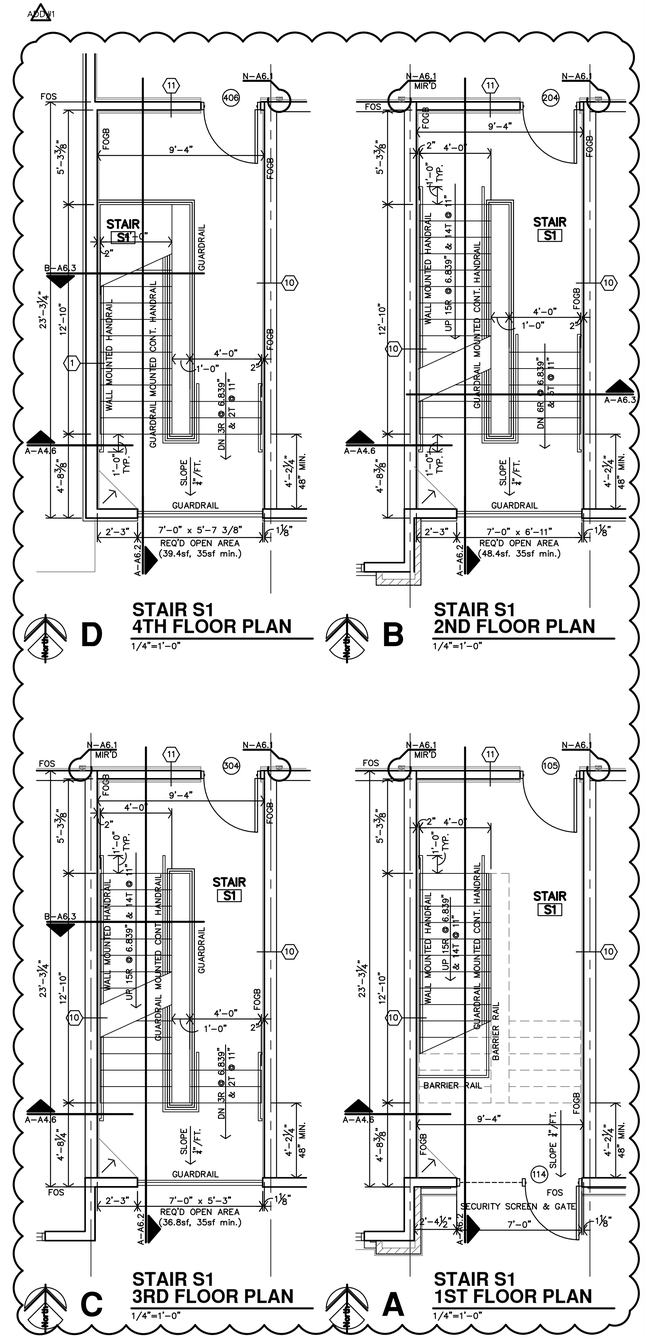

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jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JAMES S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:	
A2.1	6-19-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A6.1

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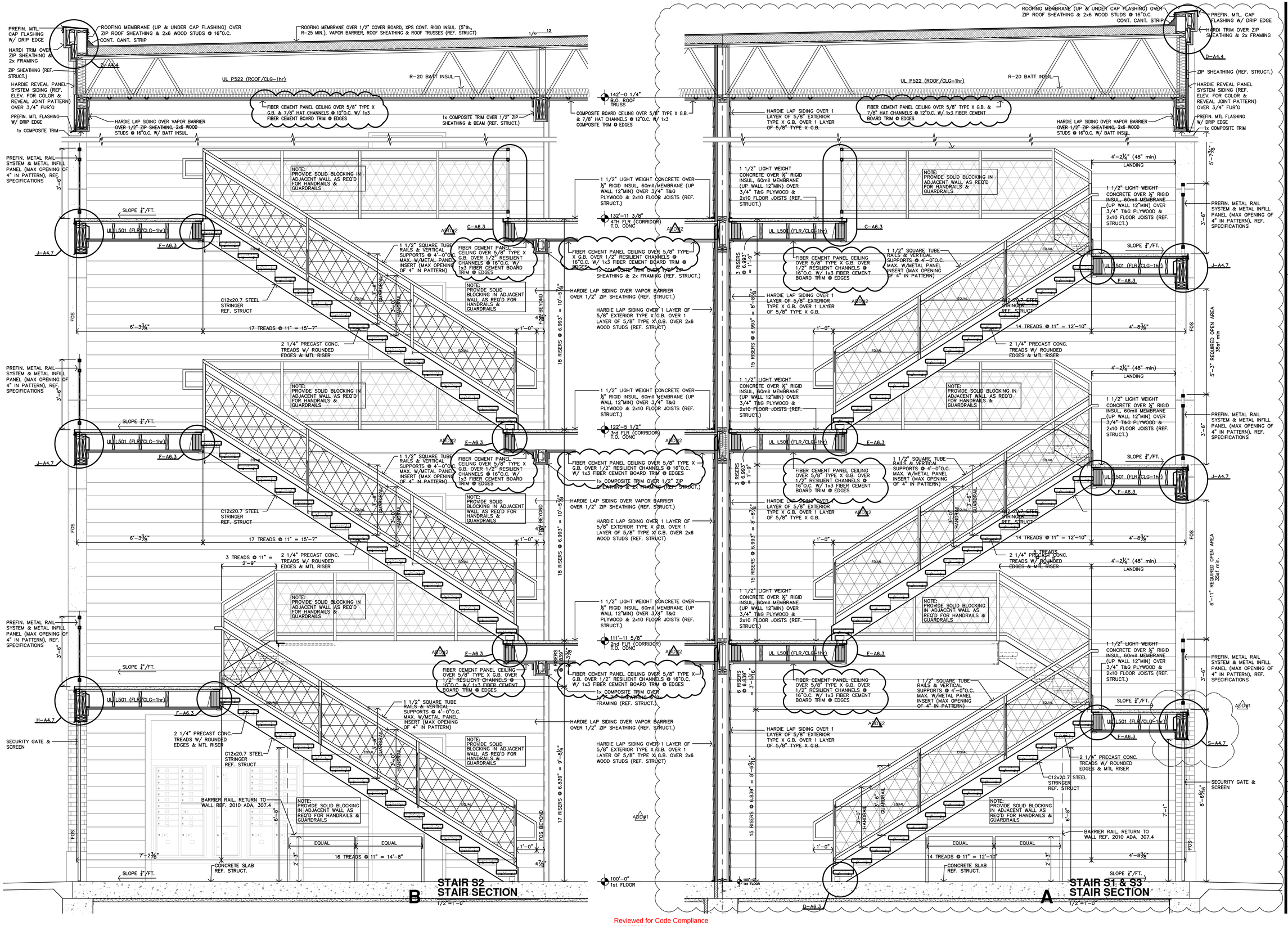
11/06/2023
Joshua Hamlin



Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
21-3205
STATE OF TEXAS

REVISION:	
A2D\1	6-19-2023
A2D\2	9-8-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A6.2

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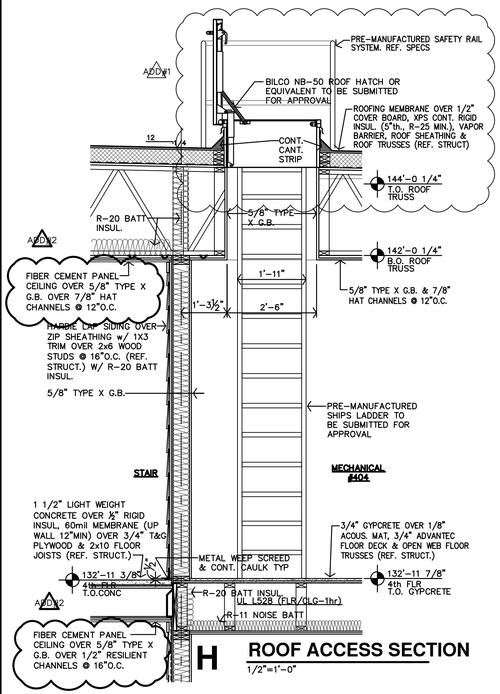
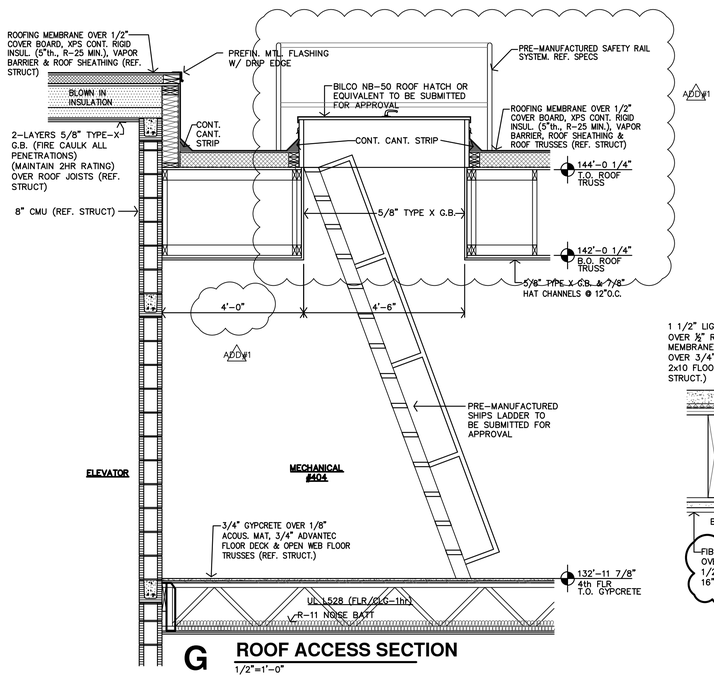
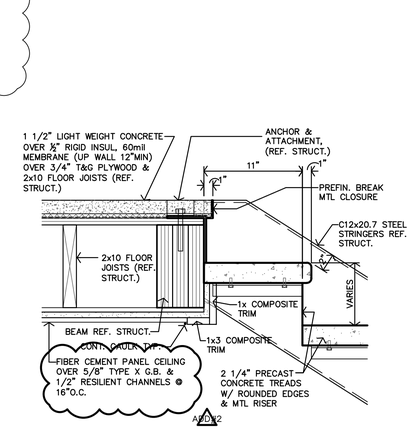


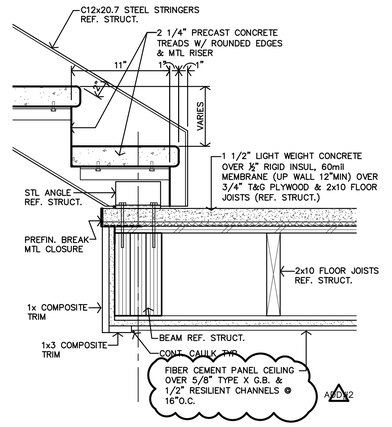
H **ROOF ACCESS SECTION**
1/2"=1'-0"



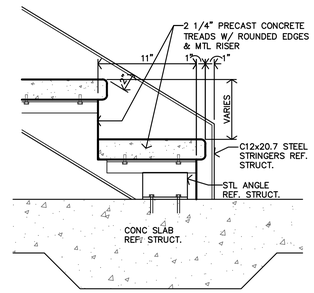
G **ROOF ACCESS SECTION**
1/2"=1'-0"



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

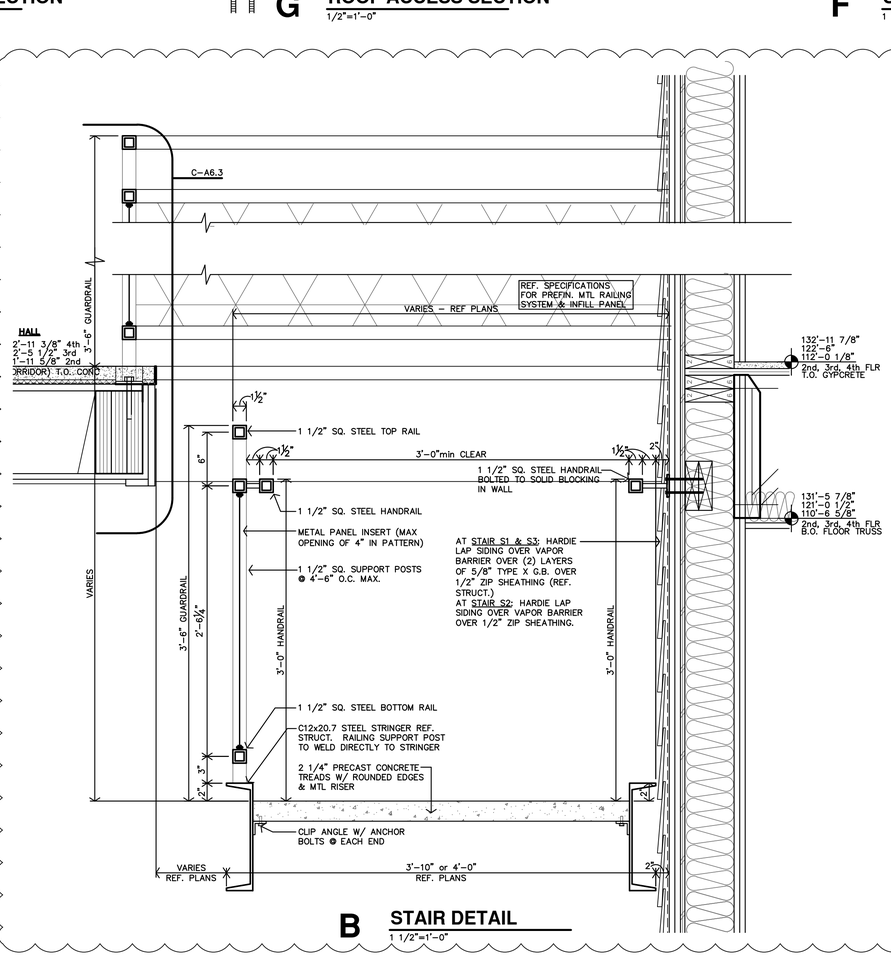


E **STAIR DETAIL**
1 1/2"=1'-0"



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

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



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

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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023
22415

REVISION:	
ADDW1	6-19-2023
ADDW2	9-8-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

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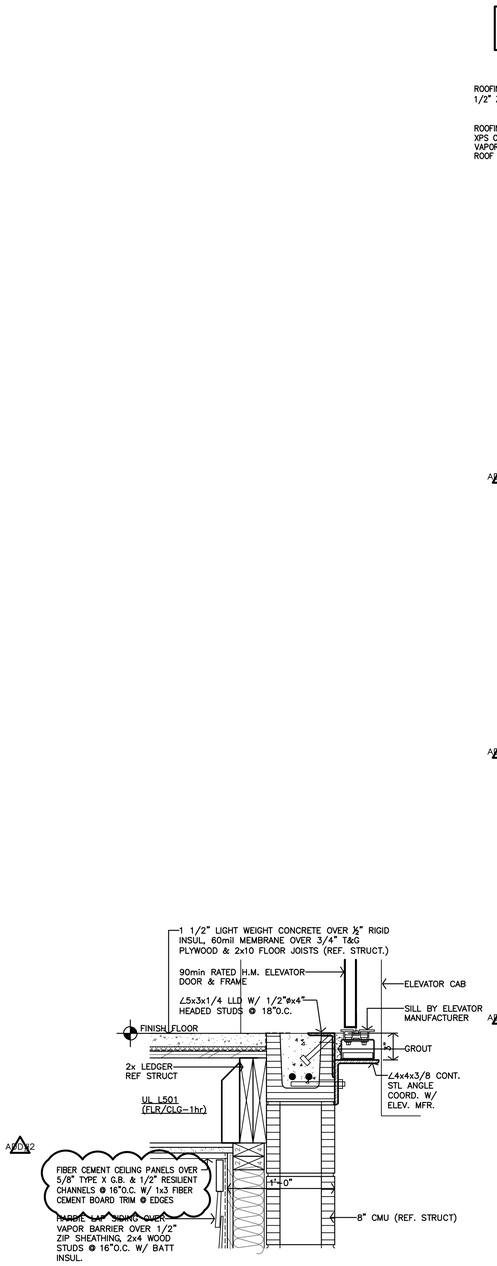
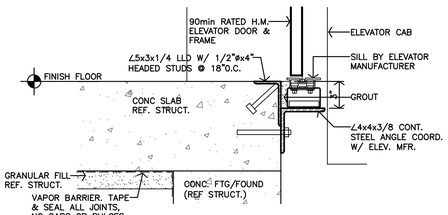
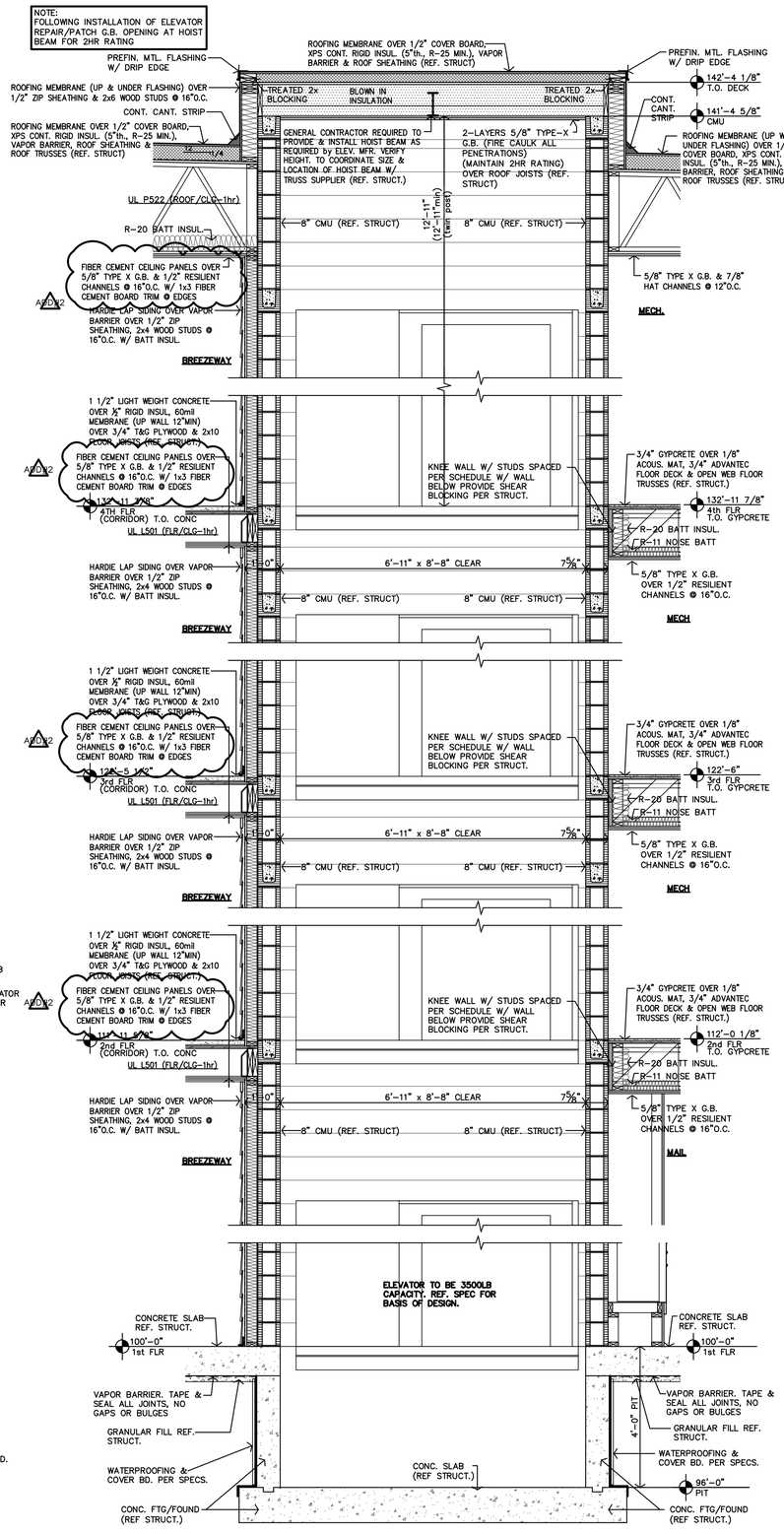
Joshua Hamlin



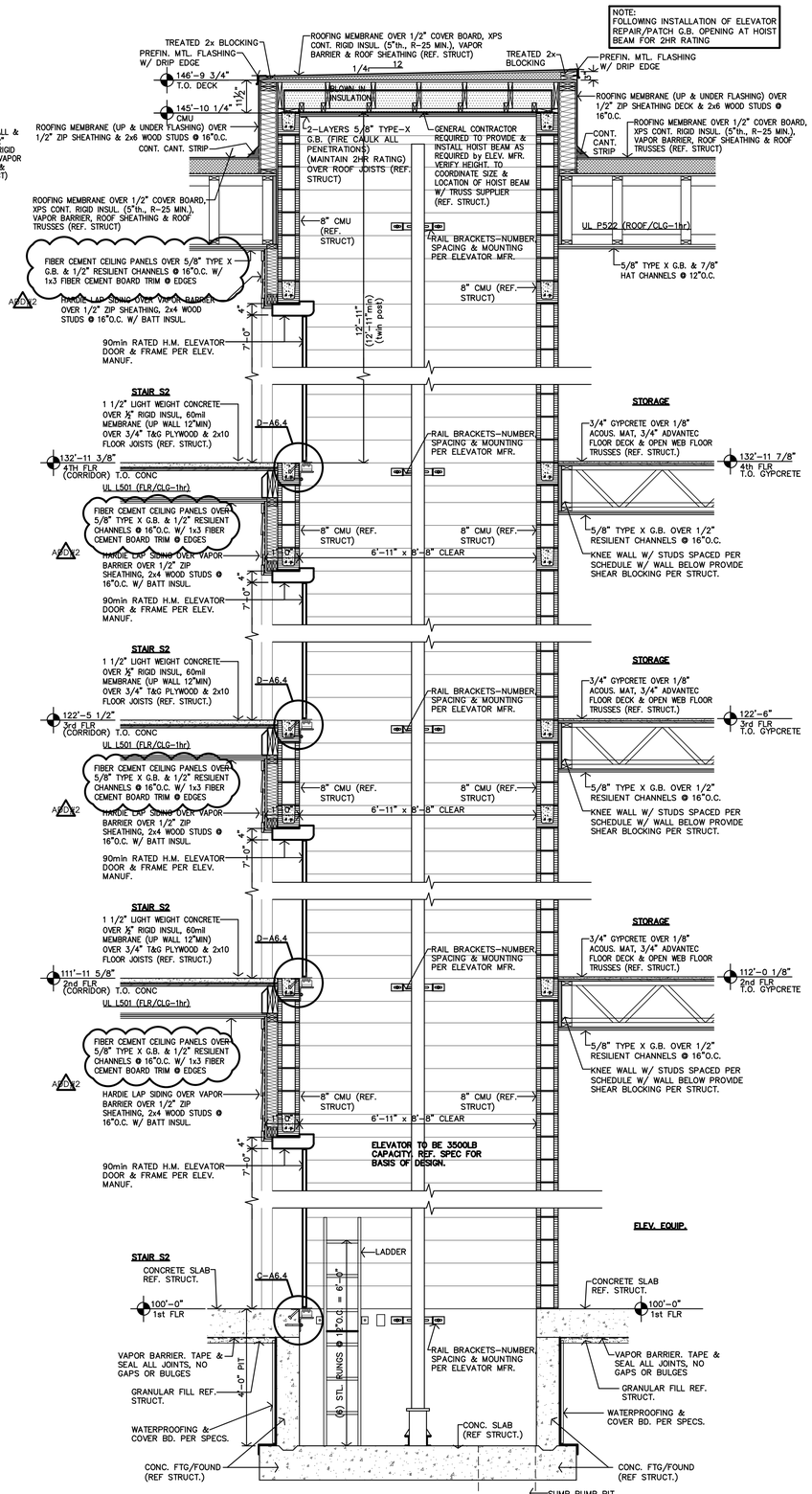
D **ELEVATOR DETAIL**
1 1/2"=1'-0"



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



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



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

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
CASEY S. GILLAM
5-17-2023
22419
STATE OF TEXAS

REVISION:	
A2.0/X2	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A6.4

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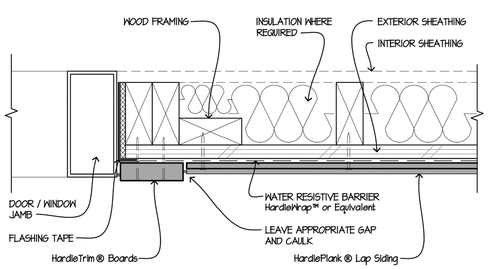
HARDIE LAP SIDING

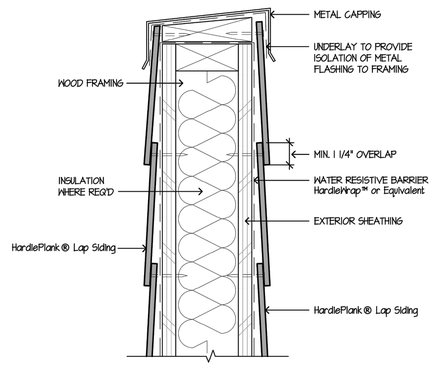
Ref. Elevations for colors and sizes.

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

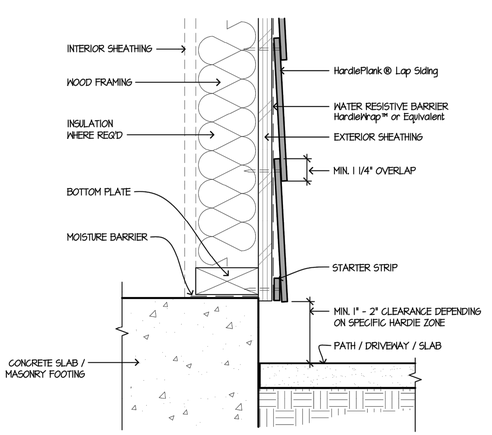
DETAILS ARE NOT TO SCALE



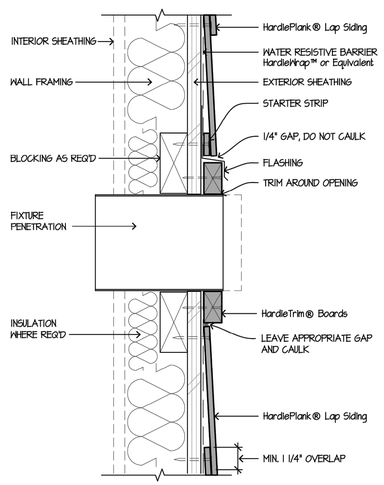
10 DOOR / WINDOW JAMB — SCALE: 3"=1'-0"



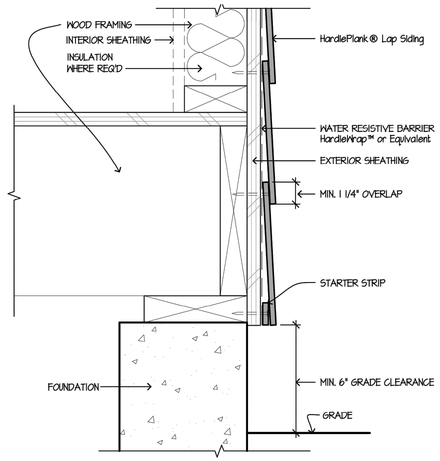
9 PARAPET — SCALE: 3"=1'-0"



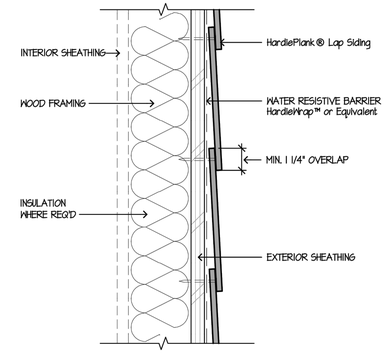
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC. — SCALE: 1/2"=1'-0"



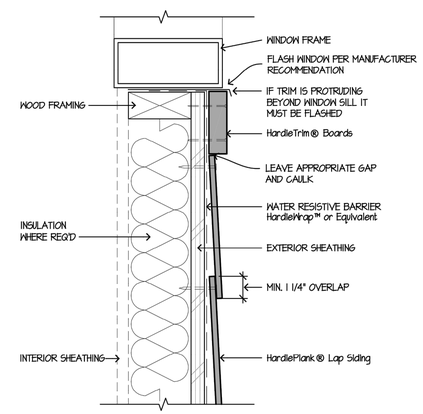
7 FIXTURE PENETRATION — SCALE: 3"=1'-0"



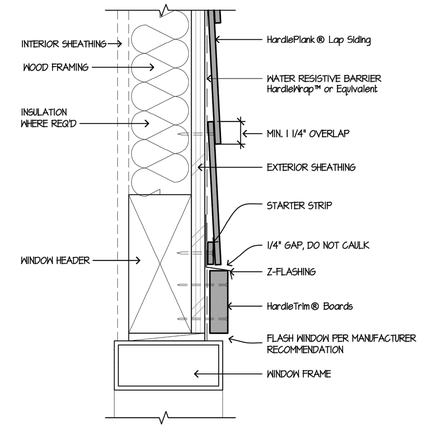
6 GRADE CLEARANCE — SCALE: 3"=1'-0"



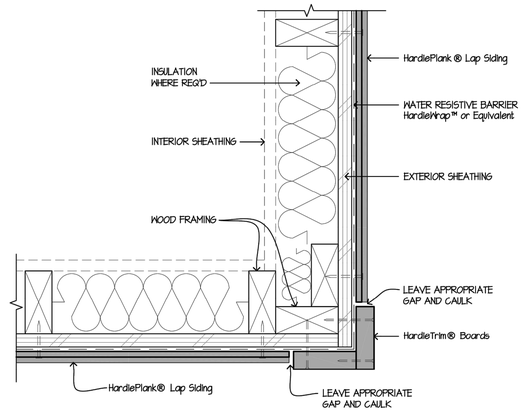
5 HORIZONTAL LAP VIEW — SCALE: 3"=1'-0"



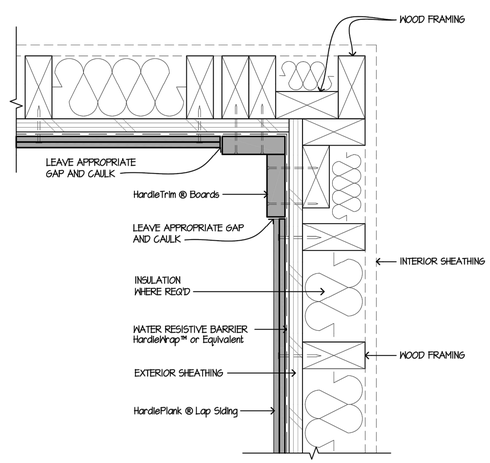
4 WINDOW SILL — SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD — SCALE: 3"=1'-0"



2 OUTSIDE CORNER — SCALE: 3"=1'-0"



1 INSIDE CORNER — SCALE: 3"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — BRADLEY S. GILLAM — 5-17-2023 — 22419 — STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A6.5

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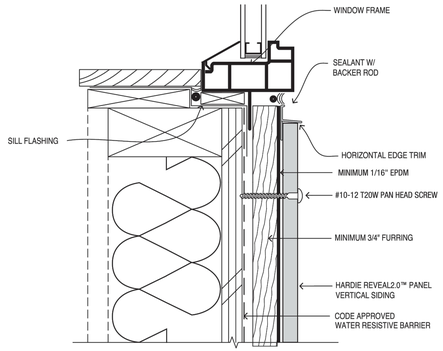
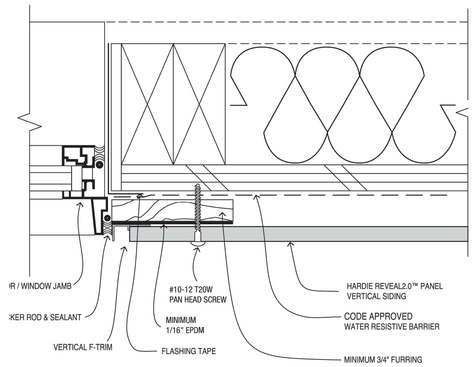
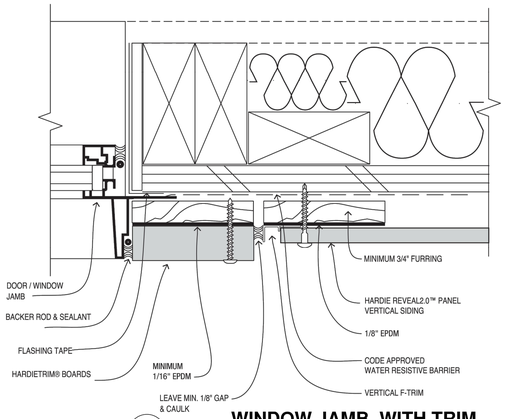
Joshua Hamlin



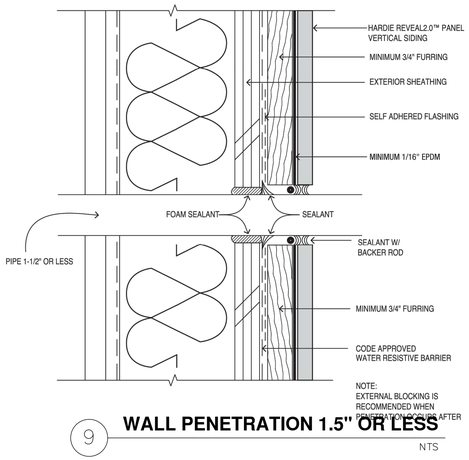
12 **WINDOW SILL**
NTS



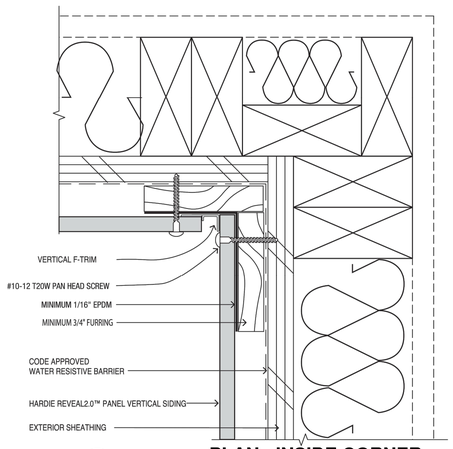
11 **WINDOW JAMB, NO TRIM**
NTS



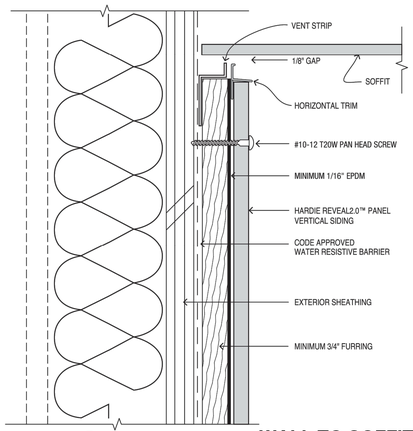
10 **WINDOW JAMB, WITH TRIM**
NTS



9 **WALL PENETRATION 1.5" OR LESS**
NTS



8 **PLAN - INSIDE CORNER**
NTS



7 **WALL TO SOFFIT**
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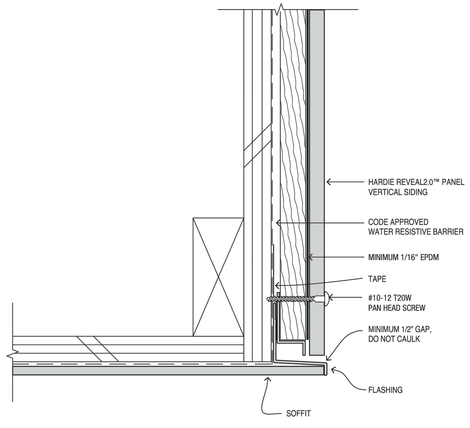
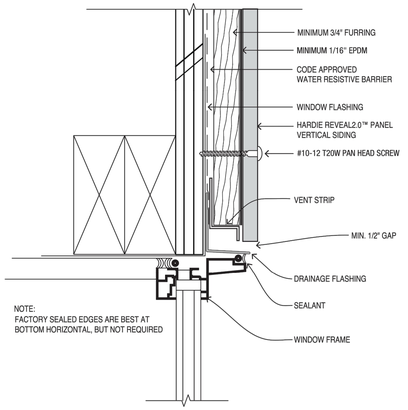
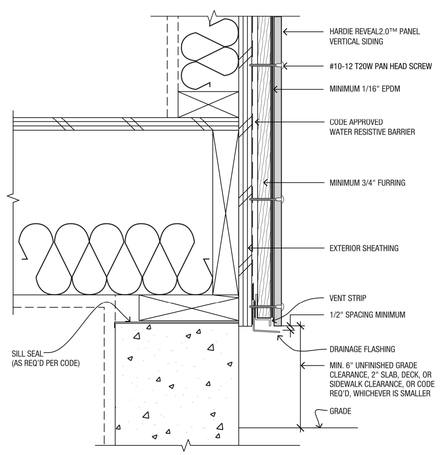


6 **SOFFIT TO OUTSIDE CORNER**
NTS



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



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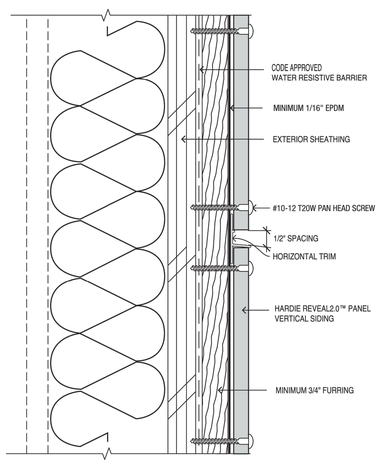
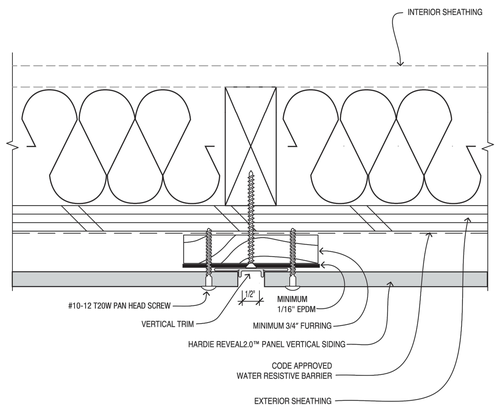
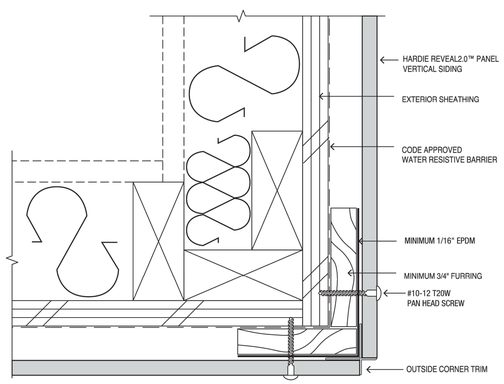


3 **SECTION - HORIZ REVEAL**
NTS



2 **PLAN - VERTICAL REVEAL**
NTS



1 **PLAN - OUTSIDE CORNER**
NTS

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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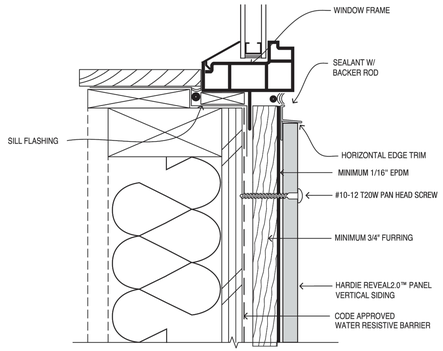
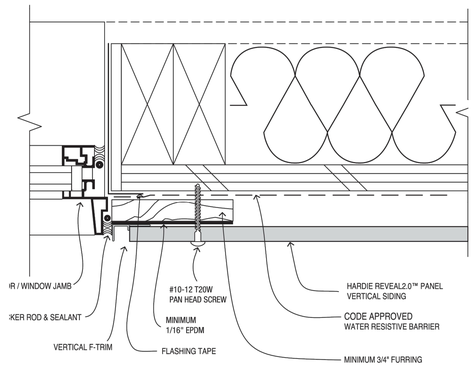
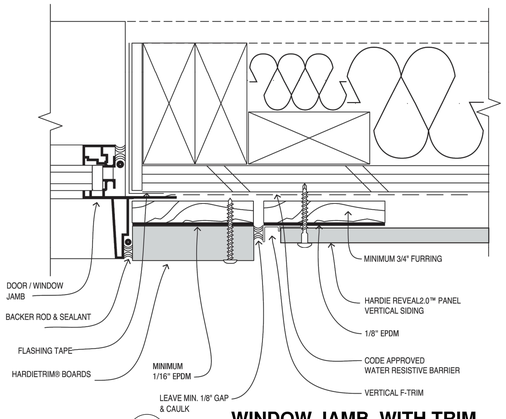


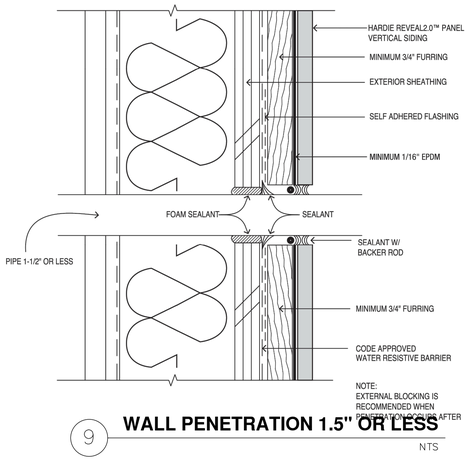
12 **WINDOW SILL**
NTS



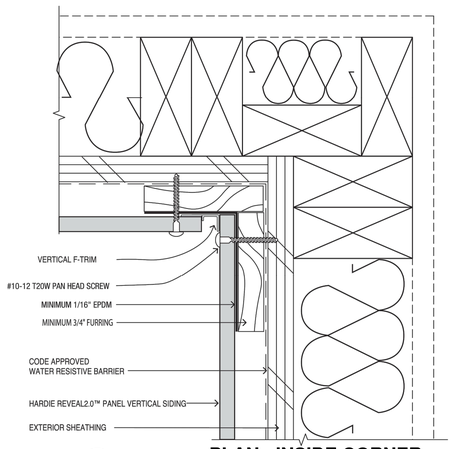
11 **WINDOW JAMB, NO TRIM**
NTS



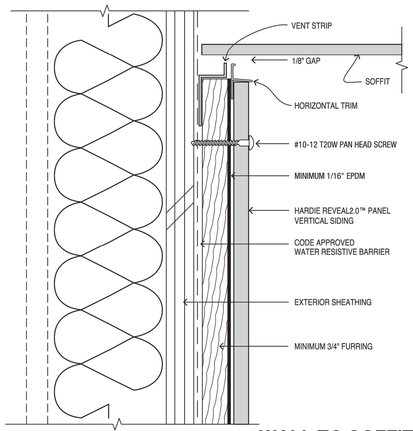
10 **WINDOW JAMB, WITH TRIM**
NTS



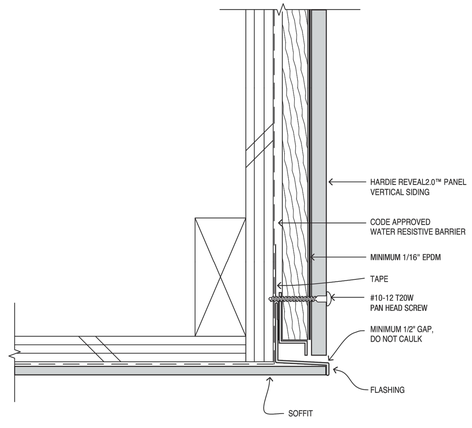
9 **WALL PENETRATION 1.5" OR LESS**
NTS



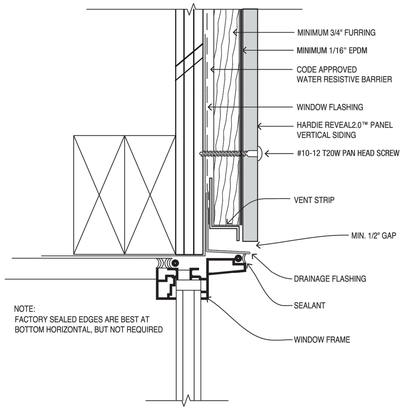
8 **PLAN - INSIDE CORNER**
NTS



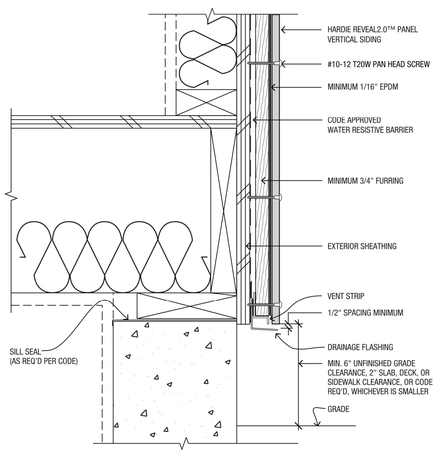
7 **WALL TO SOFFIT**
NTS



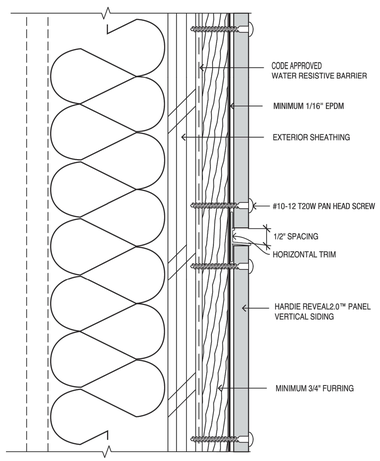
6 **SOFFIT TO OUTSIDE CORNER**
NTS



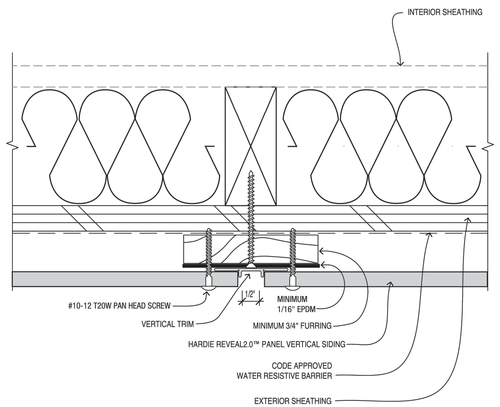
5 **WINDOW HEAD, DOOR SIM.**
NTS



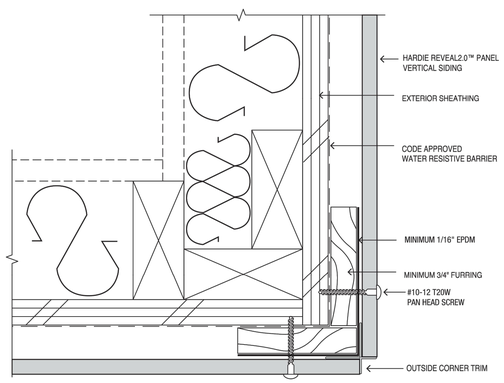
4 **SECTION - AT GRADE**
NTS



3 **SECTION - HORIZ REVEAL**
NTS



2 **PLAN - VERTICAL REVEAL**
NTS



1 **PLAN - OUTSIDE CORNER**
NTS

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

A6.7

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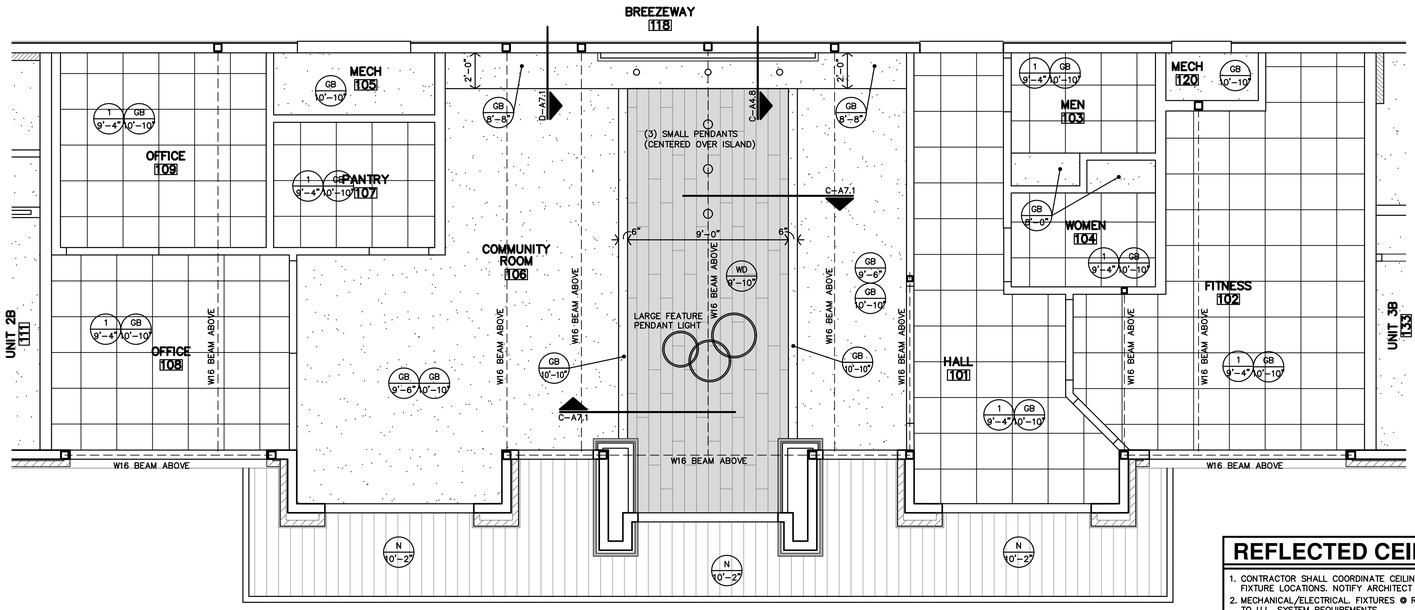
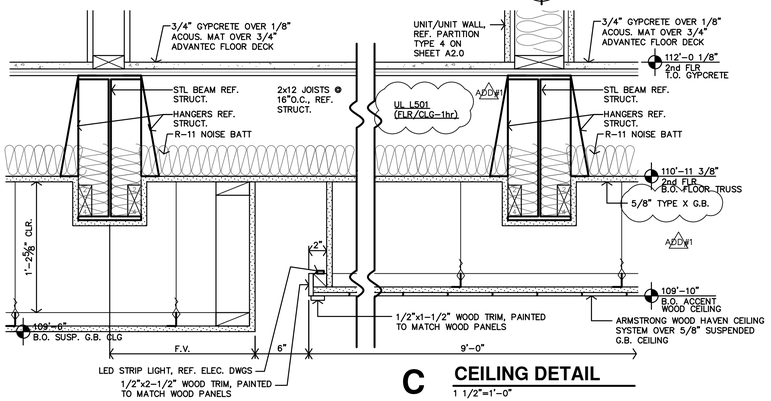


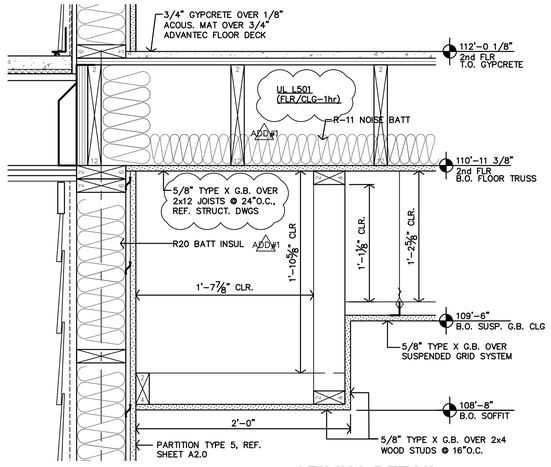
B ENLARGED PARTIAL REFLECTED CEILING PLAN

1/4"=1'-0"



C CEILING DETAIL

1 1/2"=1'-0"



D CEILING DETAIL

1 1/2"=1'-0"

REFLECTED CEILING PLAN NOTES

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

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

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

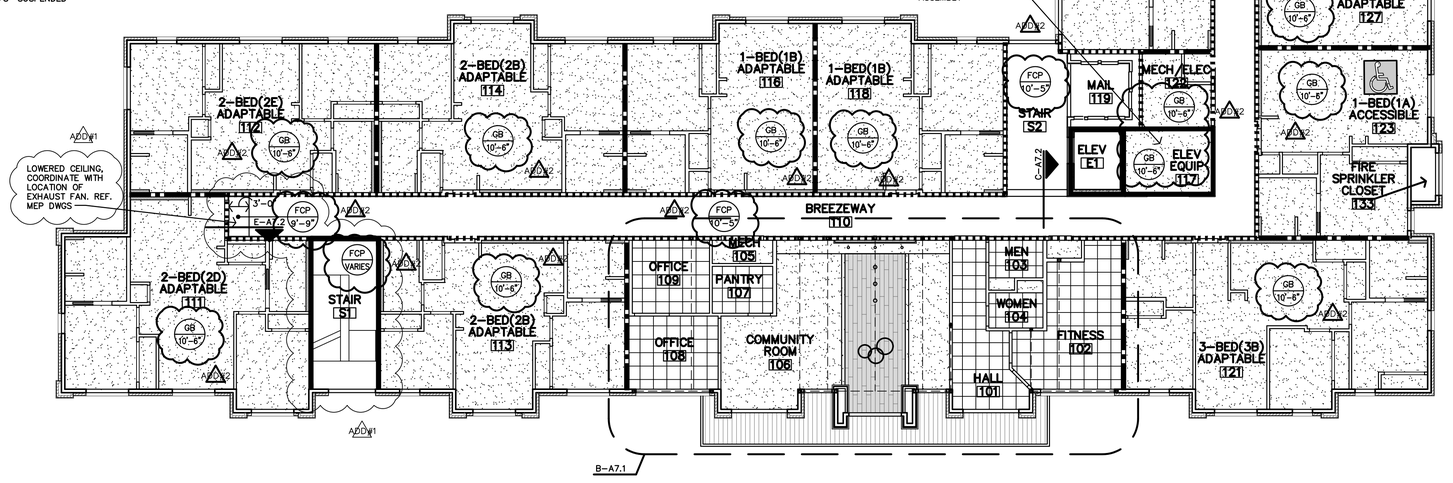
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

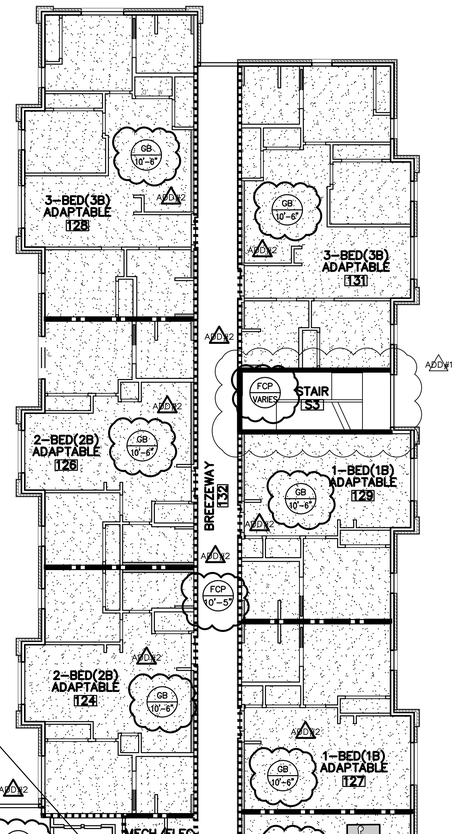
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	5/8" GYP. BD. (PAINTED)
FCP	FIBER CEMENT PANELS
WD	WOOD LOOK™ CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

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





A FIRST FLOOR REFLECTED CEILING PLAN

3/32"=1'-0"

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STEVEN S. GILLAM
5-17-2023
32415
STATE OF TEXAS

REVISION:	
ADD'W1	6-19-2023
ADD'W2	9-8-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A7.1

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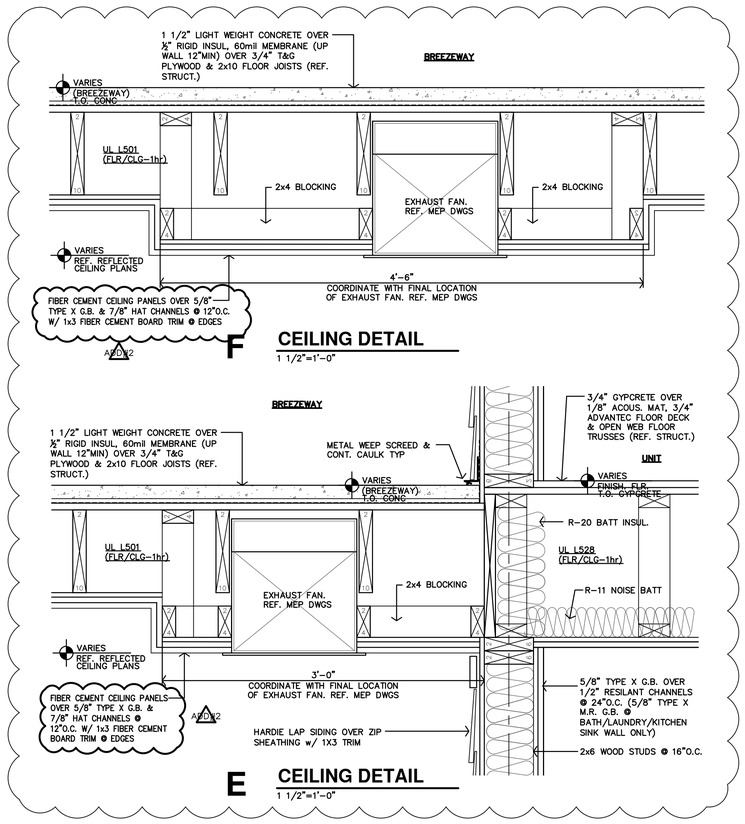
Reviewed for Code Compliance
11/06/2023
Joshua Hamlin



REFLECTED CEILING PLAN NOTES

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

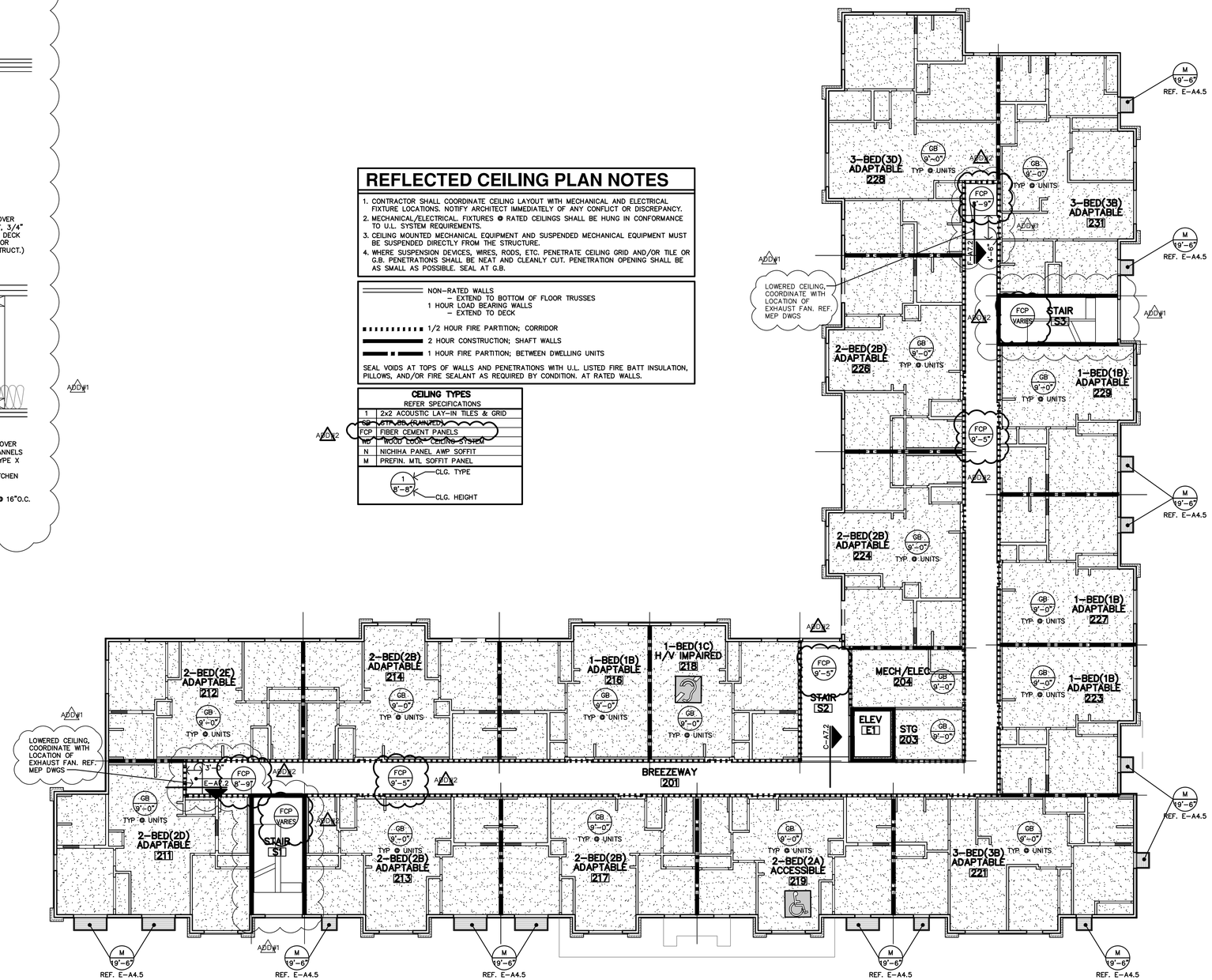
NON-RATED WALLS – EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS – EXTEND TO DECK
1/2 HOUR FIRE PARTITION; CORRIDOR
2 HOUR CONSTRUCTION; SHAFT WALLS
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GP	GYP. BD. (PAINTED)
FCP	FIBER CEMENT PANELS
WD	WOOD LOOK CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

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



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

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT — STEVEN S GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:	
ADD#1	6-19-2023
ADD#2	9-8-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A7.2

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REFLECTED CEILING PLAN NOTES

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

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

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

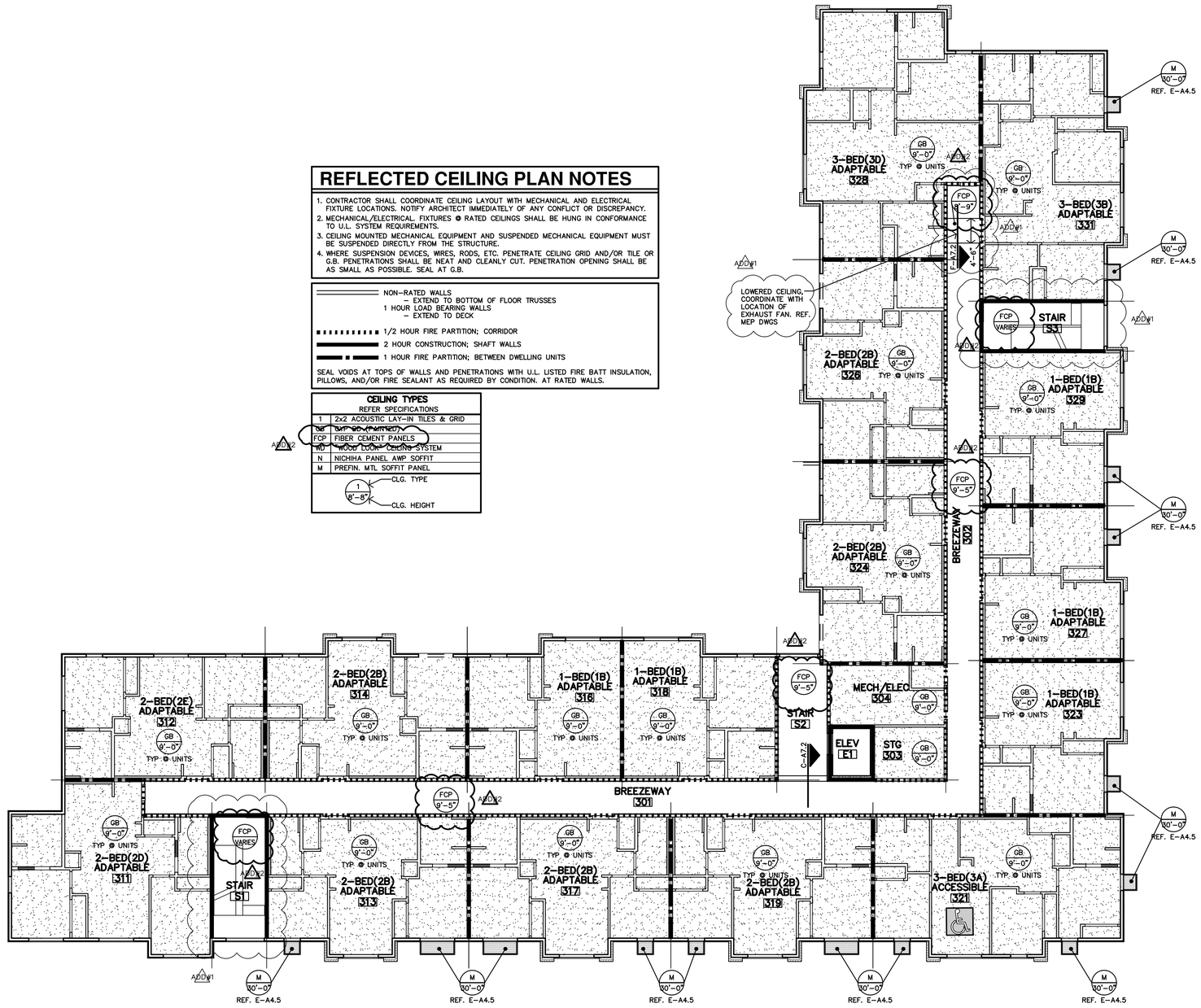
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
FCP	FIBER CEMENT PANELS
WD	"WOOD LOOK" CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT



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

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT — STATE OF TEXAS — 5-17-2023 — 22415

REVISION:	
ADD#1	6-19-2023
ADD#2	9-8-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A7.3

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Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

REFLECTED CEILING PLAN NOTES

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

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

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

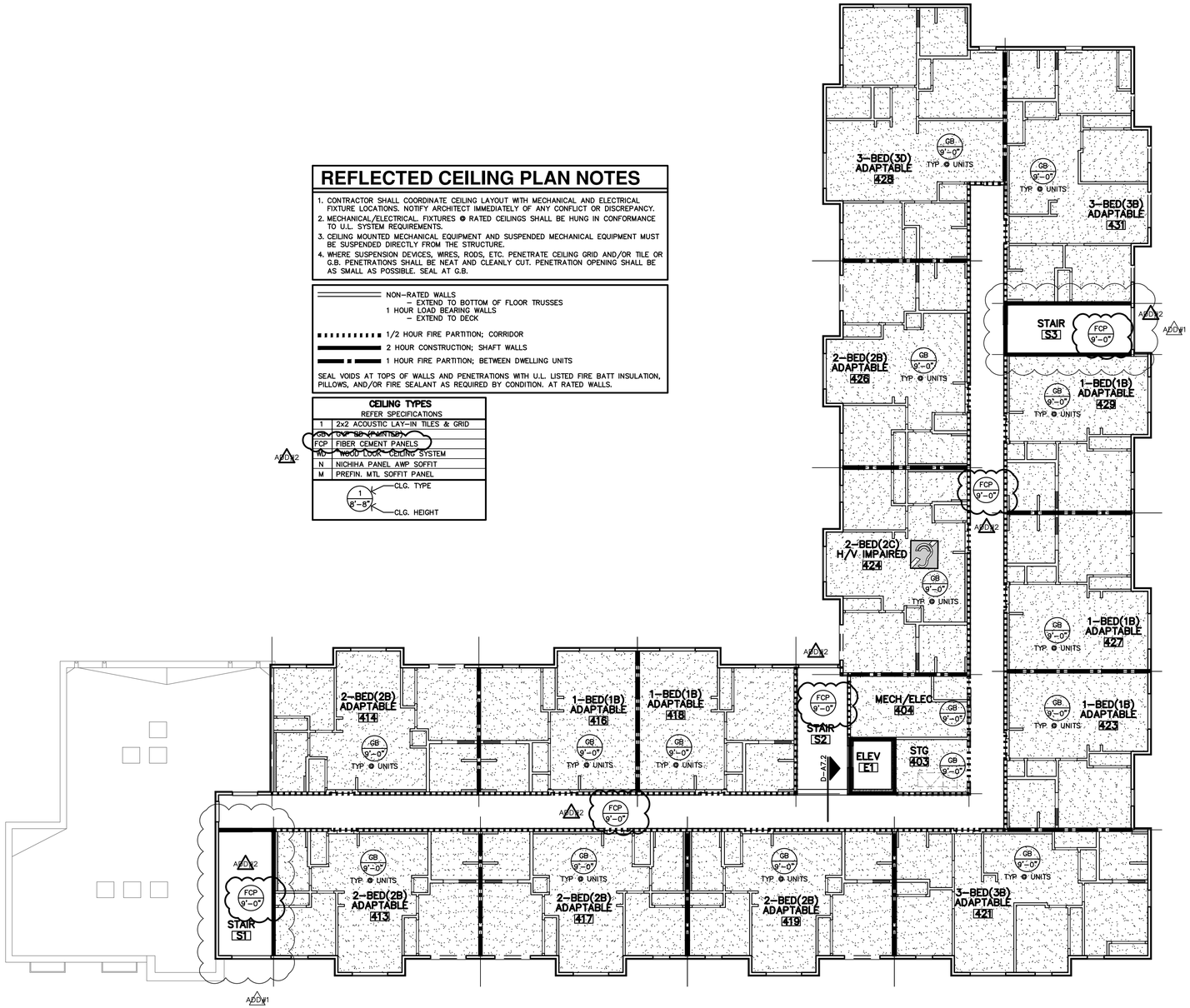
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	5/8" GB @ PARTITION
FCP	FIBER CEMENT PANELS
WD	WOOD LOOK CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT



A — FOURTH FLOOR REFLECTED CEILING PLAN
3/32"=1'-0"

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

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Kansas City, MO 64108
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT — BRENT S. GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:	
ADD#1	6-19-2023
ADD#2	9-8-2023

DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

A7.4

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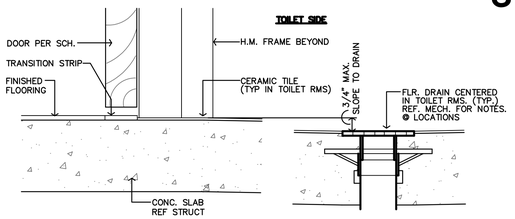
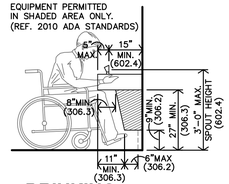
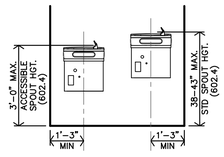


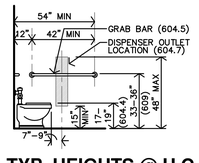
V **FLOOR DRAIN DETAIL**
3"=1'-0"



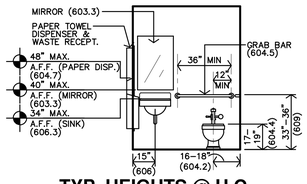
U **DRINKING FOUNTAIN DETAIL**
3/8"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



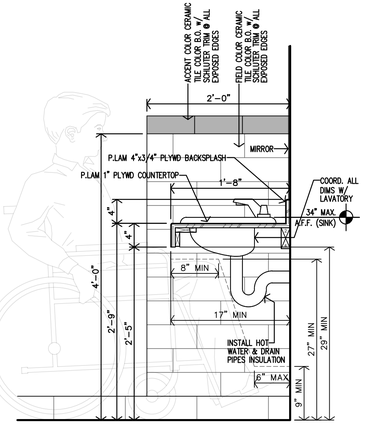
S **DRINKING FOUNTAIN ELEVATION**
3/8"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



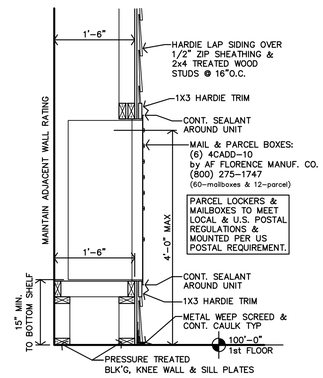
T **TYP. HEIGHTS @ H.C. TOILET SIDE WALL**
1/4"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



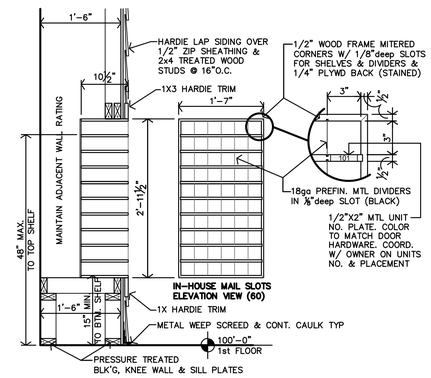
R **TYP. HEIGHTS @ H.C. TOILET BACK WALL**
1/4"=1'-0"
FOR HC HEIGHTS & LOCATION ONLY



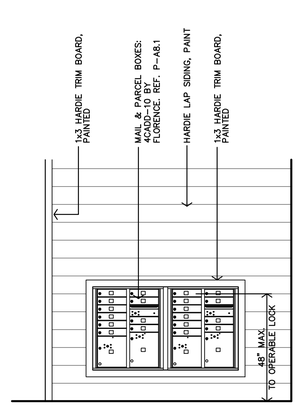
Q **VANITY DETAIL**
1"=1'-0"



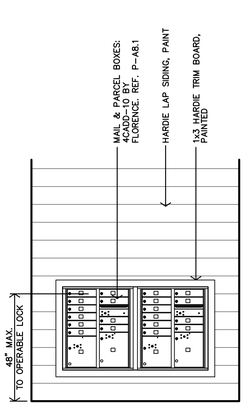
P **WALL SECTION @ MAIL CENTER**
3/4"=1'-0"



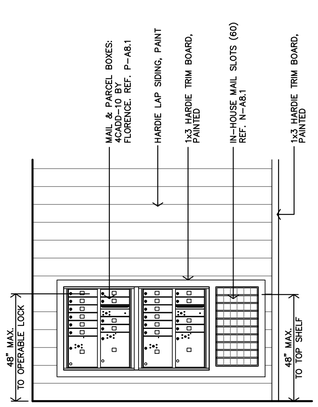
N **IN-HOUSE MAIL SLOTS SECTION**
3/4"=1'-0"



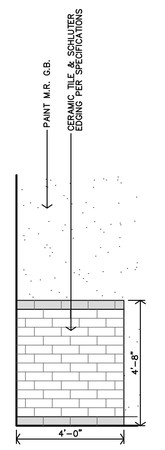
M **MAIL #119 INTERIOR ELEVATION**
3/8"=1'-0"



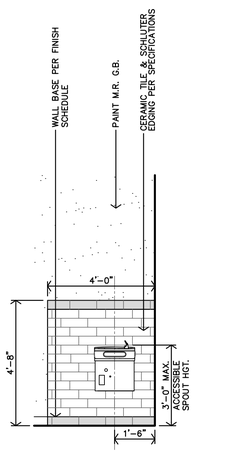
L **MAIL #119 INTERIOR ELEVATION**
3/8"=1'-0"



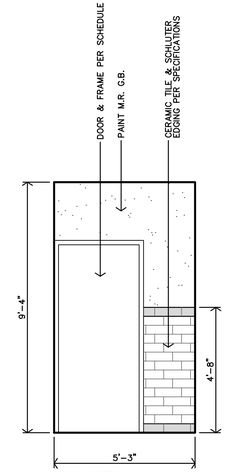
K **MAIL #119 INTERIOR ELEVATION**
3/8"=1'-0"



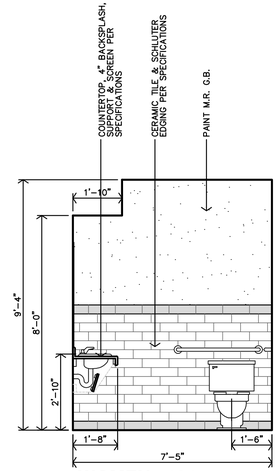
J2 **FITNESS #102 INTERIOR ELEVATION**
3/8"=1'-0"



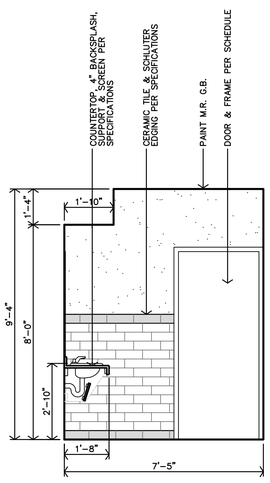
J1 **FITNESS #102 INTERIOR ELEVATION**
3/8"=1'-0"



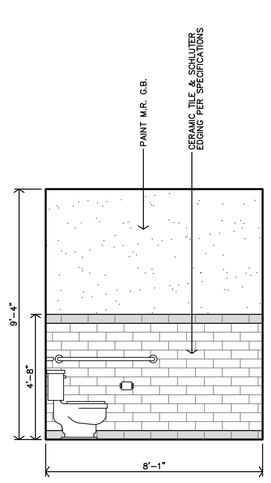
H **WOMEN #104 INTERIOR ELEVATION**
3/8"=1'-0"



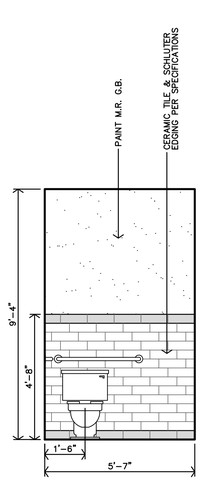
G **WOMEN #104 INTERIOR ELEVATION**
3/8"=1'-0"



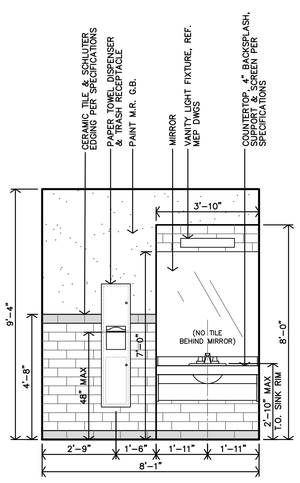
F **MEN#103 INTERIOR ELEVATION**
3/8"=1'-0"



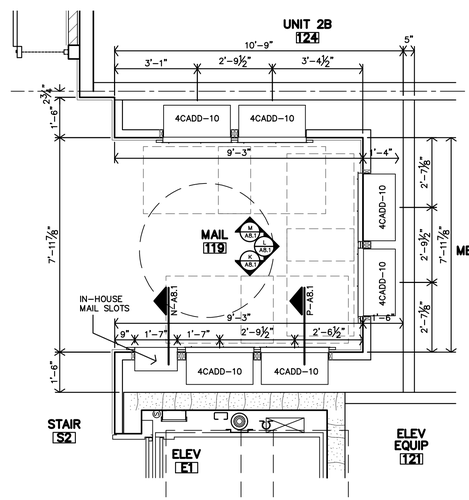
E **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0" WOMEN #104 MIR'D



D **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0"



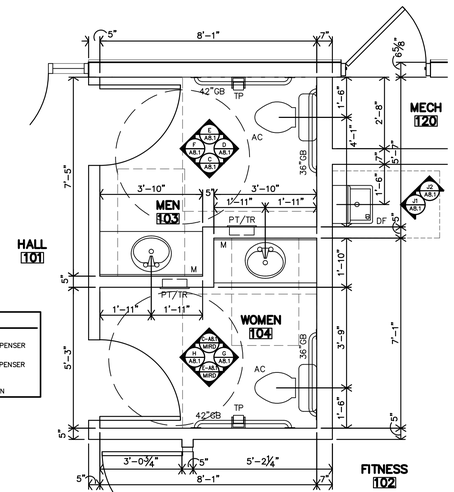
C **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0" WOMEN #104 MIR'D



B **ENLARGED MAIL CENTER PLAN**
3/8"=1'-0"

LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
PT	PAPER TOWEL DISPENSER
TR	TRASH RECEPTOR
AC	ACCESSIBLE
DF	DRINKING FOUNTAIN



A **ENLARGED PUBLIC RESTROOM PLAN**
3/8"=1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JAMES G. RENZ 5-17-2023 22419 STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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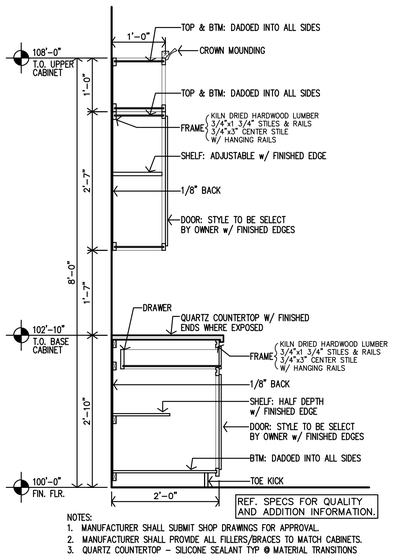
Joshua Hamlin

CASEWORK NOTES

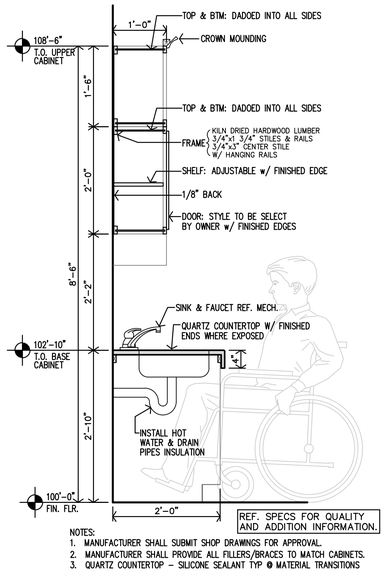
1. PLASTIC LAMINATE ON ALL EXPOSED SURFACES UNLESS NOTED OTHERWISE.
2. PLASTIC LAMINATE AT ALL EXPOSED EDGES UNLESS NOTED OTHERWISE.
3. ENTIRE CABINET DOOR (INTERIOR & EXTERIOR) TO BE PLASTIC LAMINATE.
4. INTERIOR UNEXPOSED SURFACES TO BE "BLACK" MELAMINE UNLESS NOTED OTHERWISE.
5. COUNTERTOPS & BACKSPLASHES TO BE PLASTIC LAMINATE W/ EASED EDGES.
6. PROVIDE ALL NECESSARY FILLERS OF MATCHING MATERIALS. INSTALL CONTINUOUS FINISH FLOORING BASE @ CASEWORK TOEKICK.
7. ALL ADJUSTABLE SHELVING SHALL BE 3/4" THICK MATERIAL.
8. ALL ADJUSTABLE UNEXPOSED MELAMINE SHELVING SHALL HAVE ALL FOUR EDGES TAPED.
9. EXPOSED ADJUSTABLE SHELVING SHALL HAVE FULL THICKNESS PLASTIC LAMINATE AT ALL EXPOSED SURFACES AND ALL FOUR EDGES. TAPE IS NOT ACCEPTABLE.
10. COUNTERTOPS SHALL RECEIVE 1½"W x 3mm EDGE BAND.
11. ALL UPPER CABINETS SHALL HAVE (2) ADJUSTABLE SHELVES PER EACH, UNLESS NOTED OTHERWISE.
12. REFERENCE ELEVATIONS FOR NUMBER OF ADJUSTABLE SHELVES AT LOWER CABINET UNITS.
13. STAINING AND PAINTING OF ALL HARDWOOD TRIM SHALL BE PER THE PAINTER.
14. MULTIPLE LAMINATES (PREMIUM FINISHES AS WELL) WILL BE SELECTED BY ARCHITECT.
15. CABINETS TO BE FLUSH OVERLAY UNLESS NOTED OTHERWISE.
16. PROVIDE BLOCKING BEHIND WALL FOR SUPPORT OF CABINETRY.
17. PROVIDE & INSTALL ANGLE SUPPORT BRACKETS WHERE COUNTERTOP SPAN EXCEEDS 48" IN WIDTH.



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

REF. SPECS FOR QUALITY AND ADDITION INFORMATION.

J COMMUNITY ROOM #106 CASEWORK SECTION
3/8"=1'-0"



NOTES:
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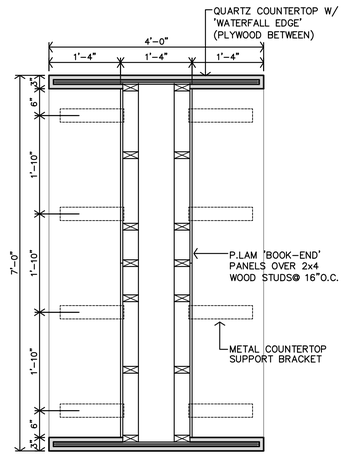
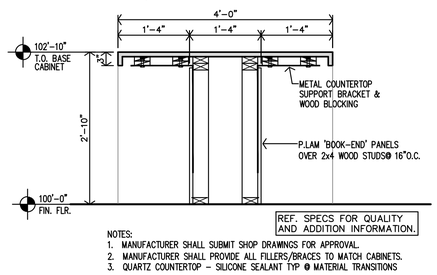
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

REF. SPECS FOR QUALITY AND ADDITION INFORMATION.

H COMMUNITY ROOM #106 CASEWORK SECTION
3/8"=1'-0"



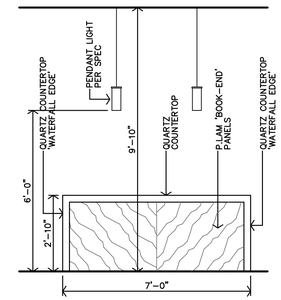
G ISLAND CASEWORK PLAN
3/8"=1'-0"



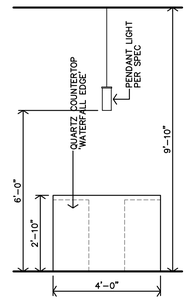
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP @ MATERIAL TRANSITIONS

REF. SPECS FOR QUALITY AND ADDITION INFORMATION.

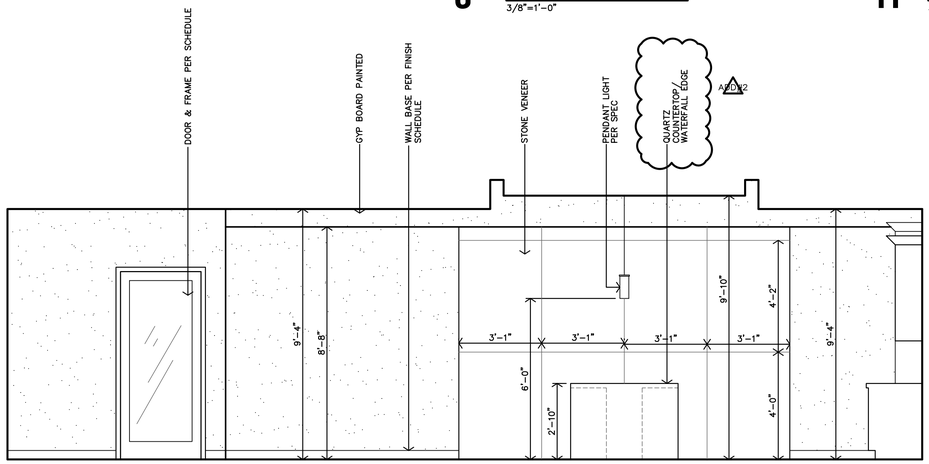
F ISLAND CASEWORK SECTION
3/8"=1'-0"



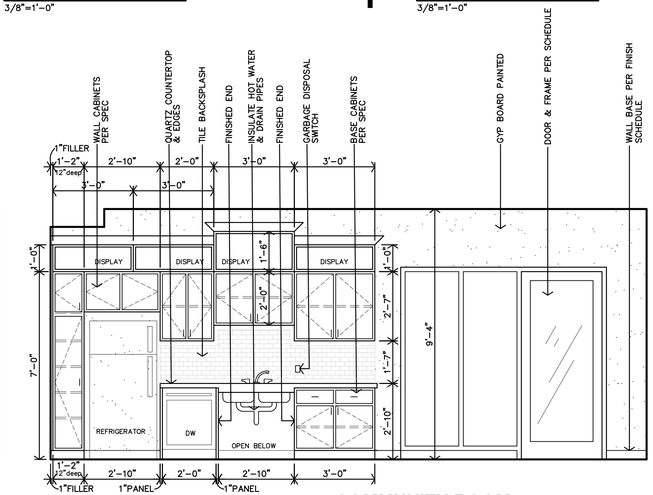
E ISLAND CASEWORK ELEVATION
3/8"=1'-0"



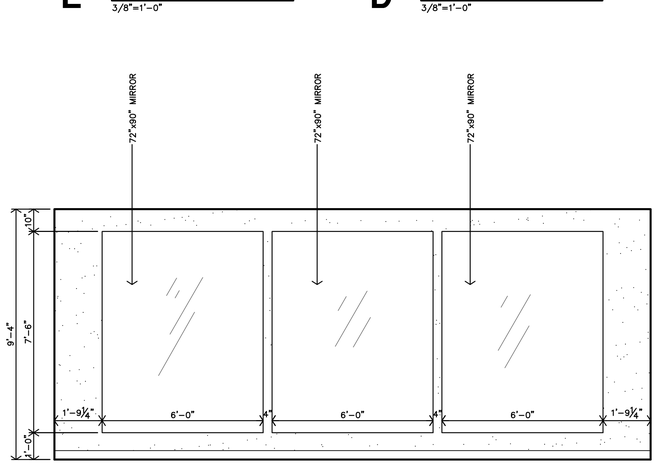
D ISLAND CASEWORK ELEVATION
3/8"=1'-0"



C COMMUNITY ROOM #106 INTERIOR ELEVATION
3/8"=1'-0"



B COMMUNITY ROOM #106 INTERIOR ELEVATION
3/8"=1'-0"



A FITNESS #102 INTERIOR ELEVATION
3/8"=1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S. GILLAM 22415 STATE OF TEXAS

REVISION:	
A2.0 #2	9-8-2023
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A8.2

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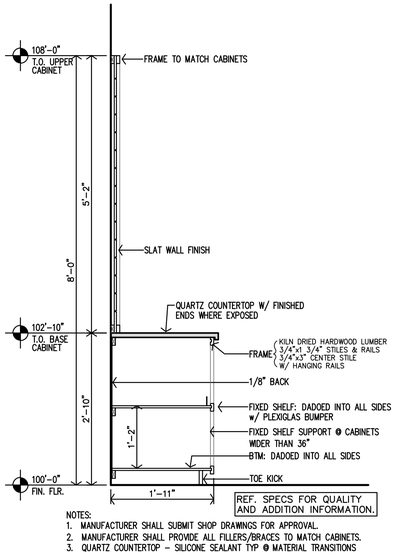
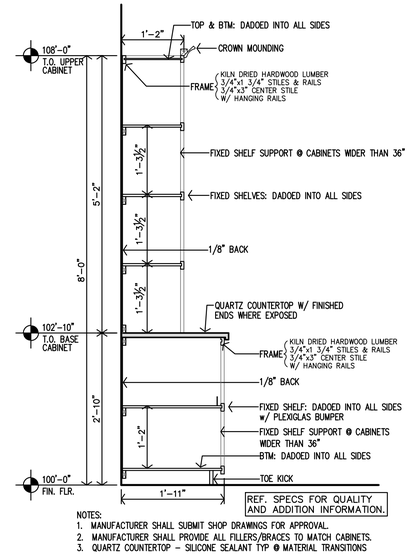


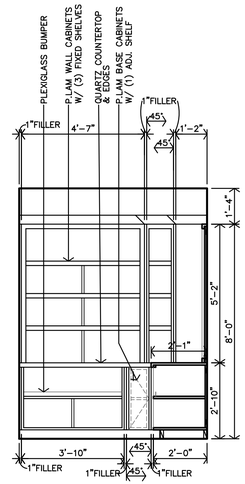
D **PANTRY #107 CASEWORK SECTION**
3/4"=1'-0"



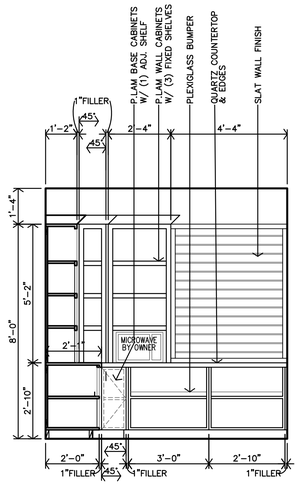
C **PANTRY #107 CASEWORK SECTION**
3/4"=1'-0"



PANRTY #107 CASEWORK INSPIRATION



B **PANTRY #107 INTERIOR ELEVATION**
3/8"=1'-0"



A **PANTRY #107 INTERIOR ELEVATION**
3/8"=1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S. GILLAM
5-17-2023
29415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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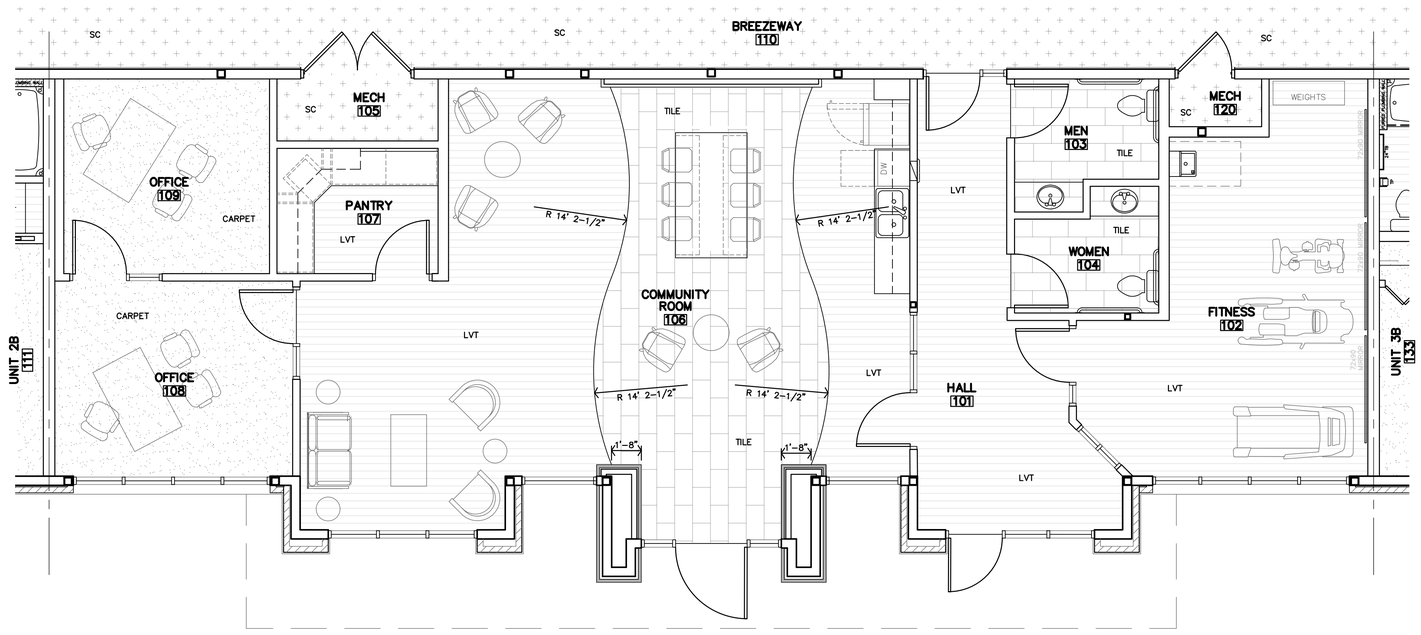
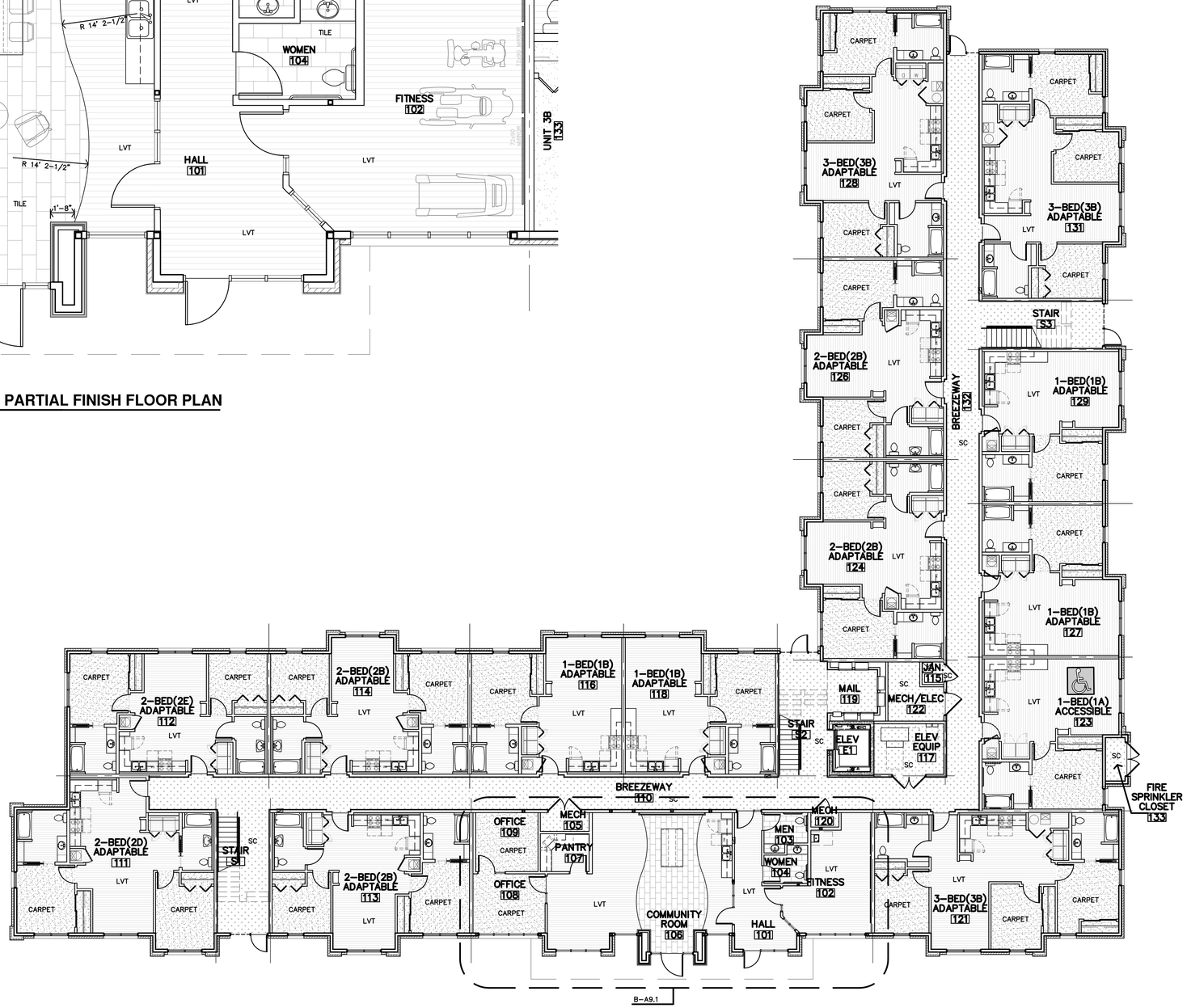


B ENLARGED PARTIAL FINISH FLOOR PLAN
1/4"=1'-0"



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

FLOORING GENERAL NOTES

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

FLOORING LEGEND

SC	SEALED CONCRETE
LVT	LUXURY VINYL TILE
CARPET	CARPET

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
JEFFREY S GILLAM
5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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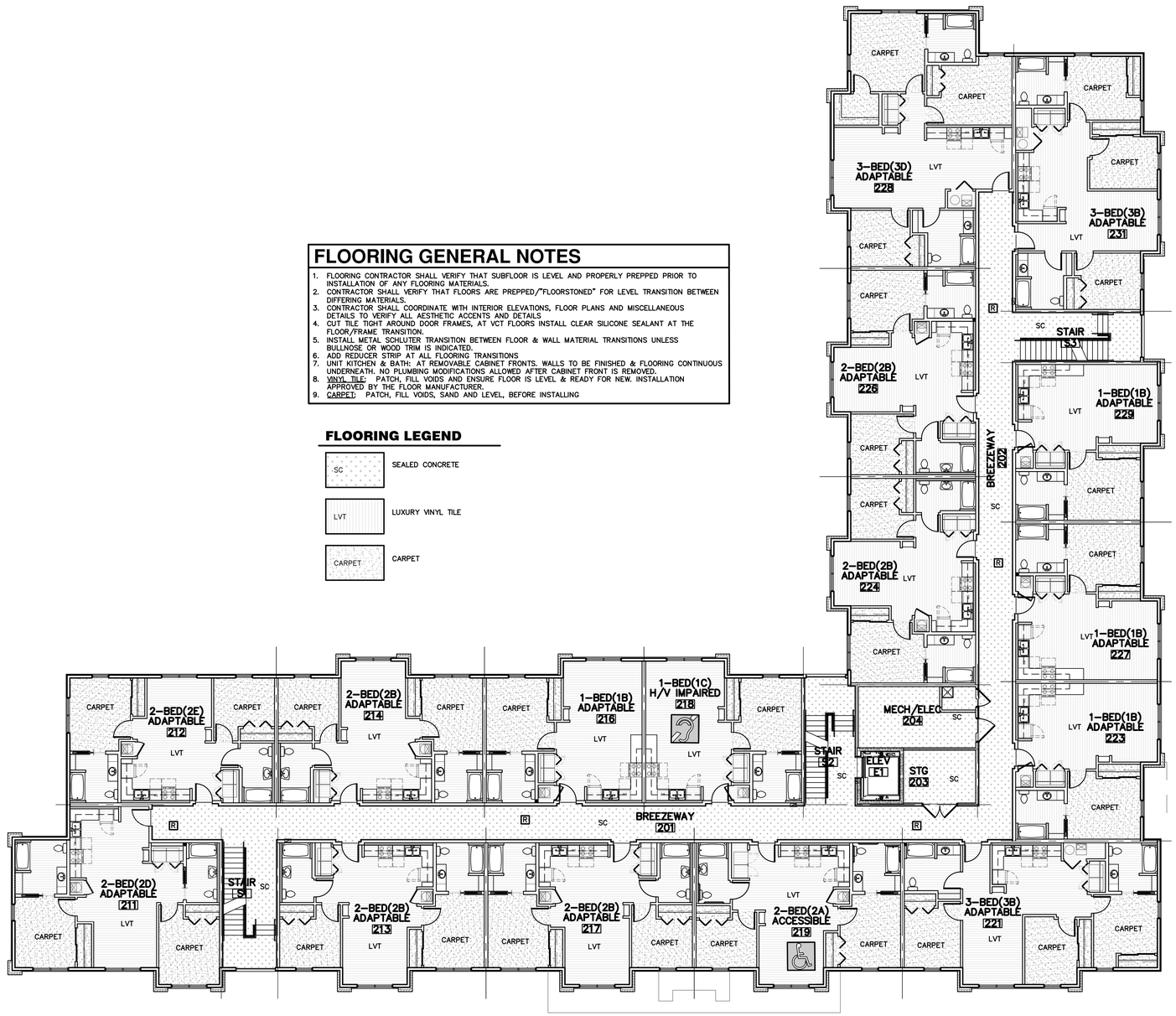
FLOORING GENERAL NOTES

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

FLOORING LEGEND

- SC — SEALED CONCRETE
- LVT — LUXURY VINYL TILE
- CARPET — CARPET



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

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
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5-17-2023
22415
STATE OF TEXAS

REVISION:

DATE: 5-17-2023
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SHEET NO.:

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FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
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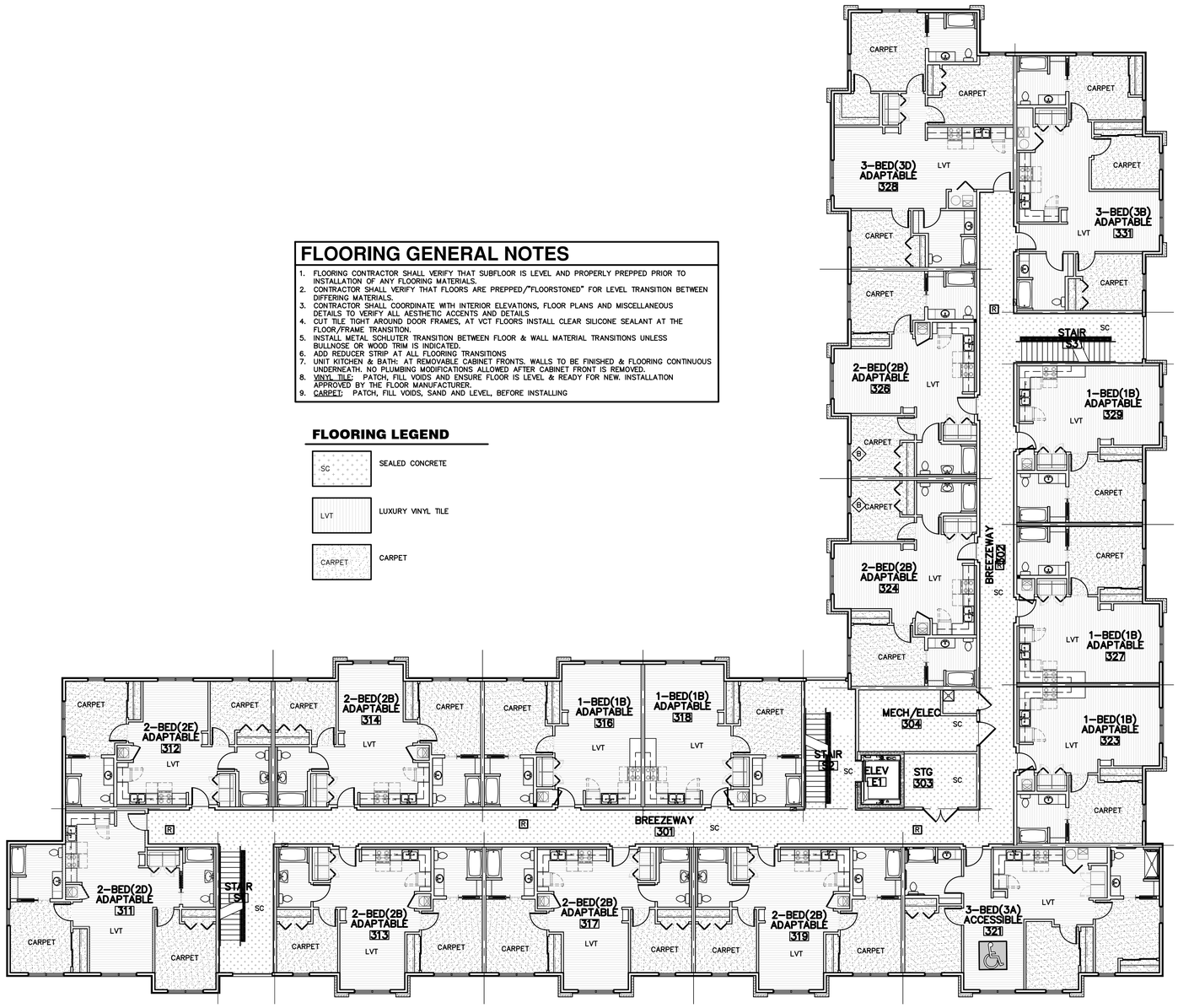
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

SC	SEALED CONCRETE
LVT	LUXURY VINYL TILE
CARPET	CARPET



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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023
22415

REVISION:

DATE: 5-17-2023
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SHEET NO.:

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FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
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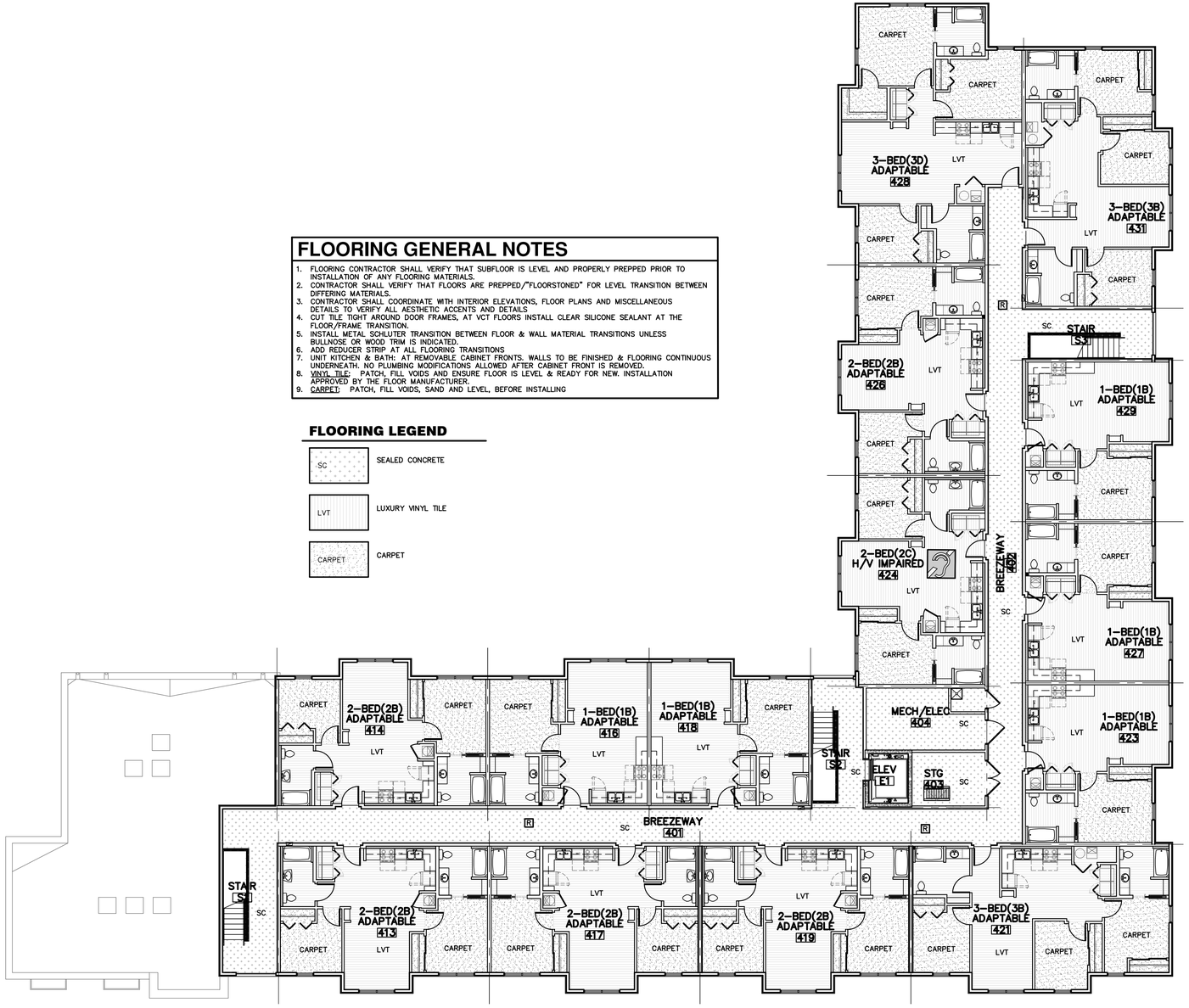
6. ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
7. UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS. WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

SC	SEALED CONCRETE
LVT	LUXURY VINYL TILE
CARPET	CARPET



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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT
STATE OF TEXAS
5-17-2023
22415

REVISION:

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:

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Joshua Hamlin

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 LATEX ENAMEL — LVT VINYL PLANK FLR'G TILE — T TILE — FP FIBERGLAS REINF. PANEL
C1 CARPET — M METAL WRAP — ST STAIN & SEAL — TX TEXTURE
SC SEALED CONCRETE — RB RUBBER BASE — GT GLUE-UP TILE

NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS
		CARPET / VINYL PLANK FLR'G TILE / CERAMIC TILE / SEALED CONCRETE	SELF COVE RUBBER BASE / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B.	
FIRST FLOOR									
101	HALL	LVT	RB	P1	P1	P1	P1	P1	
102	FITNESS	LVT	RB	P1	P1	P1	P1	P1	
103	MEN	T	T	P1 T	P1 T	P1 T	P1 T	P1	
104	WOMEN	T	T	P1 T	P1 T	P1 T	P1 T	P1	
105	MECHANICAL	SC	RB	P1	P1	P1	P1	P1	
106	COMMUNITY ROOM	LVT	RB	P1	P1	P1	P1	P1	
107	PANTRY	LVT	RB	P1	P1	P1	P1	P1	
108	OFFICE	C1	RB	P1	P1	P1	P1	P1	
109	OFFICE	C1	RB	P1	P1	P1	P1	P1	
110	BREEZEWAY	SC	EXTERIOR SIDING						
111	UNIT 2-BED (2D)				REFERENCE UNIT FINISH SCHEDULE				
112	UNIT 2-BED (2E)				REFERENCE UNIT FINISH SCHEDULE				
113	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
114	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
115	JANITOR	SC	RB	P1	P1	P1	P1	P1	
116	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
117	ELEVATOR EQUIPMENT	SC	RB	P1	P1	P1	P1	P1	
118	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
119	MAIL CENTER	SC	EXTERIOR SIDING						
120	MECHANICAL	SC	RB	P1	P1	P1	P1	P1	
121	UNIT 3-BED (3B)				REFERENCE UNIT FINISH SCHEDULE				
122	MECHANICAL/ELECTRICAL	SC	RB	P1	P1	P1	P1	P1	
123	UNIT 1-BED (1A)				REFERENCE UNIT FINISH SCHEDULE				
124	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
126	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
127	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
128	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				
129	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
131	UNIT 3-BED (3B)				REFERENCE UNIT FINISH SCHEDULE				
132	BREEZEWAY	SC	EXTERIOR SIDING						
133	FIRE SPRINKLER ROOM	SC	RB	P1	P1	P1	P1	P1	
SECOND FLOOR									
201	BREEZEWAY	SC	EXTERIOR SIDING						
202	BREEZEWAY	SC	EXTERIOR SIDING						
203	STORAGE	SC	RB	P1	P1	P1	P1	P1	
204	MECHANICAL	SC	RB	P1	P1	P1	P1	P1	
206	JANITOR	SC	RB	P1	P1	P1	P1	P1	
207	*NOT USED*								
208	*NOT USED*								
209	*NOT USED*								
211	UNIT 2-BED (2D)				REFERENCE UNIT FINISH SCHEDULE				
212	UNIT 2-BED (2C)				REFERENCE UNIT FINISH SCHEDULE				
213	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
214	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
216	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
217	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
218	UNIT 1-BED (1C)				REFERENCE UNIT FINISH SCHEDULE				
219	UNIT 2-BED (2A)				REFERENCE UNIT FINISH SCHEDULE				
221	UNIT 3-BED (3B)				REFERENCE UNIT FINISH SCHEDULE				
222	*NOT USED*								
223	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
224	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
226	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
227	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
228	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				
229	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
231	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				
THIRD FLOOR									
301	BREEZEWAY	SC	EXTERIOR SIDING						
302	BREEZEWAY	SC	EXTERIOR SIDING						
303	STORAGE	SC	RB	P1	P1	P1	P1	P1	
304	MECHANICAL	SC	RB	P1	P1	P1	P1	P1	
306	JANITOR	SC	RB	P1	P1	P1	P1	P1	
307	*NOT USED*								
308	*NOT USED*								
309	*NOT USED*								
311	UNIT 2-BED (2D)				REFERENCE UNIT FINISH SCHEDULE				
312	UNIT 2-BED (2C)				REFERENCE UNIT FINISH SCHEDULE				
313	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
314	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
316	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
317	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
318	UNIT 1-BED (1C)				REFERENCE UNIT FINISH SCHEDULE				
319	UNIT 2-BED (2A)				REFERENCE UNIT FINISH SCHEDULE				
321	UNIT 3-BED (3B)				REFERENCE UNIT FINISH SCHEDULE				
322	*NOT USED*								
323	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
324	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
326	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
327	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
328	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				
329	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
331	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				

ADD#2

PUBLIC FINISH SCHEDULE cont.

FINISHES & INSTRUCTIONS

P1 LATEX ENAMEL — LVT VINYL PLANK FLR'G TILE — T TILE — FP FIBERGLAS REINF. PANEL
C1 CARPET — M METAL WRAP — ST STAIN & SEAL — TX TEXTURE
SC SEALED CONCRETE — RB RUBBER BASE — GT GLUE-UP TILE

NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS
		CARPET / VINYL PLANK FLR'G TILE / CERAMIC TILE / SEALED CONCRETE	SELF COVE RUBBER BASE / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B. / CERAMIC TILE	5/8" FIRE RATED G.B.	
FOURTH FLOOR									
401	BREEZEWAY	SC	EXTERIOR SIDING						
402	BREEZEWAY	SC	EXTERIOR SIDING						
403	STORAGE	SC	RB	P1	P1	P1	P1	P1	
404	MECHANICAL	SC	RB	P1	P1	P1	P1	P1	
406	JANITOR	SC	RB	P1	P1	P1	P1	P1	
407	*NOT USED*								
408	*NOT USED*								
409	*NOT USED*								
411	UNIT 2-BED (2D)				REFERENCE UNIT FINISH SCHEDULE				
412	UNIT 2-BED (2C)				REFERENCE UNIT FINISH SCHEDULE				
413	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
414	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
416	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
417	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
418	UNIT 1-BED (1C)				REFERENCE UNIT FINISH SCHEDULE				
419	UNIT 2-BED (2A)				REFERENCE UNIT FINISH SCHEDULE				
421	UNIT 3-BED (3B)				REFERENCE UNIT FINISH SCHEDULE				
422	*NOT USED*								
423	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
424	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
426	UNIT 2-BED (2B)				REFERENCE UNIT FINISH SCHEDULE				
427	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
428	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				
429	UNIT 1-BED (1B)				REFERENCE UNIT FINISH SCHEDULE				
431	UNIT 3-BED (3D)				REFERENCE UNIT FINISH SCHEDULE				
STAIRS & ELEVATOR									
E1	ELEVATOR	T1	— — — REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER — — —						
S1	STAIR		EXTERIOR SIDING						
S2	STAIR		EXTERIOR SIDING						
S3	STAIR		EXTERIOR SIDING						

GENERAL NOTES:

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

ADD#2

SPECIFIC NOTES:

1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS & SOFFITS.
2. INSTALL FRP PANEL TO 4'-0" ABOVE MOP SINK AND EXTEND 1'-0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
3. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL CEILINGS.

APARTMENT INTERIOR FINISH SCHEDULE
60 UNITS - REF. SHEETS A2.5-A2.14

FINISHES & INSTRUCTIONS

P1 – LATEX ENAMEL — V – VINYL PLANK FLR'G TILE
P2 – LATEX ENAMEL — ST – SPRAY TEXTURE
P3 – LATEX ENAMEL — S – SMOOTH — T – TEXTURED LIGHT KNOCKDOWN

NO.	DESCRIPTION	FLOOR: VINYL PLANK FLOORING	FLOOR: CARPET	FLOOR: SEALED CONC.	BASE: 2 1/2" WOOD	BASE: NONE	N.WALL: 5/8" TYPE X G.B.	N.WALL: 5/8" TYPE X M.R. G.B.	E.WALL: 5/8" TYPE X G.B.	E.WALL: 5/8" TYPE X M.R. G.B.	S.WALL: 5/8" TYPE X G.B.	S.WALL: 5/8" TYPE X M.R. G.B.	W.WALL: 5/8" TYPE X G.B.	W.WALL: 5/8" TYPE X M.R. G.B.	CLG: 5/8" TYPE X G.B.	CLG: STRUCTURE	HGT.	NOTES
1	LIVING ROOM	●			P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
2	DINING	●			P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
3	KITCHEN	●			P1			P2/T		P2/T		P2/T		P2/T	P3/ST		9'-0"	NOTE 1 & 2
4	BATH	●			P1			P2/T		P2/T		P2/T		P2/T	P3/ST		9'-0"	NOTE 1, 2 & 3
5	BEDROOM		●		P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
6	LAUNDRY	●			P1			P2/T		P2/T		P2/T		P2/T	P3/ST		9'-0"	NOTE 2
7	MECHANICAL	●			P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
8	CLOSET		●		P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
9	BEDROOM		●		P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
10	CLOSET		●		P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
11	BATH	●			P1			P2/T		P2/T		P2/T		P2/T	P3/ST		9'-0"	NOTE 1, 2 & 3
12	CLOSET		●		P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	
13	BEDROOM		●		P1		P2/T		P2/T		P2/T		P2/T		P3/ST		9'-0"	

NOTES:
1. AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
2. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.
3. 5/8" CEMENT BOARD @ TUB ENCLOSURE

ADD#2

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT — JEFFREY S GILLAM — 5-17-2023 — 22415 — STATE OF TEXAS

REVISION:
ADD#2 9-8-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.:
A10.1

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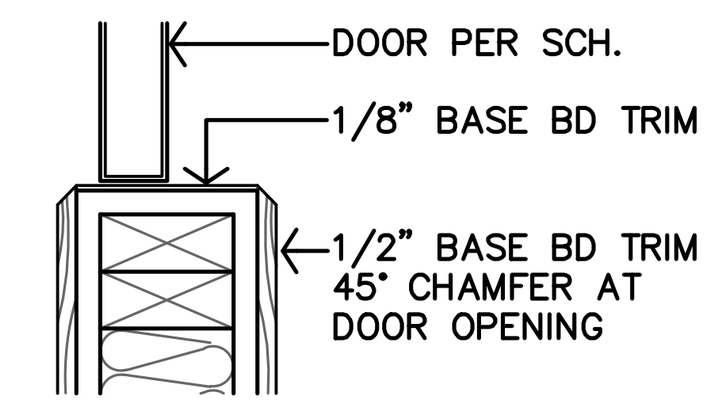
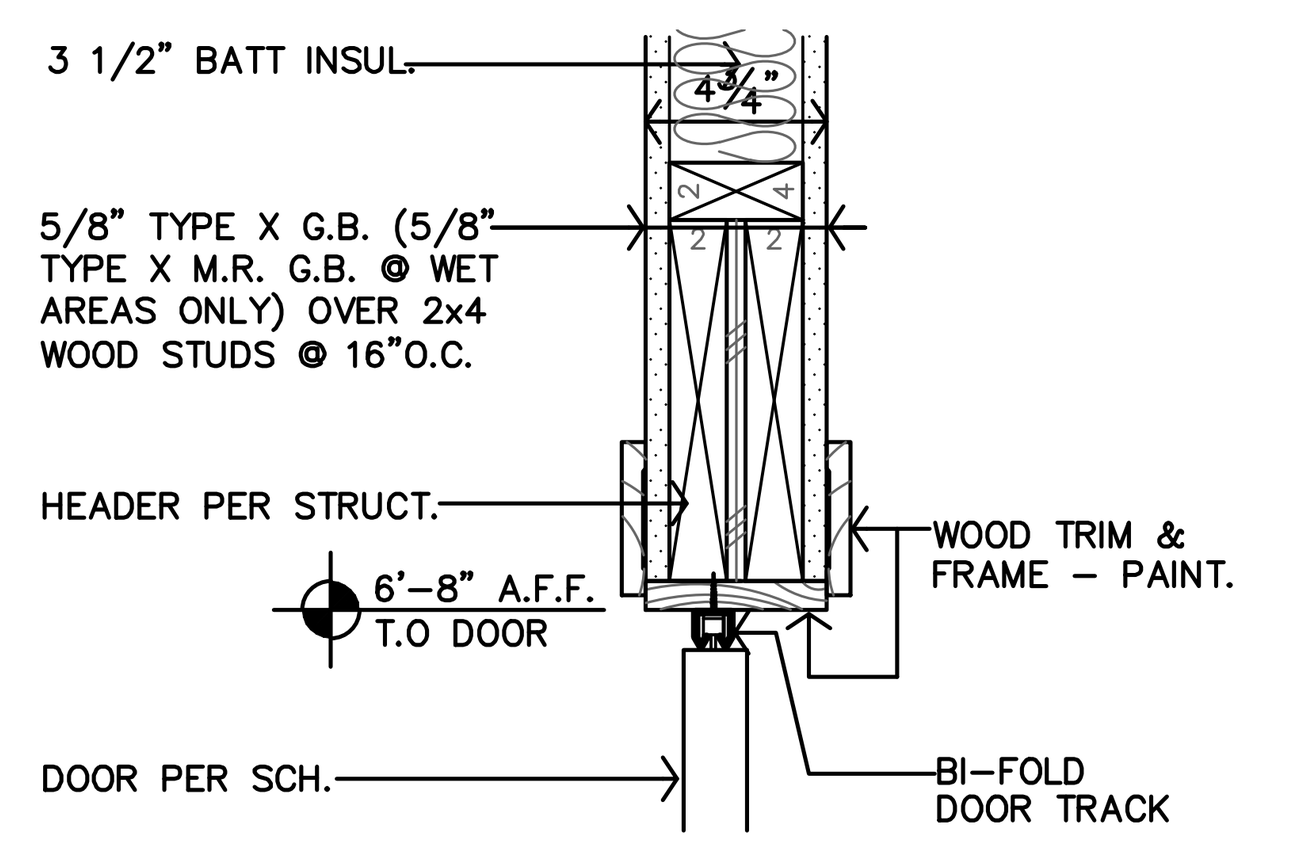
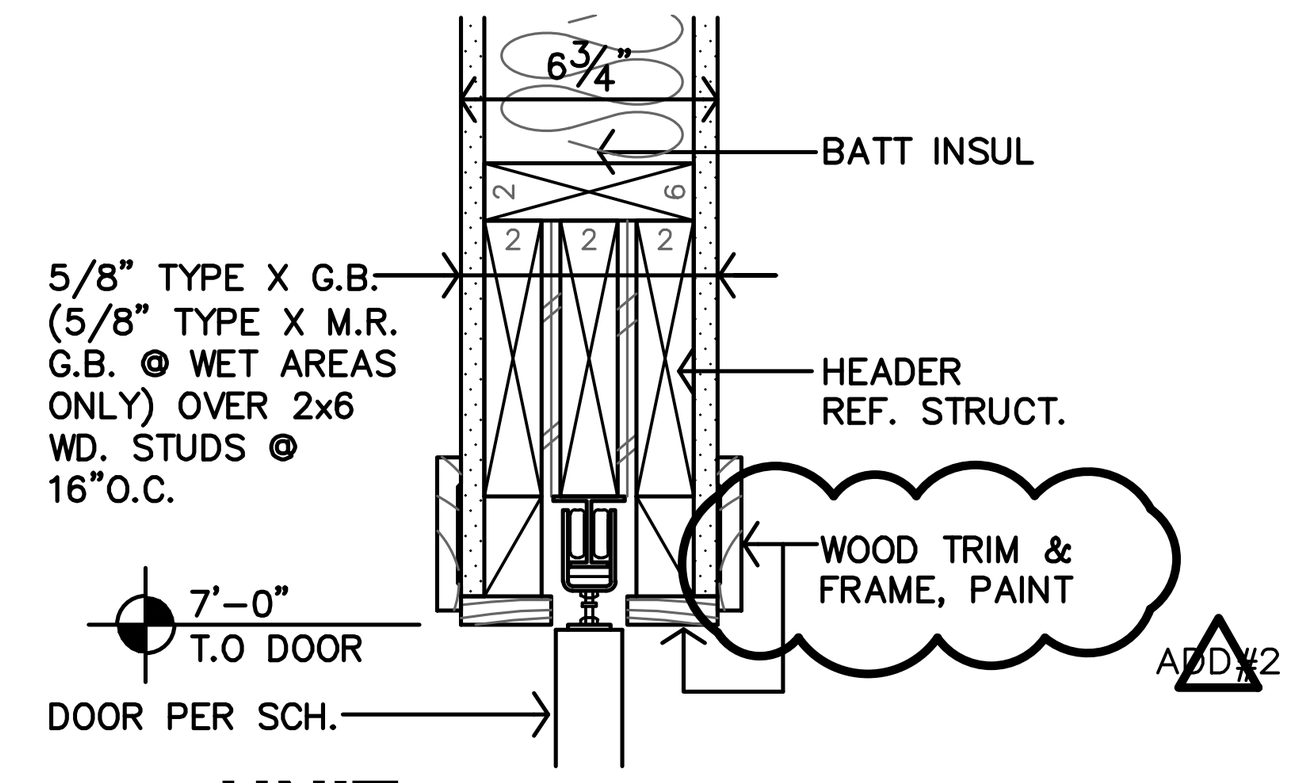
Reviewed for Code Compliance
11/06/2023
Joshua Hamlin



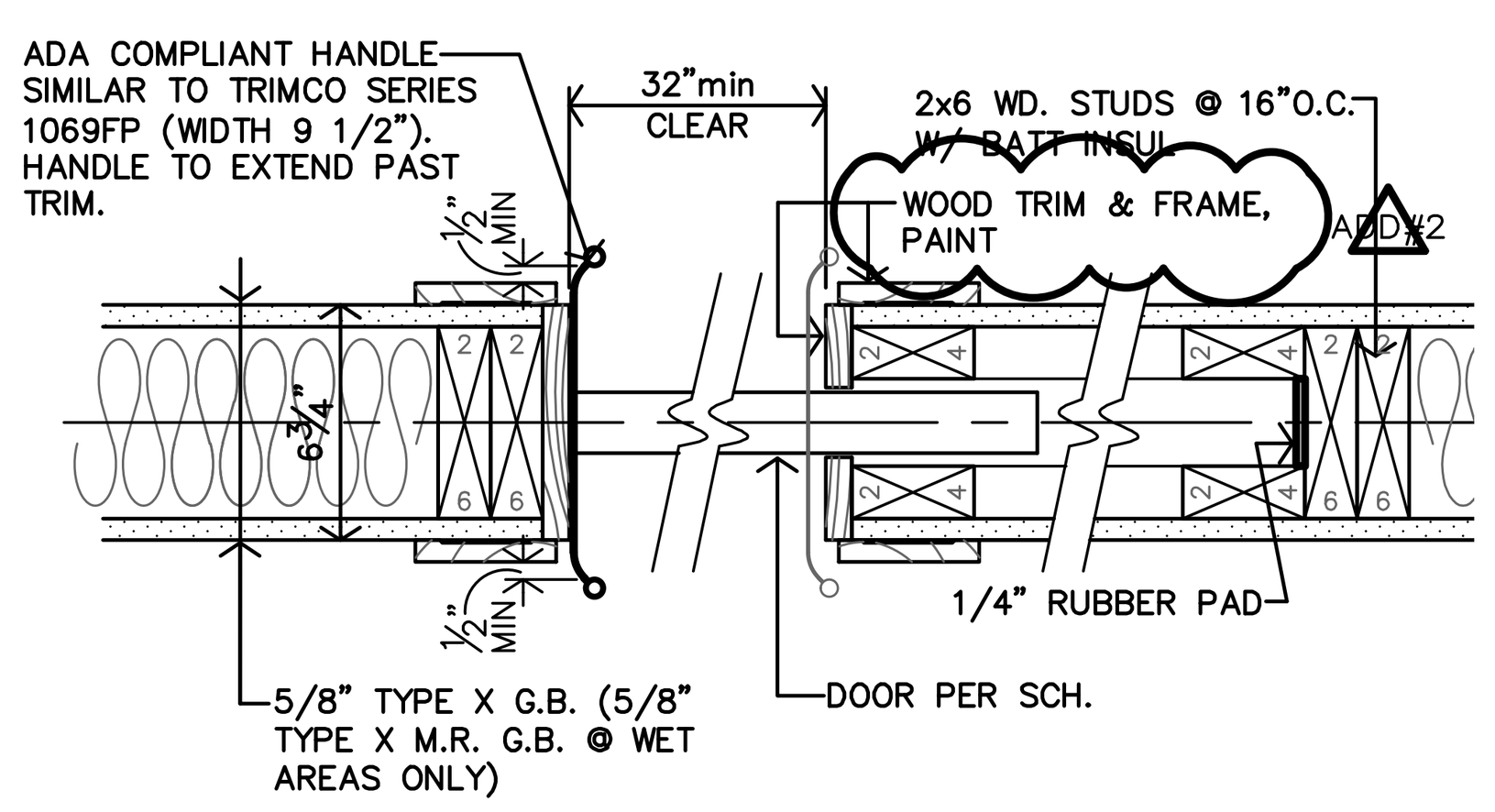
L UNIT BASE DETAIL @ BI-PASS DOOR
1 1/2"=1'-0"



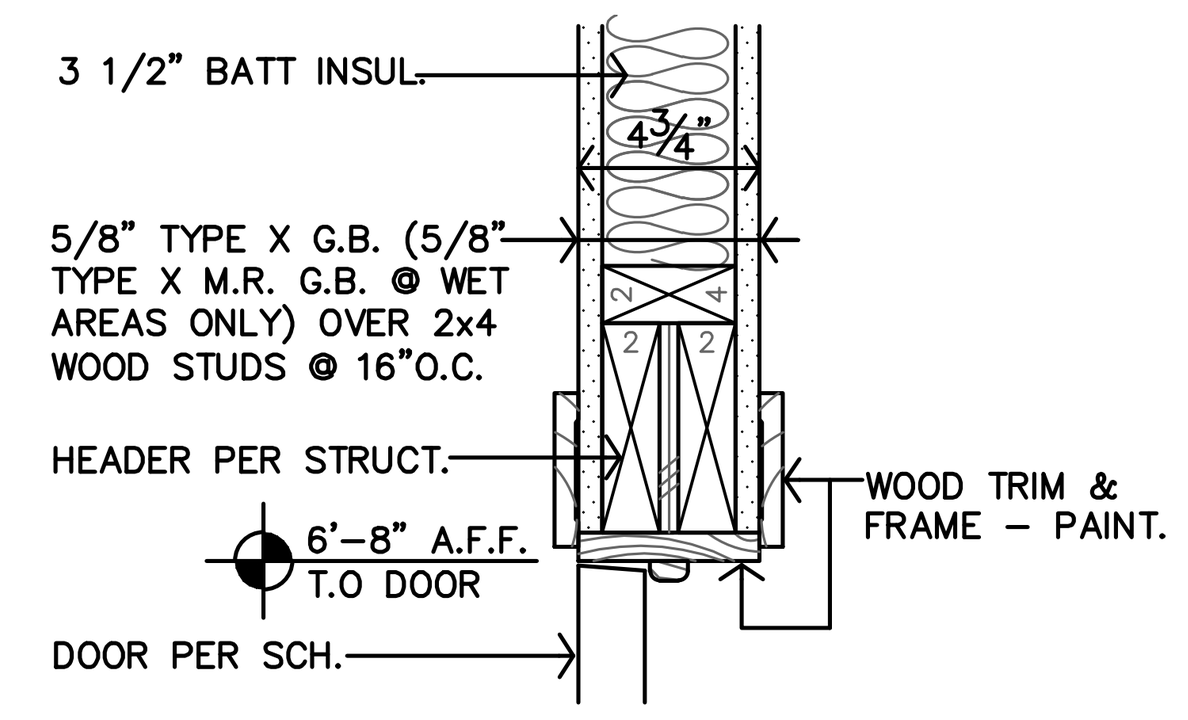
K UNIT HEAD DETAIL @ BI-FOLD DOOR
1 1/2"=1'-0" BI-PASS SIMILAR



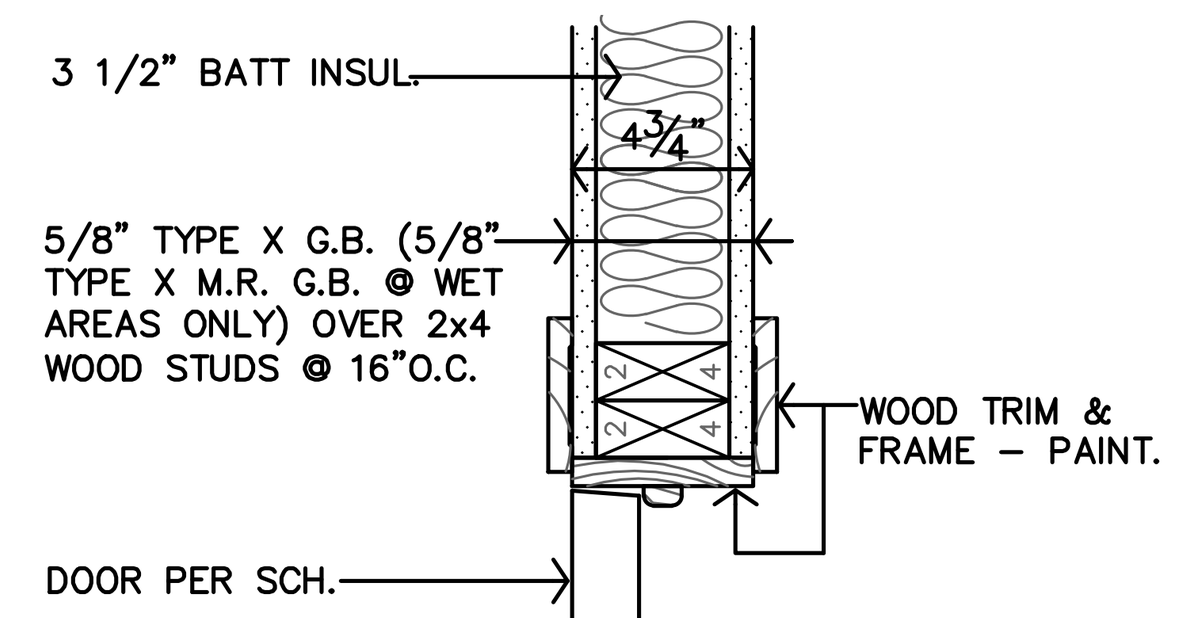
J UNIT POCKET DOOR HEAD DTL.
1 1/2"=1'-0"



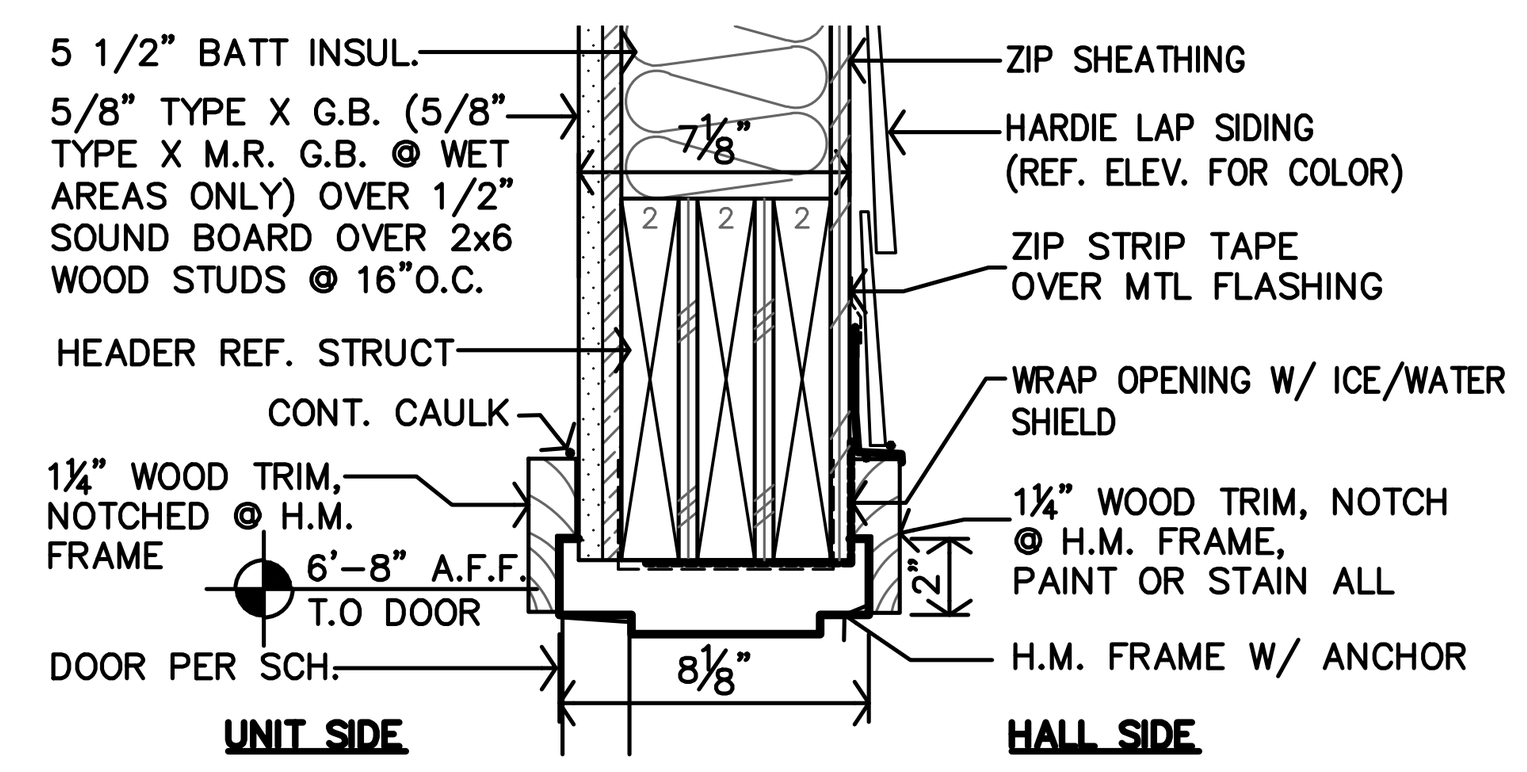
H UNIT POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



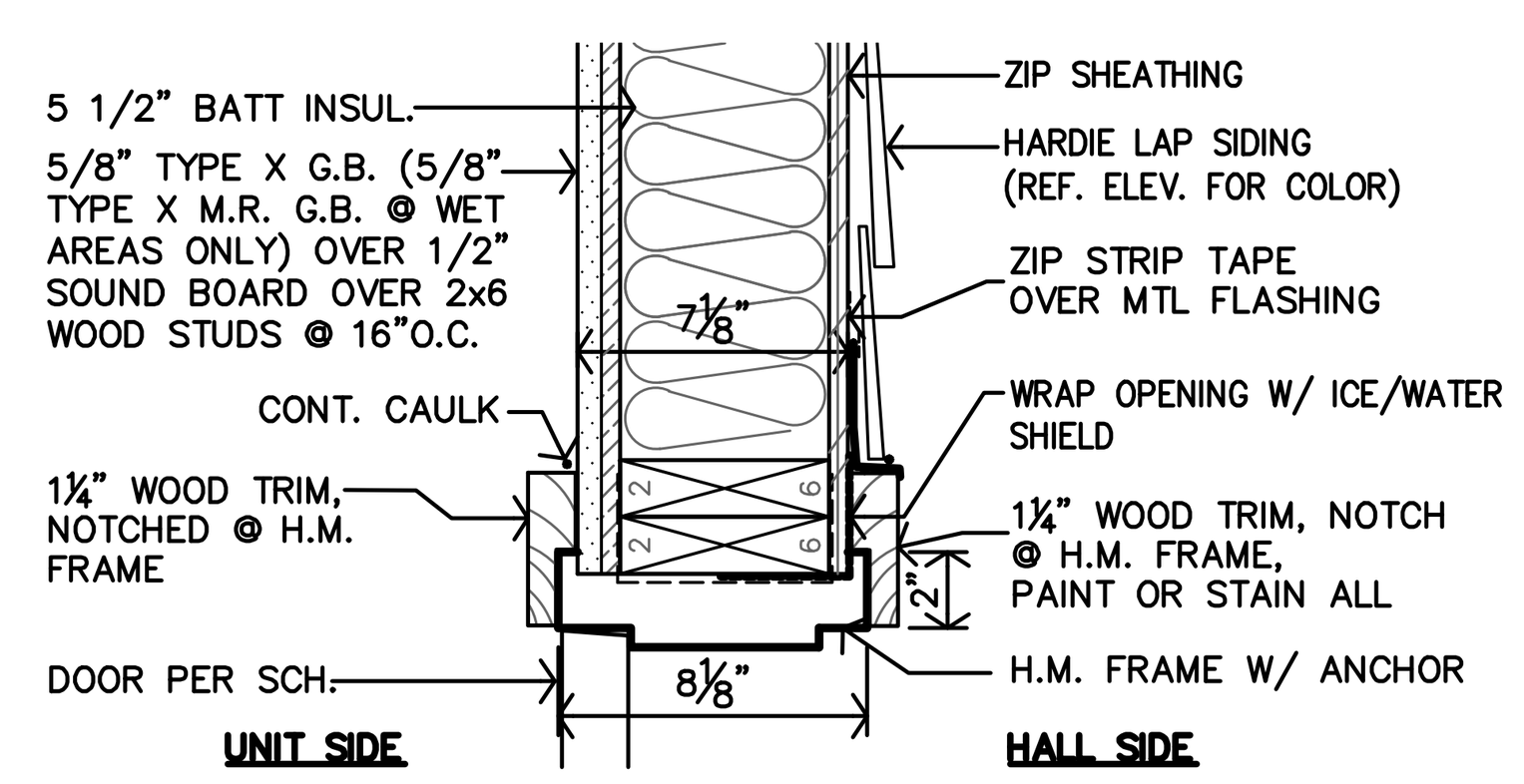
G UNIT DOOR HEAD DTL.
1 1/2"=1'-0"



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



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



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

APARTMENT DOOR SCHEDULE - 60 UNITS - REF. SHEETS A2.5-A2.14

MARK	DOOR SIZE W	H	T	MATERIAL: MTL. INSULATED	WOOD H.C.	WOOD LOUVER	TYPE	BI-FOLD	BI-PASS	POCKET	FINISH: PAINT	PRE-PRIMED	FRAME MAT'L: HOLLOW METAL	WOOD	FINISH: PAINT	PRE-PRIMED	GYP. BD.	RATING	DETAILS	NOTES
1	3'-0"	6'-8"	1 3/8"	●			A				●	●	1					20min	D/E-A10.2	NOTES 1,2,3,4,5
2	3'-0"	6'-8"	1 3/8"		●		B					●		2					F/G-A10.2	NOTES 6,7
3	3'-0"	6'-8"	1 3/8"		●					B		●		2					H/J-A10.2	NOTES 7,8
4	PR3'-0"	6'-8"	1 3/8"		●				B			●		2					K/L-A10.2 SIM	
6	(4)1'-3"	6'-8"	1 3/8"		●	●		C				●		2					K-A10.2	
7	(2)2'-0"	6'-8"	1 3/8"		●	●		E				●		2					K-A10.2	
8	2'-6"	6'-8"	1 3/8"		●	●	B					●		2					F/G-A10.2	
9	(4)1'-3"	6'-8"	1 3/8"		●			D				●		2					K-A10.2	

ADD#2

GENERAL NOTES:

A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS. PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET;
http://tx.elaws.us/law/pr_title8_chapter92_sec.92.153
(1) window latch on each exterior window of dwelling;
(2) doorknob lock or keyed dead bolt on each exterior door;
(3) sliding door pin lock on each exterior sliding glass door;
(4) handle latch or security bar on each exterior sliding glass door;
(5) keyless bolting device and a door viewer on each exterior door.
C. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

SPECIFIC NOTES:

1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
2. NOISE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING.
3. ENTRY DOOR – 180° PEEP HOLES at STANDARD/ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. ENTRY DOOR – WEATHER STRIPPING TO BE INSTALLED.
6. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
7. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
8. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 69.

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	3/4" INSULATED	TINTED	TEMPERED
A1		●		●	●	●
A2		●		●	●	
B1	●		●			●

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS

FENESTRATION
U-FACTOR
FIXED FENSTRATION .42
OPERABLE FENSTRATION .54
ENTRANCE DOOR .68

SHGC	FIXED	OPERABLE
PF < .25	.25	.23
.25 ≤ PF < .5	.30	.28
PF ≥ .5	.40	.37

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	INTERIOR	EXTERIOR	DETAILS
A	6'-4"	6'-0"	SINGLE HUNG		●	Q/R/S-A10.3
B	3'-0"	6'-0"	SINGLE HUNG		●	Q/R/S-A10.3
C	11'-0"	8'-10"	ALUM. STOREFRONT SYSTEM		●	H-A10.3
D	8'-4"	8'-10"	ALUM. STOREFRONT SYSTEM		●	H-A10.3
E	4'-2"	8'-10"	ALUM. STOREFRONT SYSTEM		●	H-A10.3
F	6'-8"	4'-2"	ALUM. STOREFRONT SYSTEM	●		O-A10.3

NOTES:

1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1015.8.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.

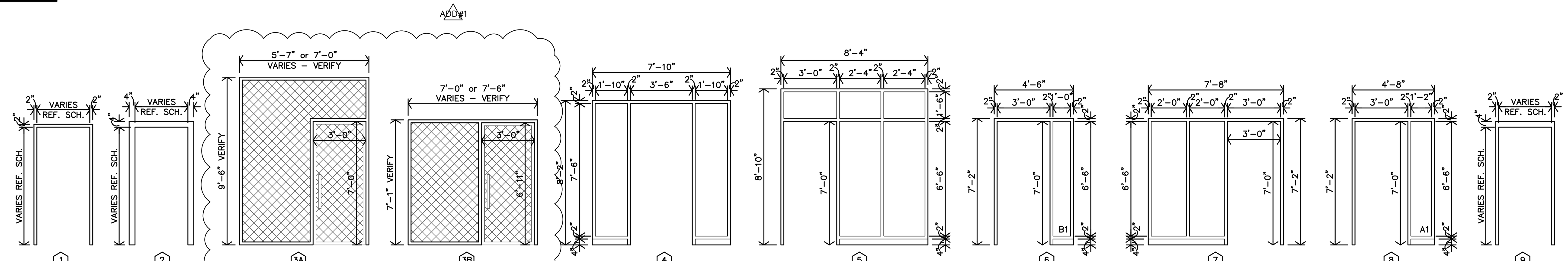
PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	H	T	DOOR MATERIAL: ALUMINUM	INSULATED METAL	S.C. WOOD	PREFIN. METAL	TYPE	FINISH: PREFINISHED	PAINT	FRAME MATERIAL: ALUMINUM	HOLLOW METAL	WOOD	PREFIN. METAL	FRAME TYPE	FINISH: PREFINISHED	PAINT	RATING	HARDWARE: CARD ACCESS	PANIC HARDWARE	SMOKE GASKET	WEATHER-STRIPPING	DETAILS
FIRST FLOOR																							
101	3'-0"	7'-0"	1 3/4"	●				J	●		●				5	●			●	●			H/K/J-A10.3
102	3'-0"	7'-0"	1 3/4"	●				J	●		●				6	●			●	●			L-A10.3
103	3'-0"	7'-0"	1 3/4"			●		B		●		●			1		●						A/B-A10.3
104	3'-0"	7'-0"	1 3/4"	●				J	●		●				8	●				●			M-A10.3
105	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
106	3'-0"	7'-0"	1 3/4"			●		B		●		●			1		●						A/B-A10.3
107	3'-0"	7'-0"	1 3/4"	●				J	●		●				7	●			●	●		●	L-A10.3
108	3'-6"	8'-0"	1 3/4"			●		H	●		●				4	●				●		●	P-A10.3
109	3'-0"	7'-0"	1 3/4"	●				J	●		●				1	●							L-A10.3
111	3'-0"	7'-0"	1 3/4"	●				J	●		●				6	●							L-A10.3
112	3'-0"	7'-0"	1 3/4"	●				J	●		●				6	●							L-A10.3
113	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
114	3'-0"	VERIFY W/ MFR					●	G						●	3B				●				REF. SHEET A6.2
116	3'-0"	VERIFY W/ MFR					●	G						●	3A				●				REF. SHEET A6.2
117	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	90 Min			●		C/D-A10.3
118	4'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
119	3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
120	3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
121	3'-0"	VERIFY W/ MFR					●	G						●	3B				●				REF. SHEET A6.2
122	3'-0"	VERIFY W/ MFR					●	G						●	3A				●				REF. SHEET A6.2
123	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			9		●					●	N-A10.3
124	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
SECOND FLOOR																							
201	PR 3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
202	4'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
203	3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
204	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
206	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
THIRD FLOOR																							
301	PR 3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
302	4'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
303	3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
304	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
306	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
FOURTH FLOOR																							
401	PR 3'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
402	4'-0"	7'-0"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
403	3'-0"	6'-8"	1 3/4"		●			K		●		●			1		●	20 Min			●		E/F/G-A10.3
404	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
406	3'-0"	7'-0"	1 3/4"		●			L		●		●			1		●	90 Min			●		T/U-A10.3
ELEVATOR																							
E1	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4
E2	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4
E3	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4
E4	3'-6"	7'-0"					●							●		●		90 Min			●		REF. SHEETS A6.1 & A6.4

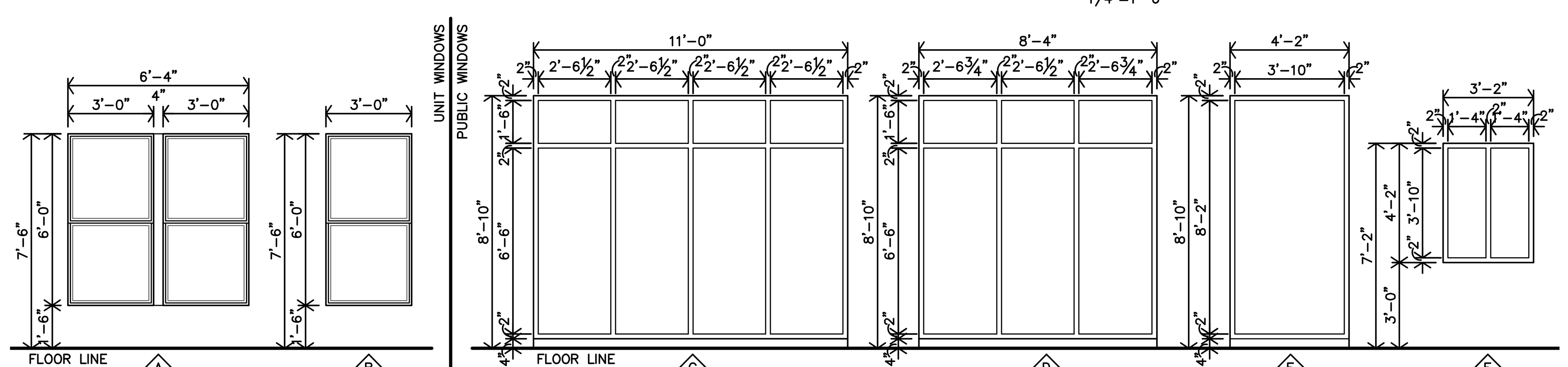
ADD#1

NOTES:

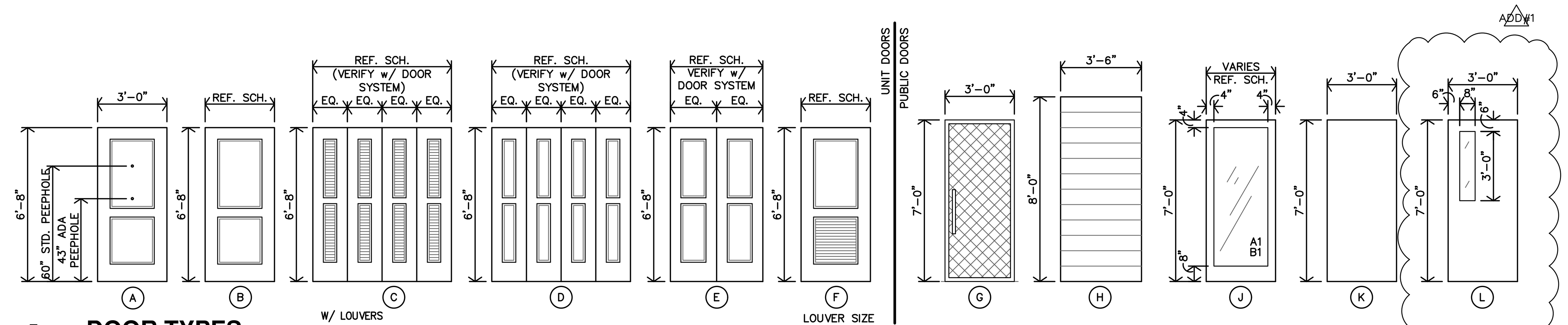
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.
3. INSTALL ALUMINUM THRESHOLD/EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOORS.
4. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.



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



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



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

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THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

REGISTERED ARCHITECT JEFFREY S GILLAM 22415 STATE OF TEXAS 5-17-2023

REVISION:

ADD#1	6-19-2023
ADD#2	9-8-2023

DATE: 5-17-2023
JOB: 21-3205
SHEET NO.: A10.2

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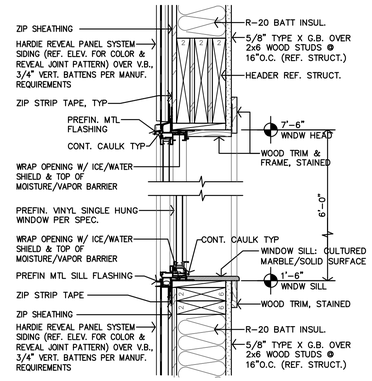
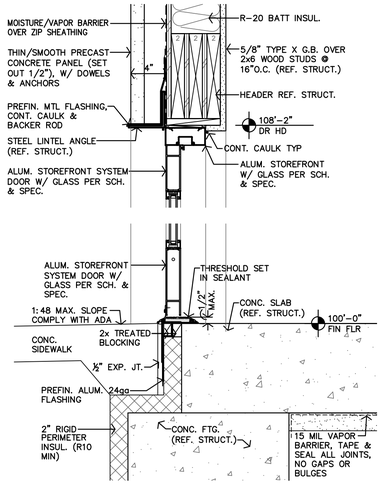
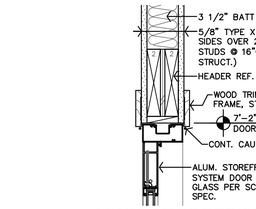
Reviewed for Code Compliance
11/06/2023
Joshua Hamlin



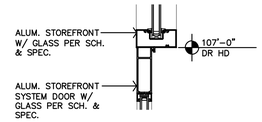
S **SINGLE HUNG -REVEAL PANEL WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR



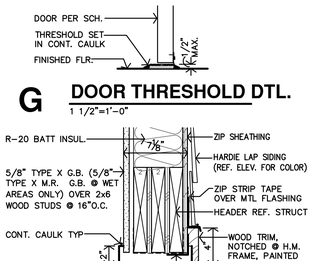
P **ALUM STOREFRONT DETAILS**
1 1/2"=1'-0" JAMB SIMILAR



L **ALUM STOREFRONT DOOR HEAD @ INTERIOR**
1 1/2"=1'-0" JAMB SIMILAR

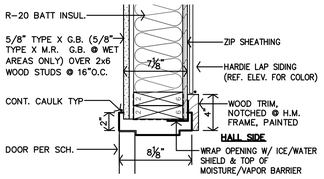


K **ALUM STOREFRONT DOOR HEAD**
1 1/2"=1'-0" JAMB SIMILAR

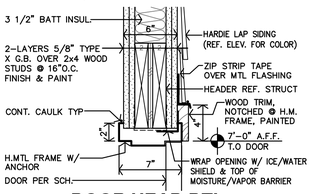


G **DOOR THRESHOLD DTL.**
1 1/2"=1'-0"

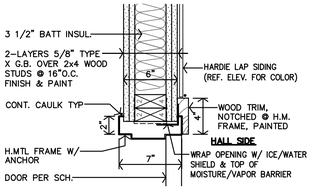
F **DOOR HEAD DTL.**
1 1/2"=1'-0"



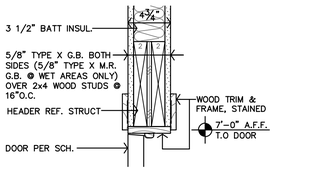
E **DOOR JAMB DTL.**
1 1/2"=1'-0"



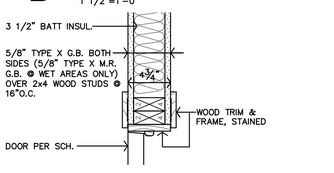
D **DOOR HEAD DTL.**
1 1/2"=1'-0"



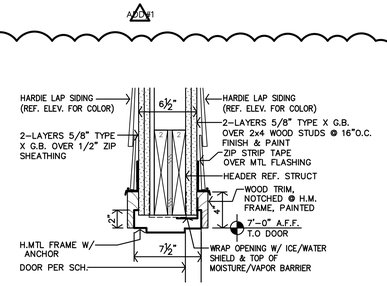
C **DOOR JAMB DTL.**
1 1/2"=1'-0"



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

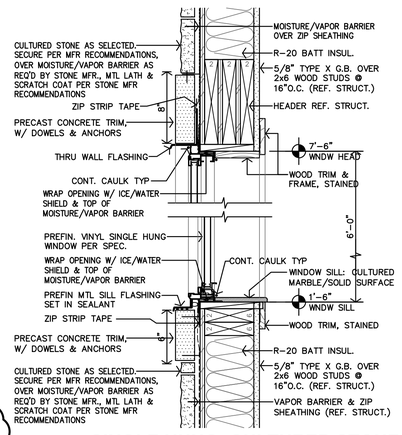


A **DOOR JAMB DTL.**
1 1/2"=1'-0"

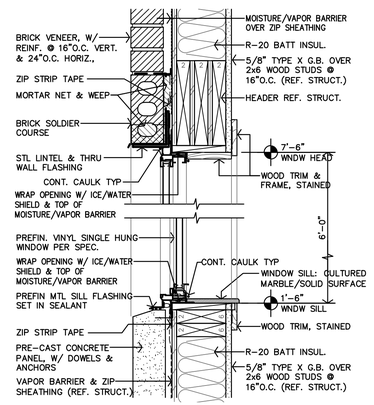


U **DOOR HEAD DTL.**
1 1/2"=1'-0"

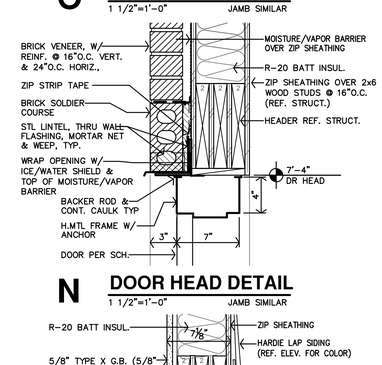
T **DOOR JAMB DTL.**
1 1/2"=1'-0"



R **SINGLE HUNG -CULTURED STONE WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR

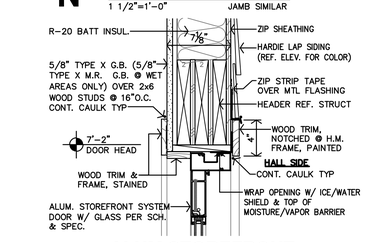


Q **SINGLE HUNG -PRECAST & BRICK WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR

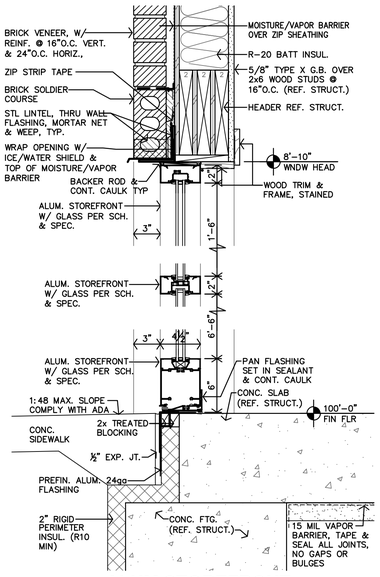


O **INTERIOR WINDOW**
1 1/2"=1'-0" JAMB SIMILAR

N **DOOR HEAD DETAIL**
1 1/2"=1'-0" JAMB SIMILAR



M **ALUM STOREFRONT HEAD DETAIL**
1 1/2"=1'-0" JAMB SIMILAR



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

H **ALUM STOREFRONT DETAILS**
1 1/2"=1'-0"

Reviewed for Code Compliance
11/06/2023
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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

REGISTERED ARCHITECT GREY S. GILLAM 22419 STATE OF TEXAS 5-17-2023

REVISION:	
A1 6-19-2023	
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	A10.3

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GENERAL NOTES - STRUCTURAL

1. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
2. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. All conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
3. All design and construction work for this project shall conform to the requirements of the 2021 International Building Code, as amended by the City of Denton, Texas.
4. These drawings are for this specific project and no other use is authorized.

5. Structural Design Load Criteria:
   A. Dead Load:
      Roofs = 20 psf
   B. Live Load:
      Roofs = 25 psf
      Floors = 40 psf
      Maintenance Platform = 40 psf
   C. Snow:
      Pg = 20 psf, Ce = 1.0
      Pf = 14 psf, Ps = 14 psf, Pm = 20 sf
      Is = 1.0, Cs = 1.0, Ct = 1.0
      Drift & unbalanced snow loads per ASCE/SEI 7-10
   D. Lateral Loads:
      1.) Wind V = 115 mph, exposure B, GCpi = +/- 1.08
      Design wind pressures to be used for the deisgn of exterior components and cladding materials on the designated zones of walls and roof structures shall be per Section 30.7 and Table 30.7-2 of ASCE/SEI 7-10. Tabulated pressures shall be multiplied by effective are reduction factors, exposure adjustment factors, and topographic factors where applicable.
      2.) Seismic = Ss = 0.105, S1 = 0.034, IE = 1.0
      Site Classification D (Assumed).
      Seismic Design Category B.
      Basic Seismic Force-Resisting System:
      A.1.- Light-Framed Walls with Shear Panels of All Other Materials
      R=2, Omega = 2 1/2, Cd = 2, V= 1.0049W
   E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2021 International Building Code.

6. Concrete:
   A. All concrete for foundations (walls, grade beams, and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   B. All concrete for interior flat work shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
   C. Concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement, with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
   D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
   E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
   F. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be lapped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
   G. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
   H. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
   I. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
   J. No aluminum items shall be embedded in any concrete.

7. Reinforcing Steel:
   A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be supplied in sheets and conform to the requirements of ASTM A185.
   B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
      Concrete placed against earth 3"
      Formed concrete against earth 2"
      Slabs 1"
      Other 2"
      All coverage shall be nominal bar diameter minimum.
   C. All dowels shall be the same size and spacing as adjoining main bars (splice lap 48 bar diameters or 30" minimum unless noted otherwise).
   D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2'-6" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 - #4 vertical support bars for corner bars.
   E. Bars marked continuous shall be lapped 48 bar diameters (3'-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
   F. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
   G. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way.

8. Structural Steel:
   A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500, grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
   B. All welding shall conform to the recommendations of the AWS.
   C. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for 40 kip reactions, and shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum.
   D. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise.

9. Foundations:
   A. The soil investigation was prepared by Alpha Testing, LLC, the report number is W222813 and their telephone number is 817-496-5600.
   B. Spread footings and continuous wall footings are designed to bear on soil capable of safely sustaining 1500 psf.
   C. Contractor shall provide for dewatering at excavations from either surface water or seepage.
   D. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
   E. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

10. Concrete Block Masonry
   A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum net compressive strength of 2150 psi and laid up using type N mortar such that f'm equals 1500 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
   B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
   C. All concrete block shall have 9 gage (or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (16" maximum vertical spacing).
   D. Concrete block shall be reinforced as follows in 8" walls unless noted otherwise:
      1.) Vertical reinforcing shall be a minimum of 1 - #4 bar in 8" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
      2.) Horizontal reinforcing:
         A.) Horizontal joint reinforcing as noted above.
         B.) Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).
   E. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.
   F. Lintels over all openings in walls not otherwise covered shall be on 8" x 8" bond beam with 2 - #6 bars in the bottom of the bond beam.

11. Post-Installed Anchors:
   A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors.
   B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 355.2 and ICC-ES AC193. All anchors shall be installed per the anchor manufacturer's written instructions.
   C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

12. Timber and Wood Framing:
   A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2021 International Building Code.
   B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade (min.) (unless noted otherwise).
   C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joists.
   D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".
   E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2021 International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 10d nails or #10 screws at 6" on center to supports at edges and 12" on center field. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.
   F. Sill plates shall be bolted to concrete slabs with ½" diameter bolts at 32" on center (UNO, Ref: shearwall sched). Provide plate washers at sill plate anchors for shearwalls per shearwall sched. Plates in direct contact with concrete or masonry shall be treated lumber.
   G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide (2) "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "LGT2", "LGT3" or "LGT4" tie (dependent on number of plies) and tie the truss girder to the top plate. Provide "H4" at the top of each stud to top track when the top track has roof truss attached.
   H. Service condition - dry with moisture content at or below 19% in service.
   I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.
   J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.
   K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. (E) = 2,200,000 psi for members > 18')
   L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
   M. Truss shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
   N. All trusses shall be securely braced both during erection and permanently, as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-91, booklet) and the latest edition of ANSI/TPI-1.
   O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connector plates shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation 660.
   P. Provide truss space directly above and centered over HVAC closets. Refer to Architectural and MEP drawings for exact locations.
   Q. Shipment, handling, and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.
   R. Pre-Engineered Floor Trusses Design Criteria:
      Top Chord Dead Load = 30 psf
      Top Chord Live Load = Per General Note 5B
      Bottom Chord Dead Load = 10 psf
      Live Load Deflection = L/480, (½" max)
      Total Load Deflection = L/360
   S. Roof Truss Design criteria:
      Top Chord Dead Load = 10 psf
      Top Chord Live Load = 25 psf (Plus Rooftop Equipment)
      Top chord Snow Load = 20 psf or 14 psf plus Drift
      Bottom Chord Dead Load = 10 psf
      Bottom Chord Live Load = 5 psf
      Live Load Deflection = L/360
      Total Load Deflection = L/300
   T. Roof trusses shall be designed per IBC 2021 for net uplift resulting from wind loading as calculated using components and cladding loading.
   U. Construction bracing shall be provided by the contractor as required to keep the building and studs plumb.
   V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.058 inches thick and 1½" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.1.b of the IBC.
   W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Alternate fasteners may be submitted as a substitution request. Submittal must show that alternative fasteners will not reduce the capacity of the connection.

13. Shop Drawing Review:
   A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
   B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
      1.) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
      2.) Review and approve each submission.
      3.) Stamp each submission as approved.
   C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
   D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
      1.) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
      2.) Reinforcing steel shop drawings including erection drawings, nail elevations (include all mech. openings) and bending details. Bar list will not be reviewed for correct quantities.
      3.) Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.
      4.) Miscellaneous anchors shown on the structural drawings.
      5.) Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.
      6.) Construction and control joint plans and/or elevations.
   E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

14. Structural Special Inspection:
   A. The structural design for this project is based on completion of special inspections during construction in accordance with chapter 17 of the 2021 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
   B. Special inspections shall be required for the items indicated below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
      1.) Placement of Concrete
      2.) Testing of Concrete
      3.) Bolts in Concrete
      4.) Placement of Reinforcing Steel
      5.) Verification of Soil Bearing Capacities
      6.) High Strength Bolting
      7.) Drill & Epoxy Bolts
      8.) Structural Welding
      9.) Shear nail installation
      10.) Post-Installed Anchors
      11.) Wood shear nails and holdowns
      12.) Wood gravity framing and placement
   C. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
   D. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
   E. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

15. Copyright and Disclaimer:
   A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
   B. I, Michael J. Falbe, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

NAILING SCHEDULE (REFER TO NOTES #1 and #2)

	CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING & TRUSS TO TOP PL	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPISITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM, STAGGERED ON OPPISITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2 - 3" x 0.131" FACE NAILS (IT/IB @ EA TRUSS)	2-10d NAILS - FACE NAILS (IT/IB @ EA TRUSS)
24	BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 6/S1.1	REFER TO DETAIL 6/S1.1

NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
   4- 3" x 0.131" NAILS
   - 4 = QUANTITY
   - 3" = NAIL LENGTH
   - 0.131" = DIAMETER IN INCHES
4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC, SHALL BE COMMON NAILS UNLESS NOTED BOX.
5.) REFER TO SHEARWALL SCHEDULE FOR ADDT'L NAILING REQUIREMENTS

TYPICAL SYMBOL LEGEND:

- (A) - BEAM OR HEADER PER SCHED ON S1.1
- (A-U) - UPSET BEAM OR HEADER PER SCHED ON S1.1
- (B) - FOOTING TYPE PER SCHED ON S1.1
- (S) - SHEARWALL HOLDDOWN TYPE PER SCHED ON S1.2
- SW - SHEARWALL PER SCHED ON S1.2
- CJ - CONSTRUCTION JOINT PER 2/S3.1
- SJ - SAW JOINT PER 1/S3.1
- ——→ - SPAN DIRECTION

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS



REVISION:

DATE: 05-17-2023
JOB: 21-3205
SHEET NO.:

S1.0

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Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

HEADER SCHEDULE

MARK	HEADER	JAMB STUDS	NOTES
A	(2) 2x10 w/ ½" PLYWOOD SPACER PL	2 JACK / 1 KING (2 KING BELOW 2nd FLR)	
B	(2) 1¾" x 9¼" LVLs	4 JACK / 1 KING (U.N.O. ON PLAN)	
C	(3) 2x10 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 2 KING	
D	(3) 2x10 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 3 KING	
E	(3) 1¾" x 9¼" LVLs	2 JACK, 2 KING	
F	(2) 1¾" x 18" LVLs	4 JACK / 1 KING	
G	(3) 1¾" x 9¼" LVLs	4 JACK	
H	(3) 2x10 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 1 KING	
I	(2) 2x10 w/ ½" PLYWOOD SPACER PL	1 JACK / 1 KING	
J	(3) 2x8 UPSET	2 JACK, 2 KING	
K	(2) 2x10 UPSET	1 JACK, 1 KING	
L	(3) 2x8 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 1 KING	
M	(3) 2x12 w/ (2) ½" PLYWOOD SPACER PLs	1 JACK / 1 KING	
N	(2) 2x10	2 JACK	
O	(3) 2x10	3 JACK	
P	(3) 1¾" x 11¼" LVLs	3 JACK / 3 KING	
Q	(3) 1¾" x 9¼" LVLs	2 JACK / 3 KING	
R	(3) 1¾" x 11¼" LVLs	3 JACK / 1 KING	

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS UNO.
2. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR LUMBER TO BE TREATED.
4. PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE ½" PLYWOOD SPACER PLs AT HEADERS CONSTRUCTED WITH 2x LUMBER.
6. AT CONTRACTOR'S OPTION-PROVIDE GLULAM IN LIEU OF PSLs.
7. REFER TO DTL 5/S1.1 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
8. ATTACH JAMB AND KING STUDS TOGETHER PER CONNECTION TYPE 24 IN NAILING SCHEDULE ON SHEET S1.0.
9. REFER TO DETAILS 7/S1.1 FOR TYPICAL HEADER CONDITIONS.

STUD BEARING WALL & SHEATHING SCHEDULE

LOCATION	STUD SIZE AND SPACING
(TYP.) EXTERIOR WALL	2x6 @ 16"oc STUDS
INTERIOR WALL (EXCEPT AT NON TRUSS BRG CORRIDORS)	REFER TO SECTIONS ON SHEET S3.2
INTERIOR WALL (AT NON TRUSS BRG CORRIDORS)	REFER TO SECTIONS ON SHEET S3.2

NOTES:
1. PROVIDE 2x BLOCKING @ MID HEIGHT (5'-0" MAX) @ ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL 2x8 WALLS.
2. ALL STUDS TO BE No. 2 GRADE U.N.O.
3. RE: 6/S1.1 FOR NAILING OF MULTIPLE STUDS.
4. REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMMODATE PLUMBING OR MEP ITEMS.

STRUCTURAL DECK & SLAB SCHEDULE

MARK	DESCRIPTION
SOG-1	10" CONC. SLAB ATOP 15 MIL VAPOR BARRIER ATOP 2" SAND ATOP 12" SELECT FILL AS REQ'D BY PROJECT GEOTECHNICAL REPORT ATOP 10'-0" MOISTURE CONDITIONED SOIL AS REQ'D BY PROJECT GEOTECHNICAL REPORT. REINF. CONC. w/ ½"Φ TENDONS @ 14"oc EACH WAY, MID-HEIGHT (BUNDLE IN GROUPS OF 2). EL. T/C = 100'-0.
FD-1	3/4" PLYWOOD SHEATHING ATTACH w/ 8d NAILS @ 6"oc AT EDGES AND 12"oc AT FIELD.
RD-1	3/4" ZIP STRIP ROOF SHEATHING ATTACH w/ 8d NAILS @ 6"oc AT EDGES AND 12"oc AT FIELD.

NOTES:
1. SOG = SLAB-ON-GRADE TYPE
2. FD = FLOOR DECK TYPE
3. RD = ROOF DECK TYPE

SPREAD FOOTING SCHEDULE

MARK	SIZE	REINFORCING
3.5	3'-6"x3'-6"x1'-4" Dp	#4 @ 6"oc EACH WAY, BOTTOM
4	4'-0"x4'-0"x1'-4" Dp	#4 @ 6"oc EACH WAY, BOTTOM
5	5'-0"x5'-0"x1'-4" Dp	#4 @ 6"oc EACH WAY, BOTTOM
9/5	9'-0"x5'-0"x1'-4" Dp	#5 @ 12"oc EACH WAY, TOP & BOTTOM

NOTES:
1. SPREAD FOOTINGS LOCATED AT INTERIOR SHALL BE POURED MONOLITHIC WITH THE SLAB AS A THICKENED PORTION OF SLAB UNLESS THEY HAVE A STEEL COLUMN BEARING ATOP.
2. SPREAD FOOTINGS LOCATED AT INTERIOR WITH STEEL COLUMNS BEARING ATOP SHALL BE LOCATED AT 99'-2".
3. SPREAD FOOTINGS LOCATED AT PERIMETER (EXTERIOR) OF BUILDING SHALL BE POURED MONOLITHIC WITH GRADE BEAMS

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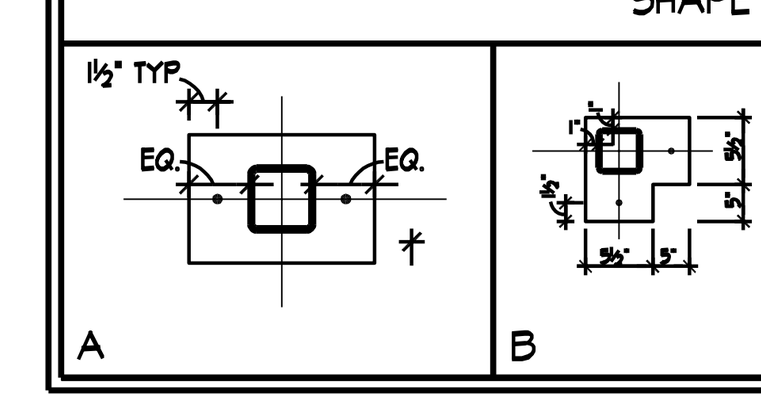
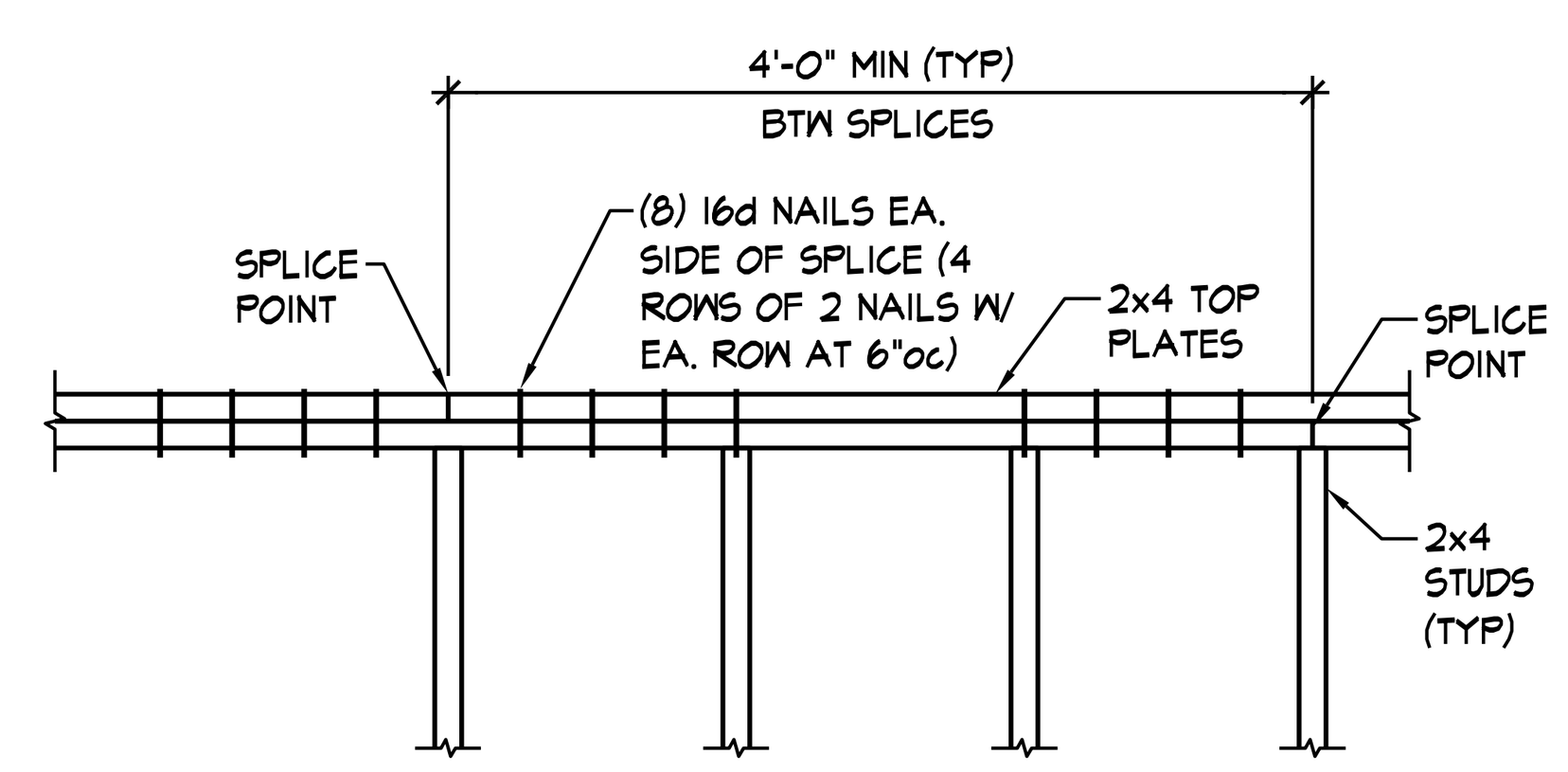
COLUMN SCHEDULE

TYPE	SIZE	BASE PL	SHAPE	ANCHOR BOLTS
C1	HSS5x5x¼	¾"x5½"x13"	A	(2) ¾"Φ x 2'-0"Lg
C2	HSS3½x3½x5/16	¾"x3½"x10½"	A	(2) ¾"Φ x 2'-0"Lg
C3	HSS5x5x¼	¾"x7"x13"	B	(2) ¾"Φ x 2'-0"Lg

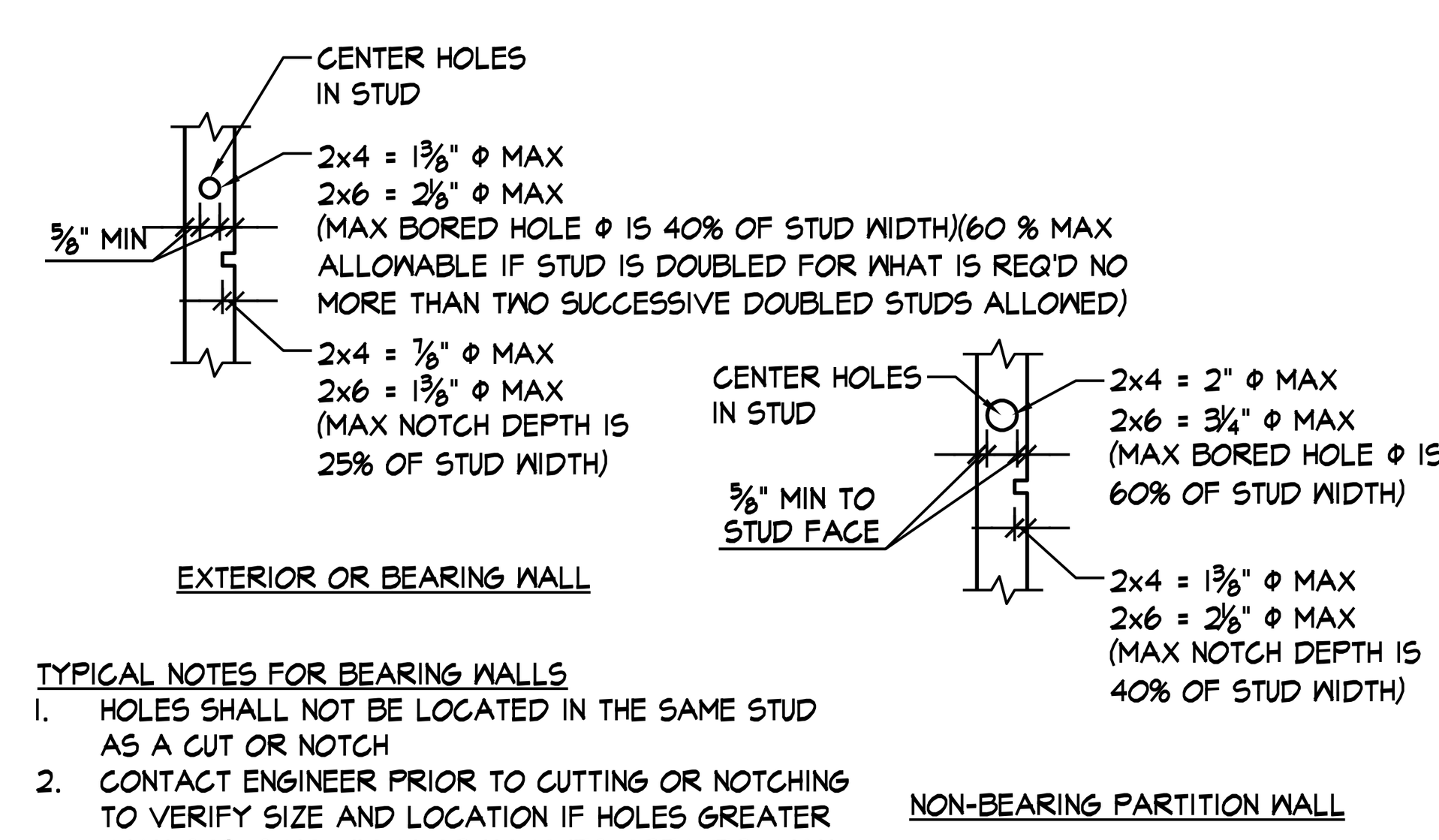
NOTES:
1. SEE PLAN FOR ORIENTATION OF COLUMNS.
2. ALL COLUMNS SHALL BE CONTINUOUS WITH NO SPLICES.
3. AB LENGTH INCLUDES 4" HK & 4" PROJECTION U.N.O.
4 U.N.O. SET COLUMN BASE PLATES ON 1" GROUT TYPICAL.
5. EACH AB SHALL HAVE A 3"x3"x¾" PLATE WASHER BOT. (IN LIEU OF HK) @ 4" PROJ. ATOP WHERE NOTED IN THE SCHED. (4"x4"x¾" PLATE WASHER @ BOLTS 1"Φ AND LARGER).
6. ¾"Φ ANCHOR BOLTS SHALL HAVE A 2"x2"x¼" PLATE WASHER @ TOP & 1"Φ ANCHOR BOLTS SHALL HAVE A 3"x3"x⅜" PLATE WASHER. WELD WASHER TO COLUMN BASE PLATE WITH ⅛" FILLET WELD @ 4- SIDES.
7. ALL ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36 U.N.O.

SHAPE (NOT TO SCALE)



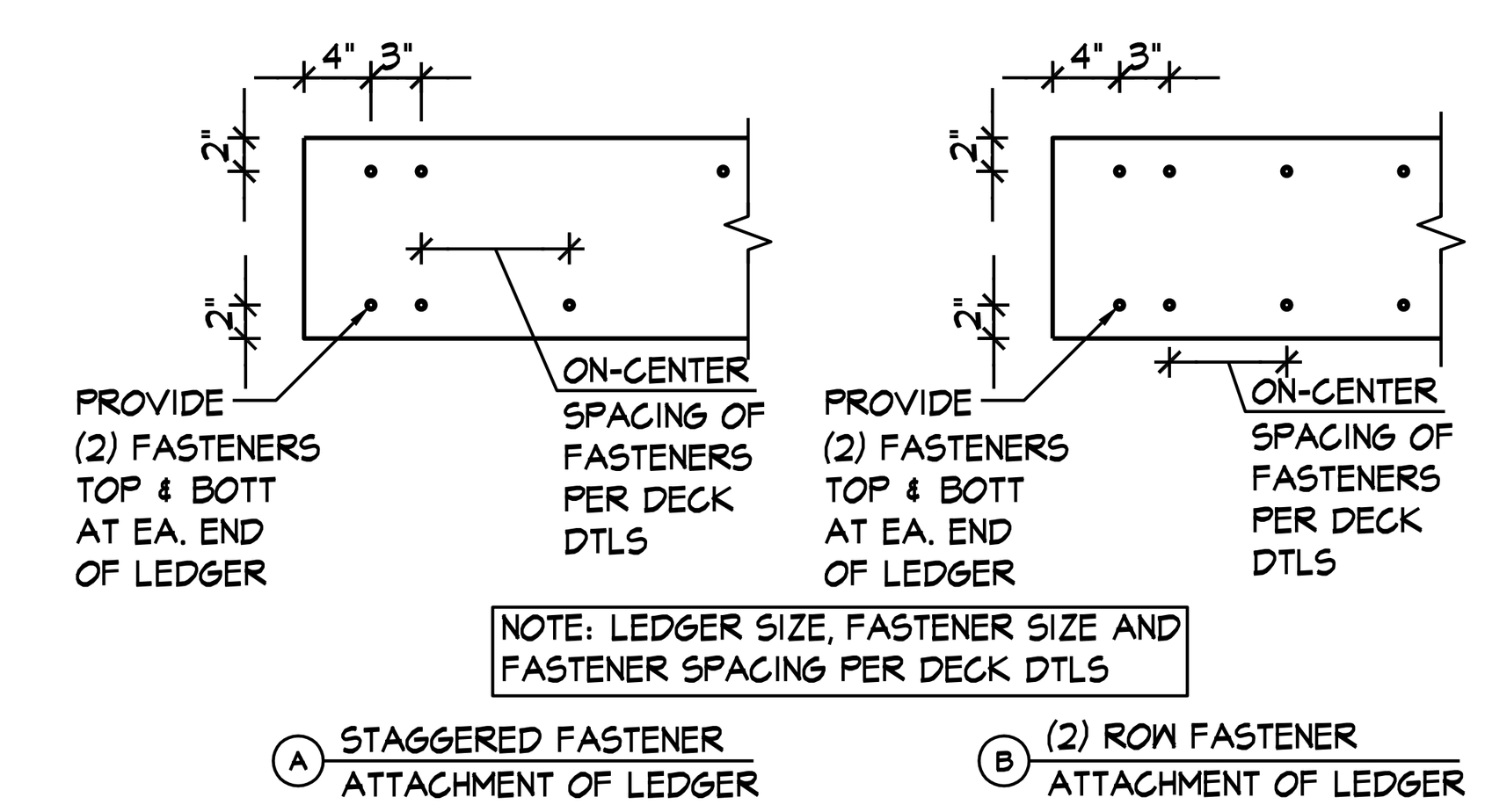


(TYP) TOP PLATE SLPICE 1/S1.1
¾" = 1'-0"

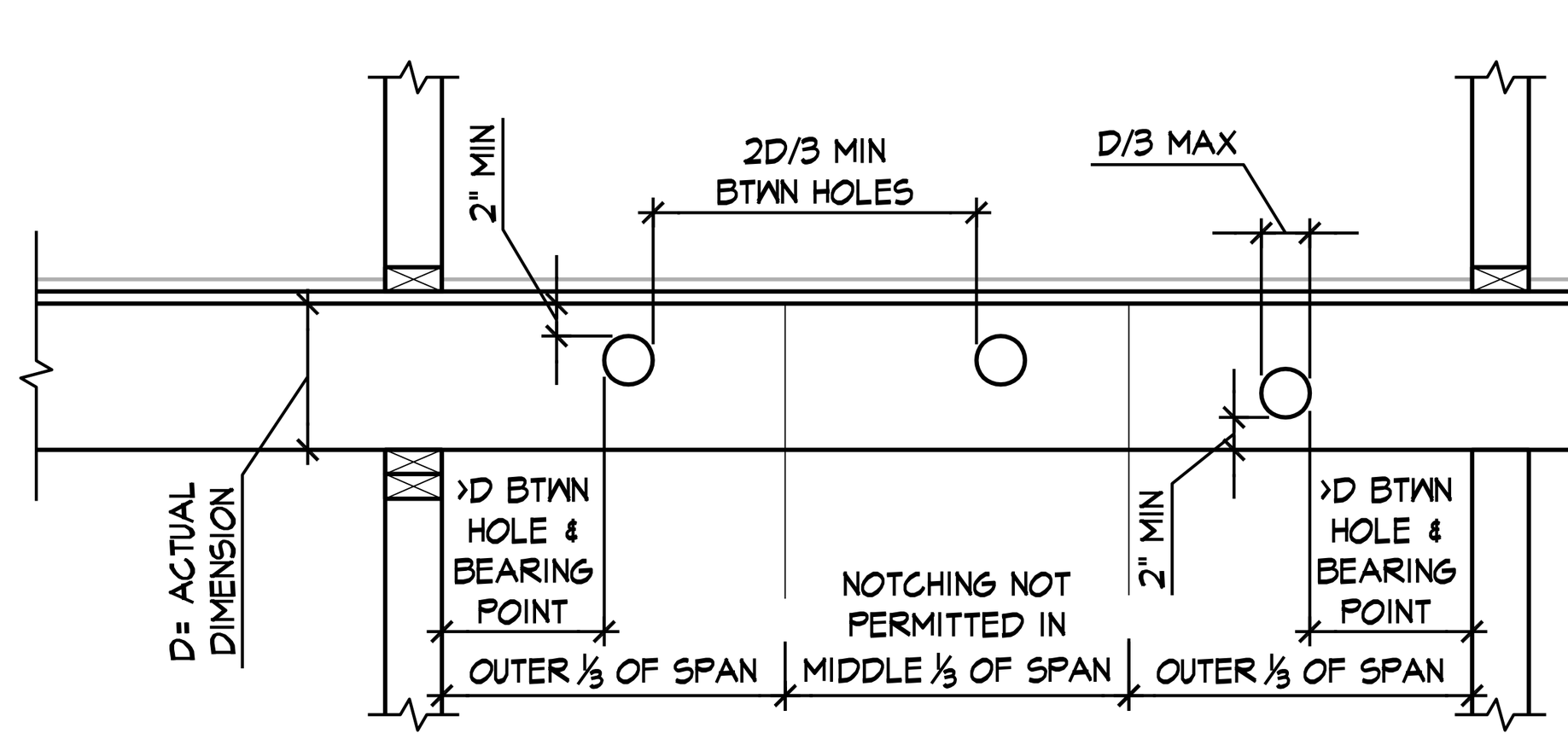


TYPICAL NOTES FOR BEARING WALLS
1. HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
2. CONTACT ENGINEER PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLES GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
3. NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS

SECTION 2/S1.1
¾" = 1'-0"

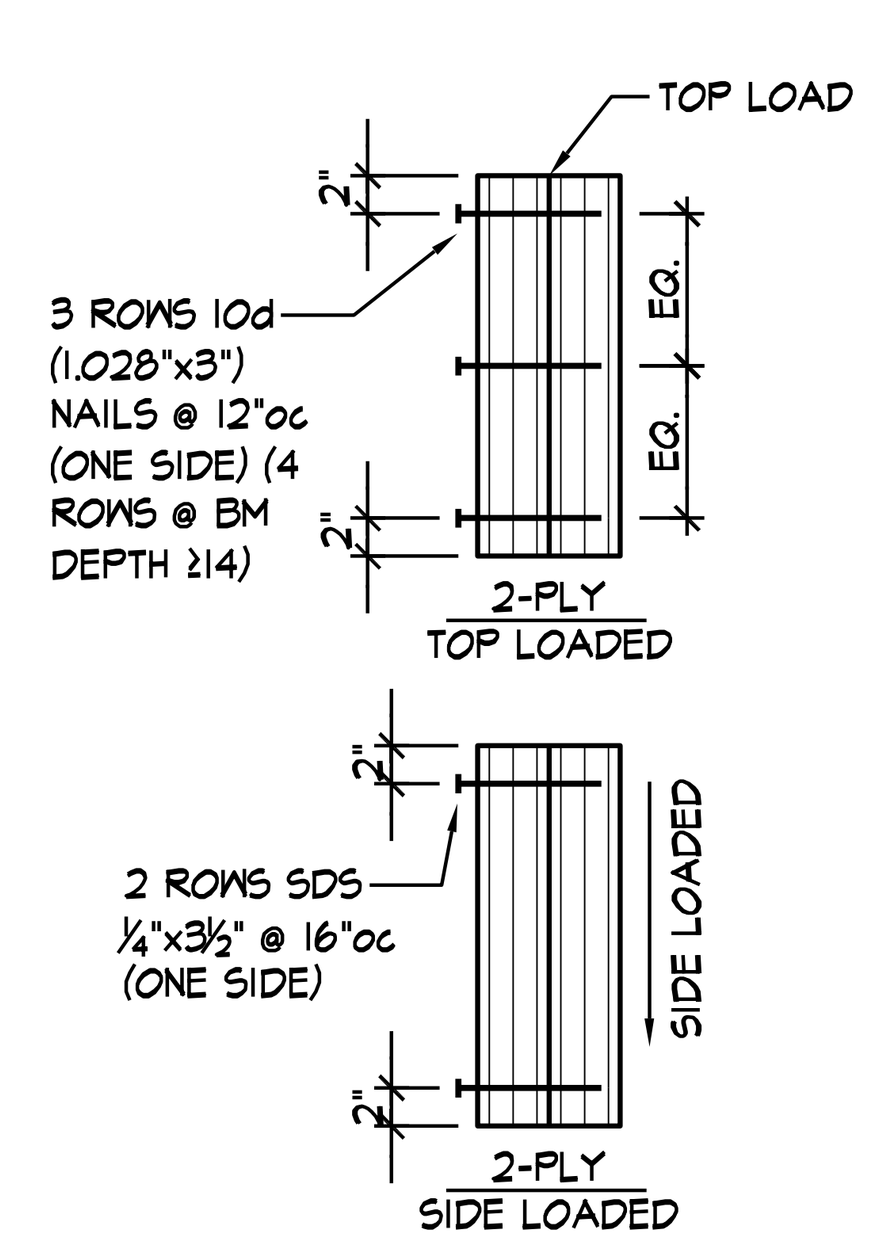


TYPICAL LEDGER CONNECTION 3/S1.1
¾" = 1'-0"

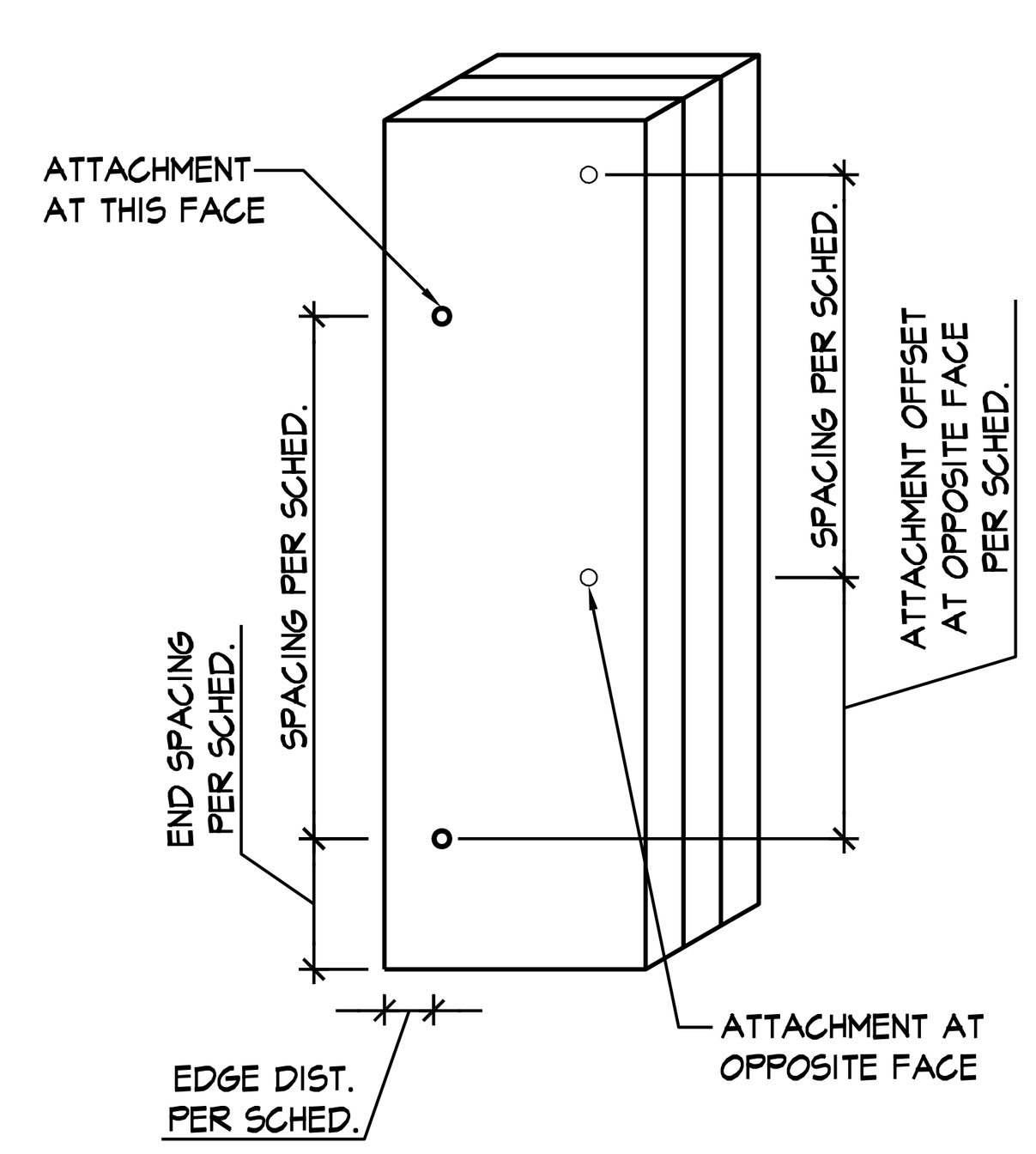


NOTE:
1. CONTACT ARCHITECT PRIOR TO CUTTING JOISTS TO VERIFY SIZE AND LOCATION
2. DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUNFACTURER'S RECOMMENDATIONS AT PSLs, LVLs, LSLs & GLULAM

SECTION 4/S1.1
¾" = 1'-0"



TYPICAL MULTI-PLY BEAM CONNECTION 5/S1.1
¾" = 1'-0"

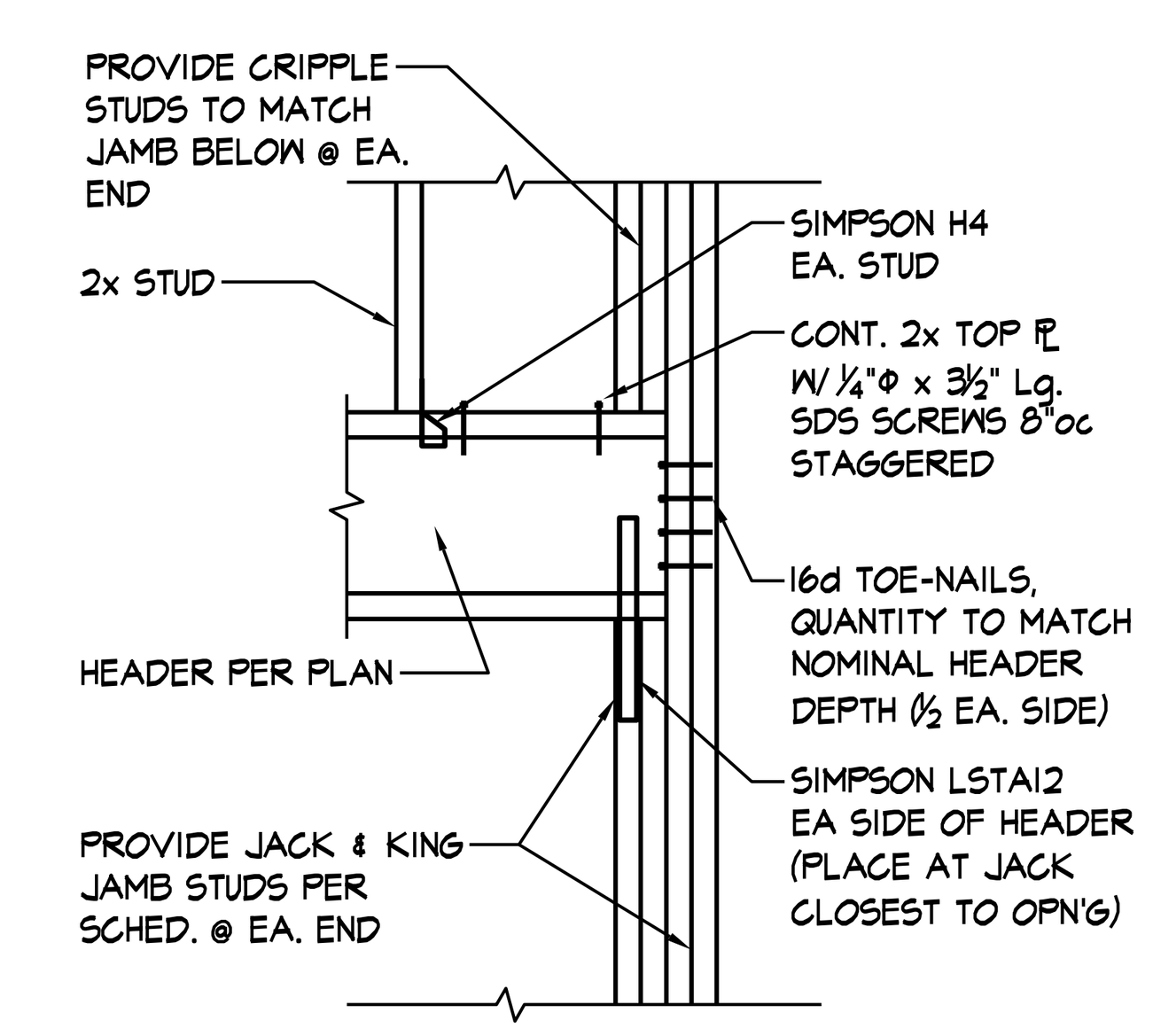


TYPICAL MULTI-PLY STUD CONNECTION 6/S1.1
1½" = 1'-0"

BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE

NUMBER OF PLIES	ATTACHMENT AT COLUMN STUD PACKS SUPPORTING BEAMS	ATTACHMENT AT WALL STUD PACKS SUPPORTING TRUSSES
2-PLY MEMBERS	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc W/ FIRST NAIL 3" FROM EA. END	8d NAILS AT 12"oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"Φx5" SIMPSON SDS SCREWS AT 16"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 8", @ 16"oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
5-PLY MEMBERS	1/4"Φx6" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH & 5TH PLY ATTACHED AT OPPOSITE SIDES WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
6-PLY MEMBERS	1/4"Φx8" SIMPSON SDS SCREWS AT 12"oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12"oc W/ FIRST SCREW 4" FROM EA. END	3-PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6" AND 5TH AND 6TH PLIES ATTACHED WITH 1/4"Φx5" SIMPSON SDS SCREWS AT 12"oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"oc W/ FIRST SCREW 4" FROM EA. END

NOTES:
1. ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKING (SQUASH BLOCKS) AT FLOOR CAVITIES.
2. EXTEND ALL STUD PACKS TO COLUMNS UNLESS NOTED OTHERWISE.
3. ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.



TYP. HEADER DETAIL @ ROOF TRUSS BEARING LOCATIONS

SECTION 7/S1.1
¾" = 1'-0"

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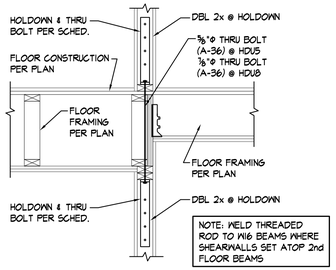
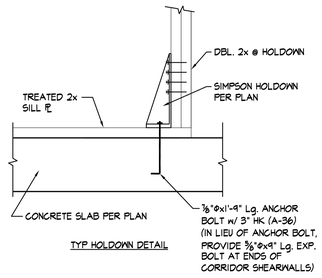


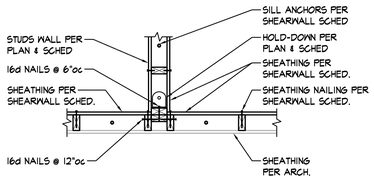
TYP HOLDOWN DETAIL

SECTION 2 / S1.2
¾" = 1'-0"



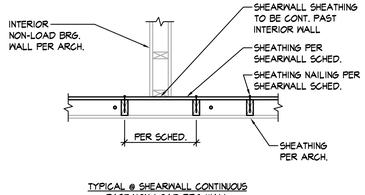
TYP HOLDOWN DETAIL

SECTION 3 / S1.2
¾" = 1'-0"



TYPICAL @ DISCONTINUOUS SHEARWALL SHEATHING

SECTION 4A / S1.2
¾" = 1'-0"

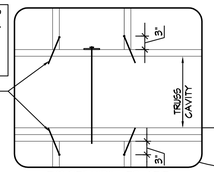


TYPICAL @ SHEARWALL CONTINUOUS PAST NON-LOAD BRG WALL

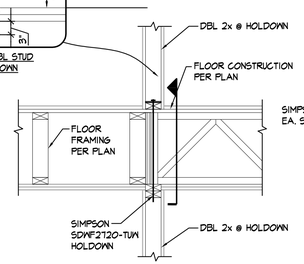
SECTION 4B / S1.2
¾" = 1'-0"

PROVIDE UNIT UPLIFT HOLDOWNS @ 48"oc MAX @ LOAD BEARING INTERIOR WALLS SUPPORTING ROOF TRUSSES. HOLDOWNS SHALL BE PROVIDED WITHIN 6" OF JAMBS OF ALL INTERIOR LOAD BEARING ROOF HEADERS & GIRDER TRUSS BEARING AND WITHIN 48" OF SHEARWALL HOLDOWNS

SIMPSON SDWC15600 @ EA. STUD ADJACENT TO SDWF SCREW USE TEMPLATE FOR 22 DEG INSTALLATION

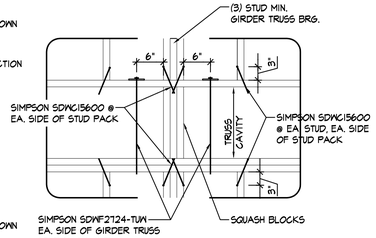


TYP SIDE VIEW @ DBL STUD SCREWS @ HOLDOWN



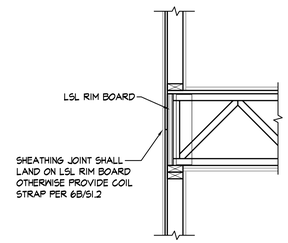
TYP UNIT UPLIFT HOLDOWN DETAIL @ TOP FLOOR LOAD BEARING WALLS

SECTION 5A / S1.2
¾" = 1'-0"



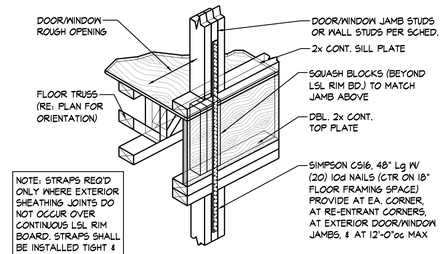
TYP GIRDER TRUSS UPLIFT HOLDOWN DETAIL @ TOP FLOOR

SECTION 5B / S1.2
¾" = 1'-0"



TYPICAL EXTERIOR SHEATHING JOINT

6A / S1.2
¾" = 1'-0"



TYPICAL COIL STRAP @ EXTERIOR JAMBS SUPPORTING ROOF FRAMING AT FLOOR DIRECTLY BELOW ROOF

DETAIL 6B / S1.2
¾" = 1'-0"

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HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)		
	1st FLOOR	2nd FLOOR	3rd FLOOR
✳	HDU8-SDS2.5	HDU8-SDS2.5	HDU5-SDS2.5
✳✳	HDU5-SDS2.5	HDU5-SDS2.5	HDU5-SDS2.5

NOTES:
1. HOLDOWN TYPES ARE BASED UPON MANUFACTURER SIMPSON STRONG-TIE.
2. REFER TO SECTION DETAILS ON S1.2 FOR TYPICAL HOLDOWN DETAILS.
3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLDOWNS SHOWN ON THE SHEAR WALL SCHEDULE.
4. ALL HOLDOWN POSTS TO BE (2) 2x's (MIN.) (U.N.O.) TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED.
5. REFER TO SECTIONS 2/S1.2, 3/S1.2, 4A/S1.2 & 4B/S1.2 FOR HOLDOWN ANCHOR REQUIREMENTS.

SHEARWALL SCHEDULE

SHEARWALL LOCATION	SHEARWALL TYPE		FLOOR		SILL PLATE CONNECTION (RE: NOTES 6 & 7)	NUMBER OF WALL STUDS AT HOLD-DOWN (RE: NOTE 4)
			1st FLOOR WALLS	2nd & 3rd FLOOR WALLS		
AT DEMISING WALLS	SW	MATERIAL & THICKNESS	⅞" OSB SHEATHING ONE SIDE, W/ EDGES BLOCKED	⅞" OSB SHEATHING ONE SIDE, W/ EDGES BLOCKED		
		NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 6/12		
AT CORRIDOR WALLS	SW	MATERIAL & THICKNESS	⅞" OSB SHEATHING ONE SIDE, W/ EDGES BLOCKED	⅞" OSB SHEATHING ONE SIDE, W/ EDGES BLOCKED		
		NAIL SIZE & SPACING	8d NAILS 4/12	8d NAILS 6/12		

NOTES:
1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED.
2. HOLDOWNS PER PLAN & SCHEDULE.
3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLDDOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULEA AND USE LARGE OF THE TWO HOLDDOWNS SHOWN IN THE SHEARWALL SCHEDULE. REFERENCE DETAILS 4A, 4B, 4C, AND 4D ON SHEET S1.2 FOR SHEATHING AND HOLDOWN ATTACHMENT AT PERPENDICULAR WALLS AND STUD WALL SIZE TRANSITIONS.
4. PROVIDE 2 WALL STUDS AT EACH HOLDDOWN UNLESS NOTED OTHERWISE IN SCHEDULE. AT LOCATIONS WHERE A SHEARWALL TERMINATES AT A OPENING JAMB, PROVIDE NUMBER OF STUDS PER JAMB SCHEDULE PLUS AN ADDITIONAL STUD FOR THE SHEARWALL. ATTACH ALL STUDS TOGETHER PER 6/S1.1.
5. NAIL SPACING SHOWN AS (#/#) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
6. TYPICAL SILL PLATE TO WOOD SHALL BE 20d COMMON NAILS (1.092x4") AT 12"oc UNLESS NOTED OTHERWISE IN SCHEDULE.
7. TYPICAL SILL PLATE TO CONCRETE SHALL BE ½"ø ANCHORS:
   AT 2x4 WALLS SPACE AT 24"oc MAX WITH 1¼"x2½"x2½" PLATE WASHER OR SIMPSON BPS ½ - 3 @ CONTRACTORS OPTION
   PLATE WASHERS TO MAINTAIN MAX OF ½" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER
8. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL
9. AT GYPSUM SHEARWALLS NO. 6 x 1⅝" TYPE S OR W SCREWS CAN BE UTILIZED AS THE SAME SPACING AS SPECIFIED 6d NAILS.
10. NAILS @ WOOD STRUCTURE PANEL SHEAR WALLS SHALL BE GALVANIZED COMMON OR TYPE INDICATED IN SCHED.

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STATE OF TEXAS
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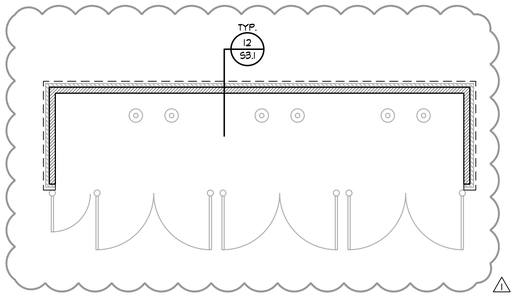
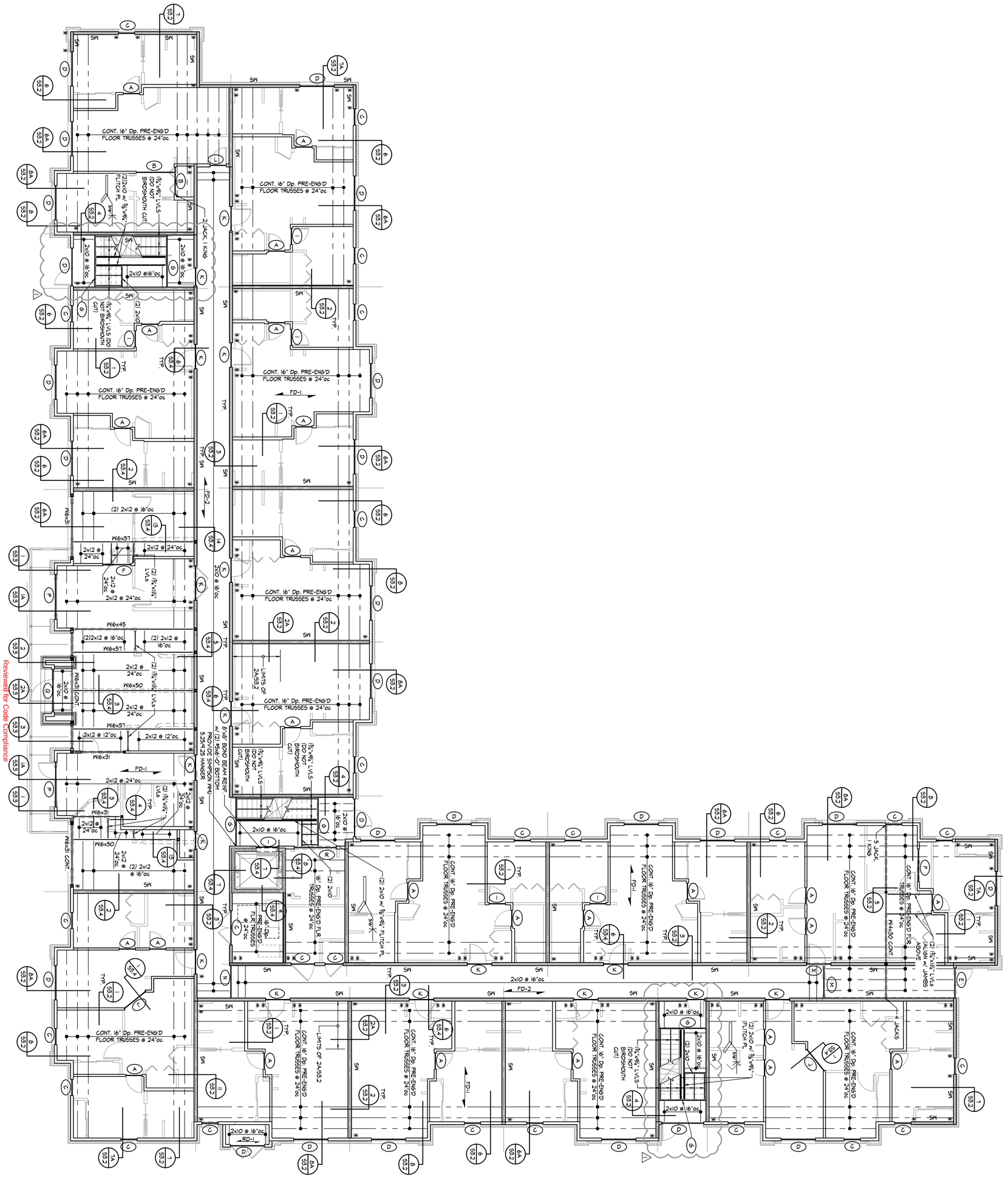


TRASH ENCLOSURE FOUNDATION PLAN

⅛" = 1'-0"

NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN

TYP. @ CORR. SHEARWALL
TYP. @ SHEARWALL
TYP. @ CORR. SHEARWALL
TYP. @ SHEARWALL
TYP. @ CORR. SHEARWALL
TYP. @ SHEARWALL
TYP. @ SHEARWALL
TYP. @ CORR. SHEARWALL
TYP. @ SHEARWALL
TYP. @ SHEARWALL
TYP. @ CJ
TYP. @ CJ
1¾"x9¼" LVL'S (DO NOT BIRDSMOUTH CUT)
1¾"x9¼" LVL'S (DO NOT BIRDSMOUTH CUT)
1¾"x9¼" LVL'S (DO NOT BIRDSMOUTH CUT)
HSS5-5x¼
HSS5-5x¼
HSS5-5x¼



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NORTH

SECOND FLOOR FRAMING PLAN

¼" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DEPRESSED SLAB AREAS
4. REFER TO SHEET S2.6 FOR SHEARWALL AND HOLDOWN INFORMATION
5. REFER TO DETAILS 5B, 6A AND 6B ON SHEET S2.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
6. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS

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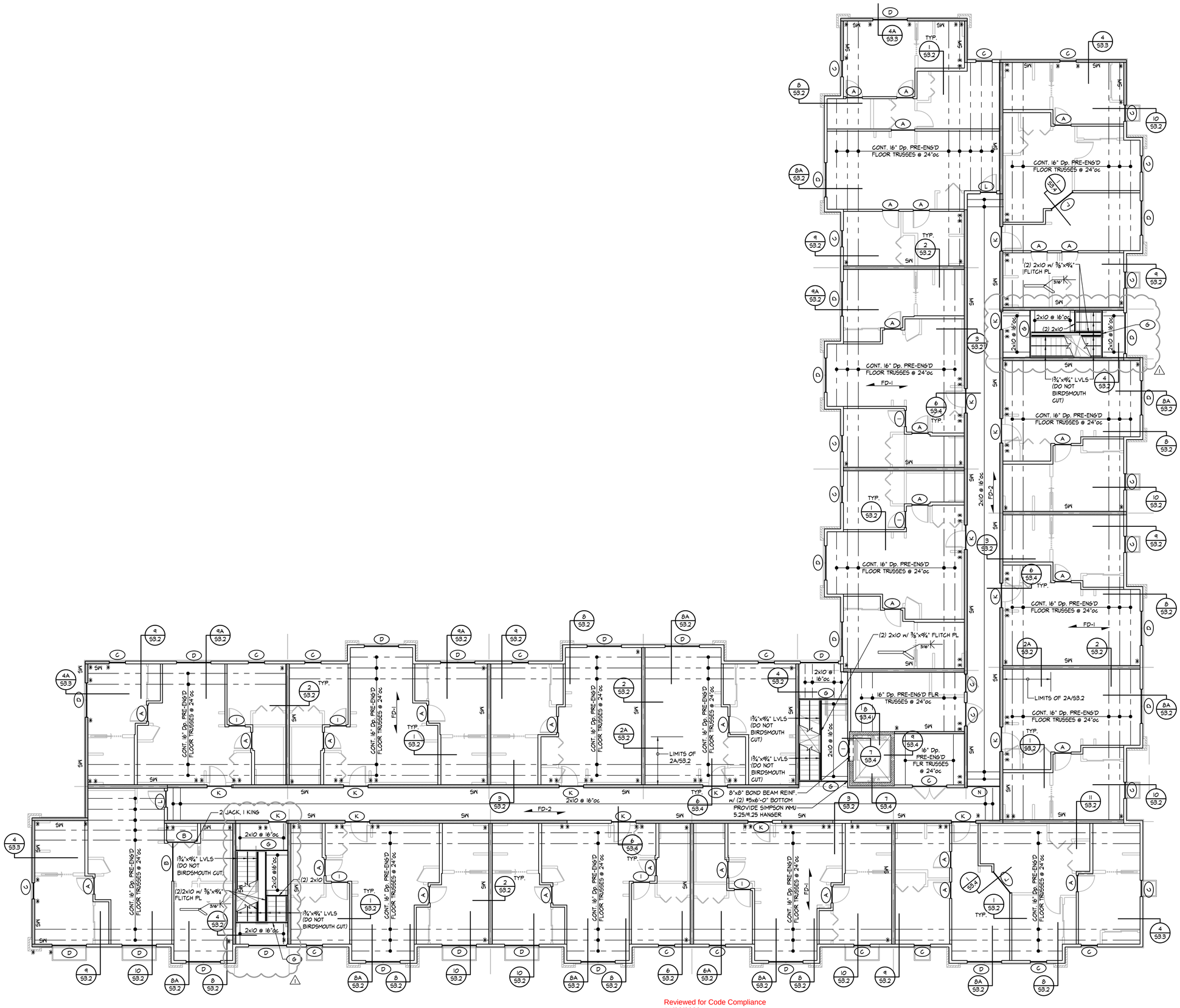

THIRD FLOOR FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. REFER TO SHEET S2.6 FOR SHEARWALL AND HOLDOWN INFORMATION
5. REFER TO SECTIONS 5A, 5B, 6A AND 6B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
6. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS

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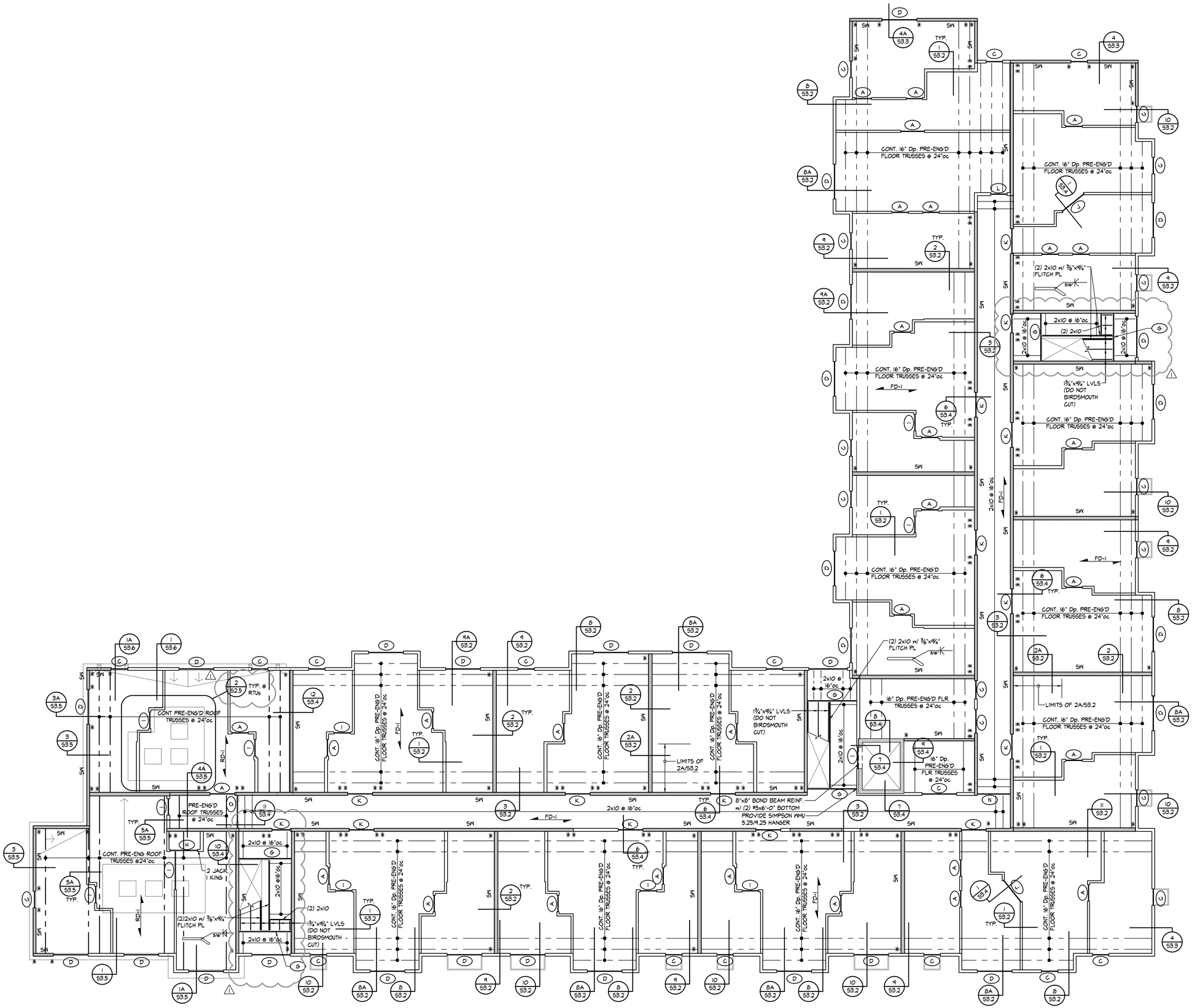

FOURTH FLOOR & LOW ROOF FRAMING PLAN

1/8" = 1'-0"

NORTH

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. REFER TO SHEET S2.6 FOR SHEARWALL AND HOLDOWN INFORMATION
5. REFER TO SECTIONS 5A, 5B, 6A AND 6B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
6. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS

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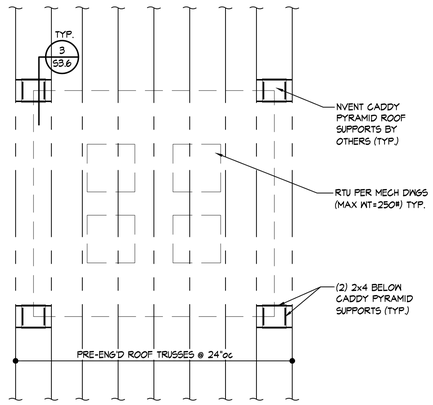

RTU PLATFORM FRAMING PLAN

2 / S2.5

3/16" = 1'-0"

NOTES:

1. DESIGN TRUSS BELOW RTU PLATFORMS FOR ADDED RTU LOAD.
2. COORD. RTU PLATFORM LOCATIONS w/ MECH DWGS.

ROOF FRAMING PLAN

1/8" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. PROVIDE TRIPLE 2x6 OR QUADRUPLE 2x4 STUDS AT ALL PRE-ENG. TRUSS GIRDERS (EXTEND TO FOUNDATION.)
5. REFER TO SHEETS S1.1 AND S1.2 FOR TYPICAL NAILING WOOD FRAMING DETAILS

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SHEARWALL PLAN

1/8" = 1'-0"

NOTES:

1.) REFER TO GENERAL NOTES ON SHEET S1.0

2.) REFER TO SHEARWALL & HOLDOWN SCHEDULES ON SHEET S1.2

3.) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:

SW

SHEAR WALL EXTENTS INDICATED W/ HATCHED AREA

HOLDOWN TYPE MARK: (1) HOLDOWN TYPICAL EACH END OF SHEARWALL PER HOLDDOWN ANCHOR SCHED.

4.) REFER TO DETAILS 2/S1.2 & 3/S1.2 FOR HOLDOWNS AT END OF WALL

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S2.6

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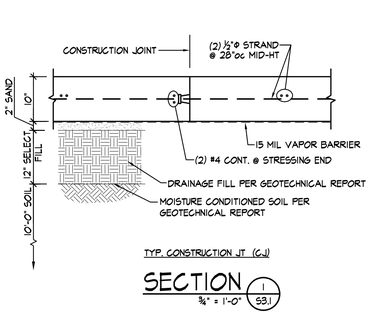
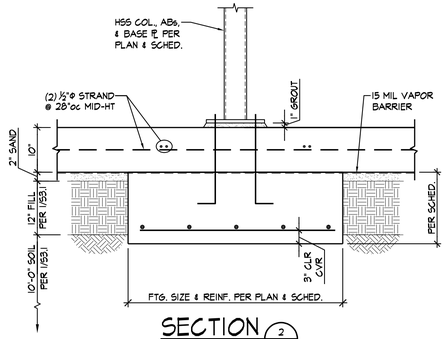
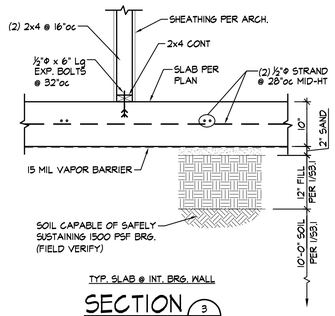


TYP. CONSTRUCTION JT (C.J)

SECTION 1 S3.1
¾" = 1'-0"

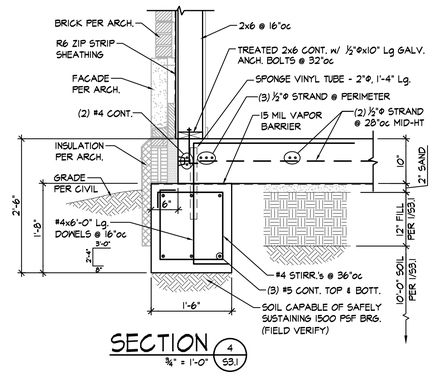


SECTION 2 S3.1
¾" = 1'-0"

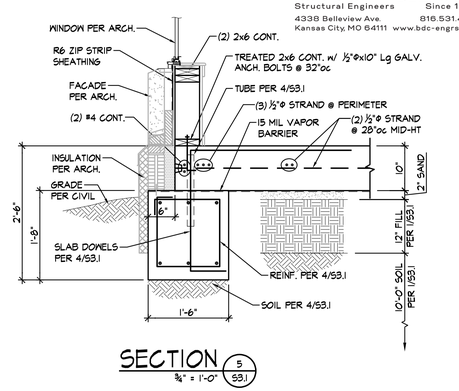


TYP. SLAB @ INT. BRG. WALL

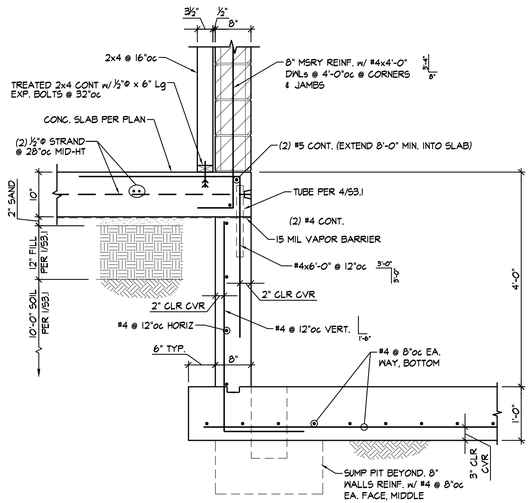
SECTION 3 S3.1
¾" = 1'-0"



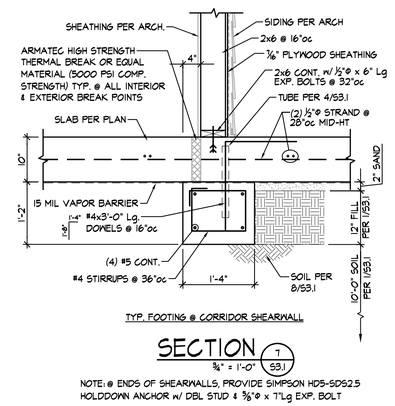
SECTION 4 S3.1
¾" = 1'-0"



SECTION 5 S3.1
¾" = 1'-0"



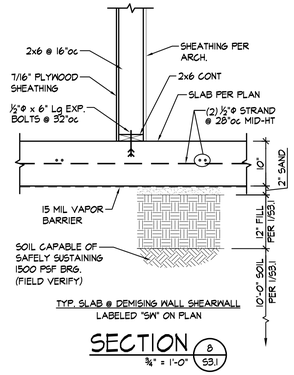
SECTION 6 S3.1
¾" = 1'-0"



TYP. FOOTING @ CORRIDOR SHEARWALL

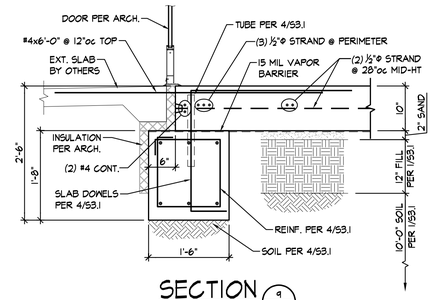
SECTION 7 S3.1
¾" = 1'-0"

NOTE: @ ENDS OF SHEARWALLS, PROVIDE SIMPSON HD5-SDS2.5 HOLDDOWN ANCHOR w/ DBL STUD & ⅝"ø x 7'Lg EXP. BOLT

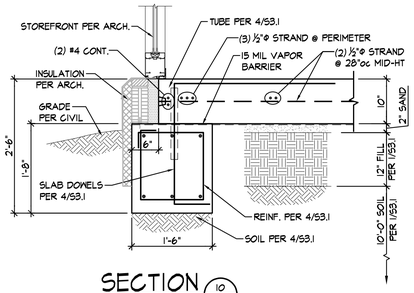


TYP. SLAB @ DEMISING WALL SHEARWALL LABELED "SW" ON PLAN

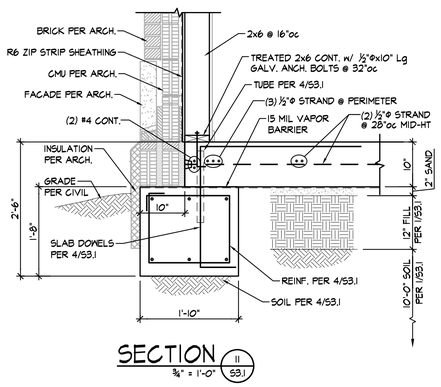
SECTION 8 S3.1
¾" = 1'-0"



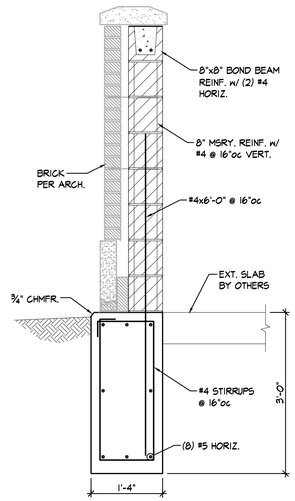
SECTION 9 S3.1
¾" = 1'-0"



SECTION 10 S3.1
¾" = 1'-0"



SECTION 11 S3.1
¾" = 1'-0"



SECTION 12 S3.1
¾" = 1'-0"

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THE RESERVES at MAGNOLIA
NEW APARTMENT COMPLEX
DENTON, TEXAS

STATE OF TEXAS
MICHAEL JOHN FALBE
05-17-2023
REGISTERED PROFESSIONAL ENGINEER

REVISION:

DATE: 05-17-2023
JOB: 21-3205
SHEET NO.:

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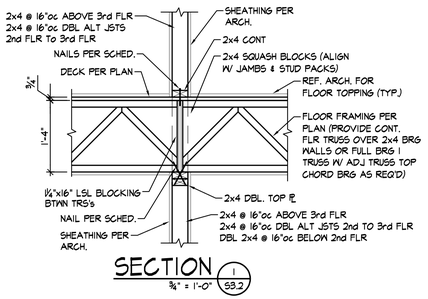
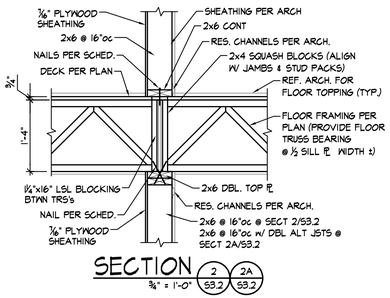
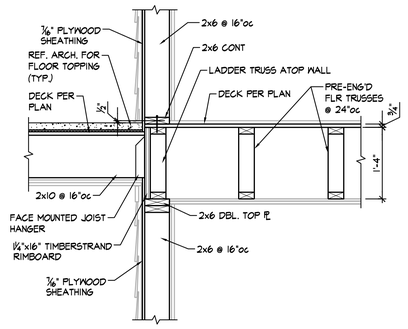


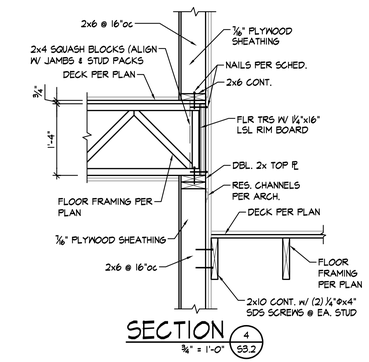
SECTION 1 / S3.2
3/4" = 1'-0"



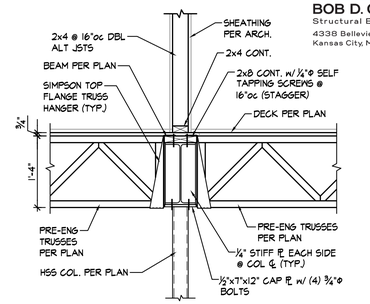
SECTION 2 / S3.2 2A / S3.2
3/4" = 1'-0"



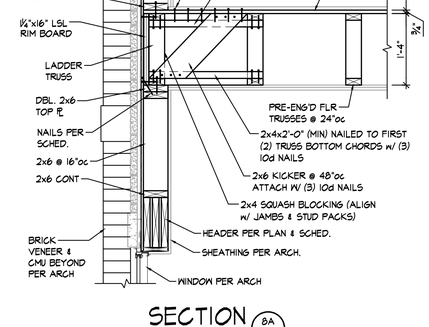
SECTION 3 / S3.2
3/4" = 1'-0"



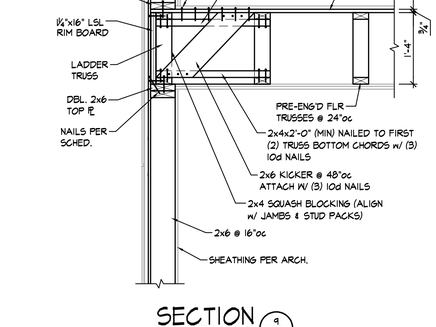
SECTION 4 / S3.2
3/4" = 1'-0"



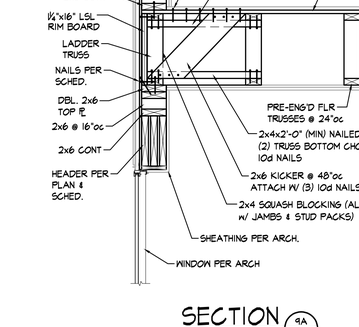
SECTION 5 / S3.2
3/4" = 1'-0"



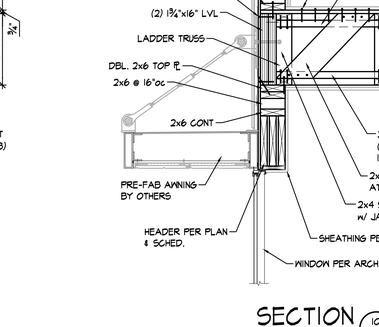
SECTION 6 / S3.2
3/4" = 1'-0"



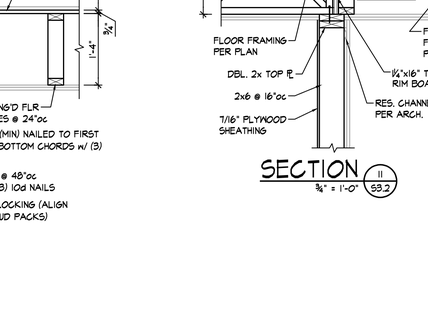
SECTION 6A / S3.2
3/4" = 1'-0"



SECTION 7 / S3.2
3/4" = 1'-0"



SECTION 7A / S3.2
3/4" = 1'-0"



SECTION 8 / S3.2
3/4" = 1'-0"

SECTION 8A / S3.2
3/4" = 1'-0"

SECTION 9 / S3.2
3/4" = 1'-0"

SECTION 9A / S3.2
3/4" = 1'-0"

SECTION 10 / S3.2
3/4" = 1'-0"

SECTION 11 / S3.2
3/4" = 1'-0"

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DENTON, TEXAS

STATE OF TEXAS
MICHAEL JOHN FALBE
REGISTERED PROFESSIONAL ENGINEER
05-17-2023

REVISION:

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JOB: 21-3205
SHEET NO.:

S3.2

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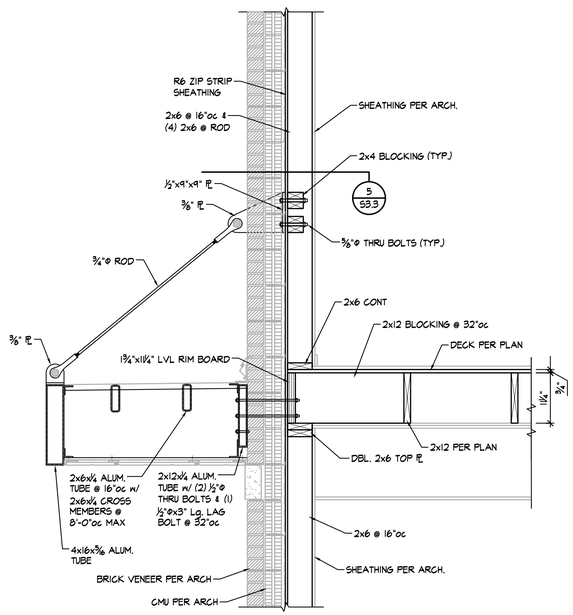
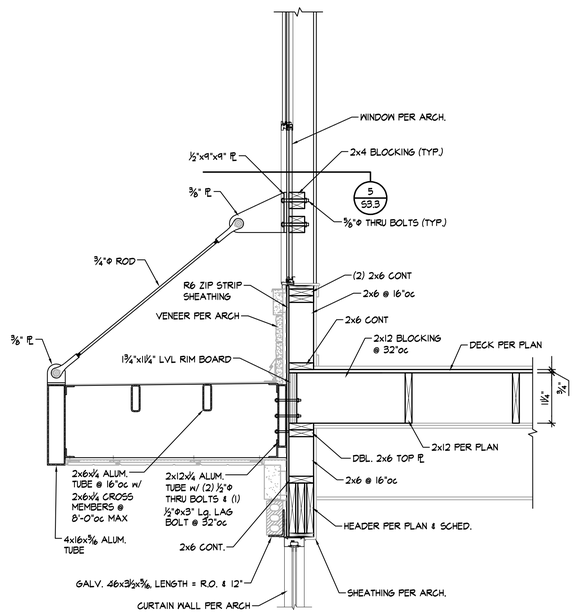
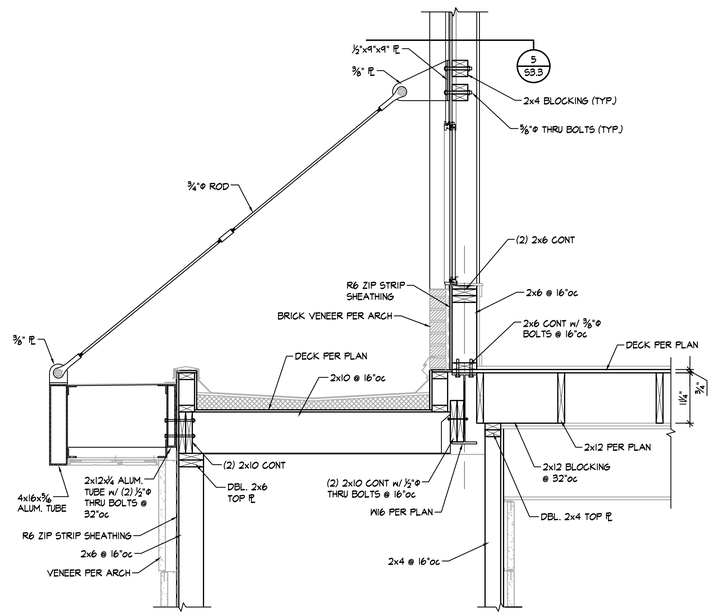


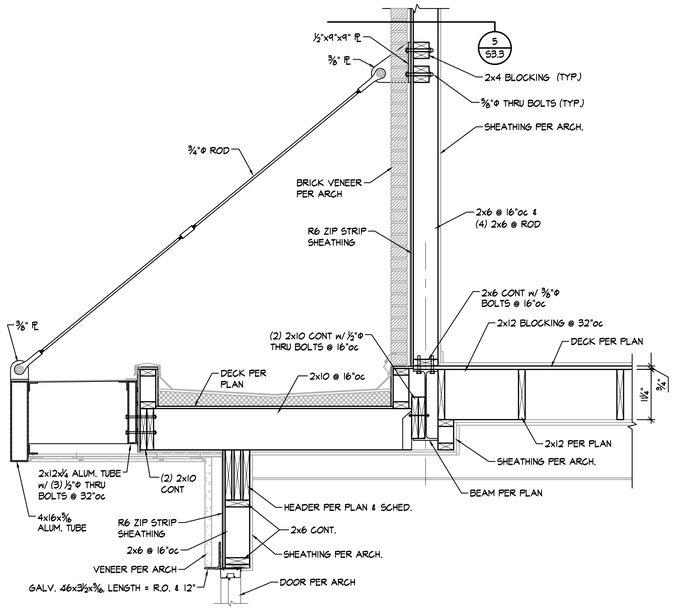
SECTION 1 S3.3
¾" = 1'-0"



SECTION 1A S3.3
¾" = 1'-0"



SECTION 2 S3.3
¾" = 1'-0"



SECTION 2A S3.3
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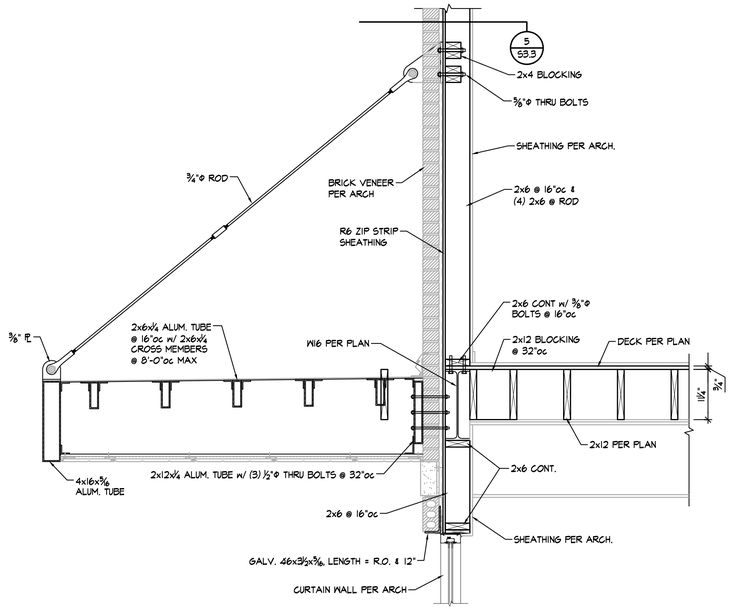
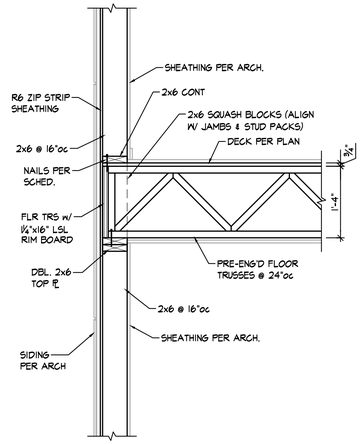
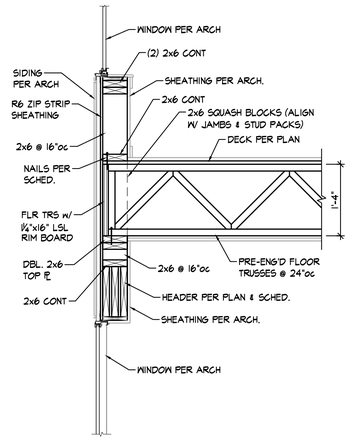


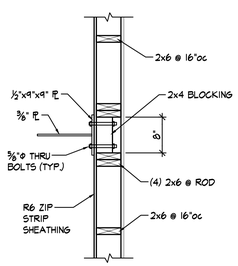
SECTION 3 S3.3
¾" = 1'-0"



SECTION 4 S3.3
¾" = 1'-0"



SECTION 4A S3.3
¾" = 1'-0"



DETAIL 5 S3.3
¾" = 1'-0"

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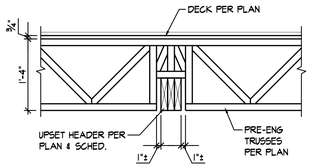
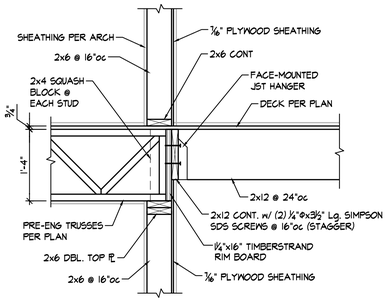
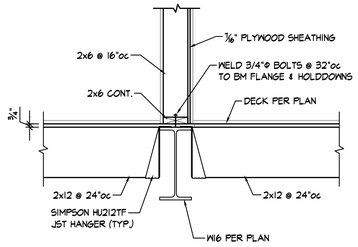


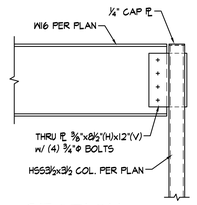
SECTION 1 — 3/4" = 1'-0" — S3.4



SECTION 2 — 3/4" = 1'-0" — S3.4

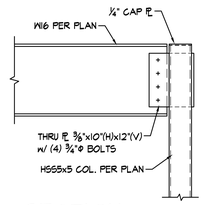


SECTION 3 — 3/4" = 1'-0" — S3.4



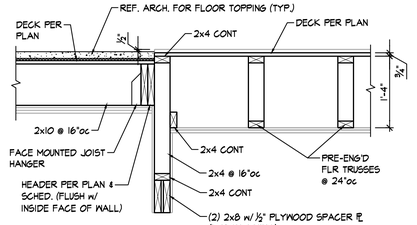
SECTION 4 — 3/4" = 1'-0" — S3.4

NOTE: WOOD FRAMING OMITTED FOR CLARITY.

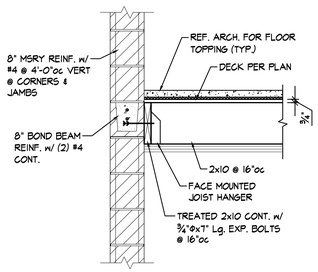


SECTION 5 — 3/4" = 1'-0" — S3.4

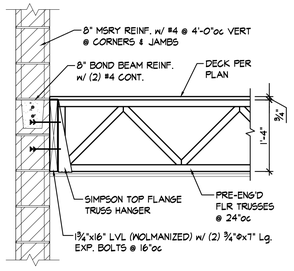
NOTE: WOOD FRAMING OMITTED FOR CLARITY.



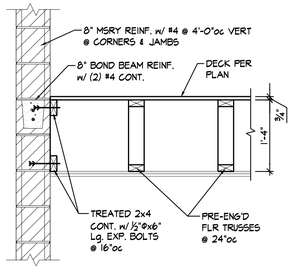
SECTION 6 — 3/4" = 1'-0" — S3.4



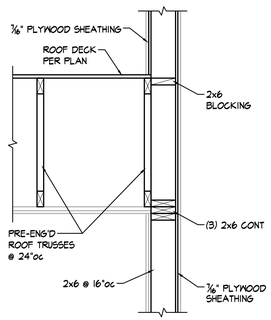
SECTION 7 — 3/4" = 1'-0" — S3.4



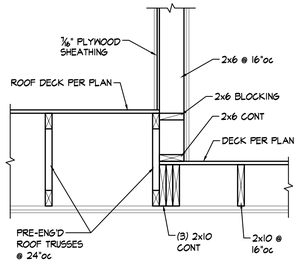
SECTION 8 — 3/4" = 1'-0" — S3.4



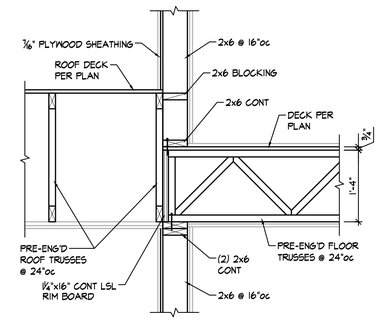
SECTION 9 — 3/4" = 1'-0" — S3.4



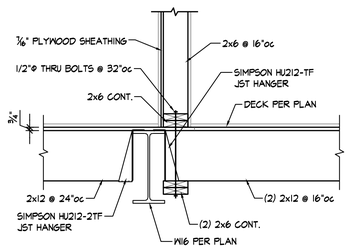
SECTION 10 — 3/4" = 1'-0" — S3.4



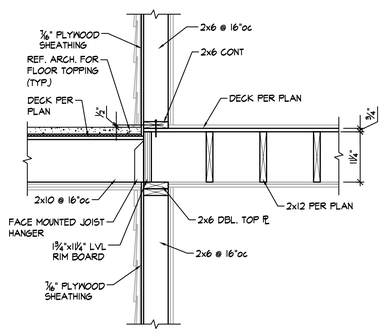
SECTION 11 — 3/4" = 1'-0" — S3.4



SECTION 12 — 3/4" = 1'-0" — S3.4



SECTION 13 — 3/4" = 1'-0" — S3.4



SECTION 14 — 3/4" = 1'-0" — S3.4

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S3.4

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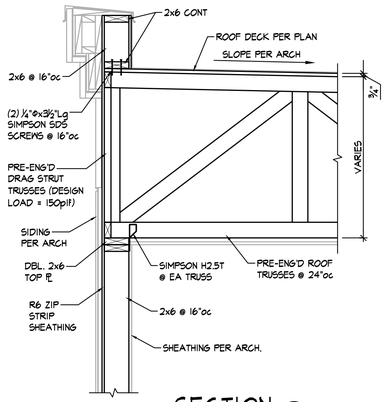
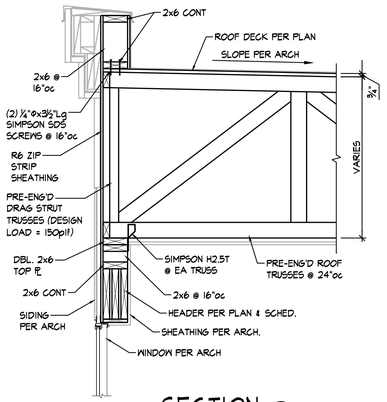
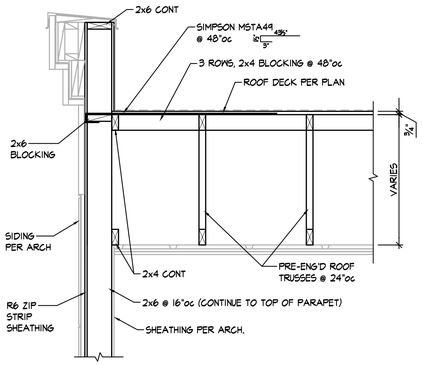


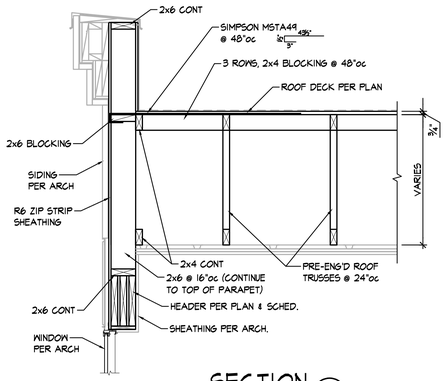
SECTION 1 (53.5)
¾" = 1'-0"



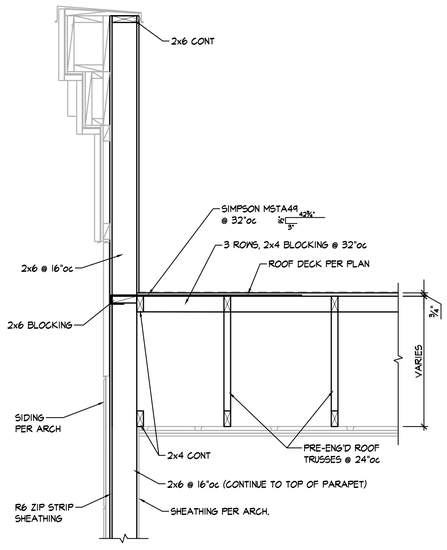
SECTION 1A (53.5)
¾" = 1'-0"



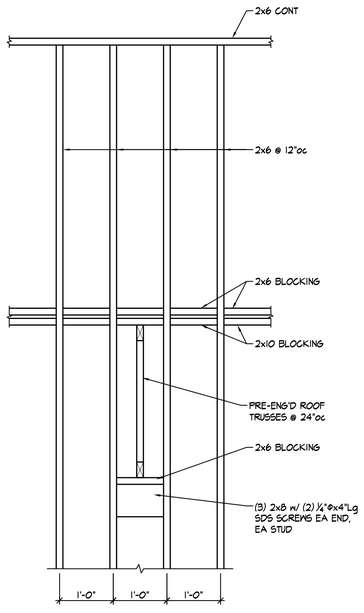
SECTION 3 (53.5)
¾" = 1'-0"



SECTION 3A (53.5)
¾" = 1'-0"

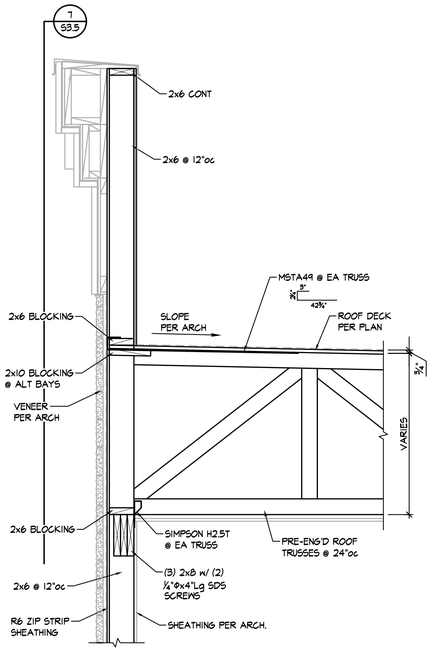


SECTION 3B (53.5)
¾" = 1'-0"

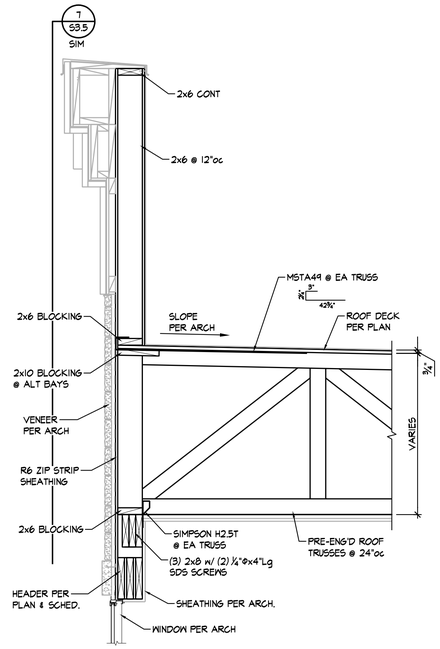


TYPICAL HIGH PARAPET FRAMING

SECTION 7 (53.5)
¾" = 1'-0"



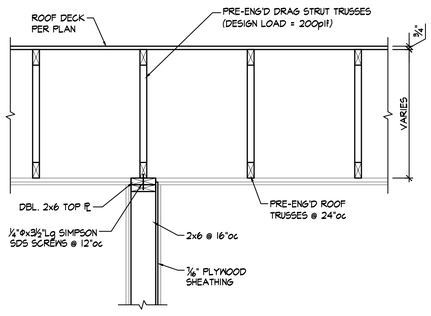
SECTION 2 (53.5)
¾" = 1'-0"



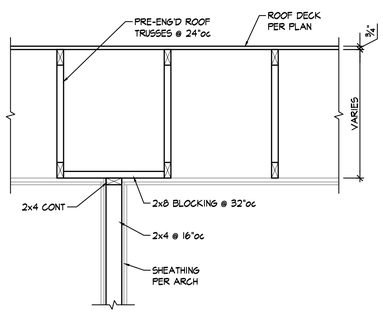
SECTION 2A (53.5)
¾" = 1'-0"

SECTION 4 (53.5)
¾" = 1'-0"

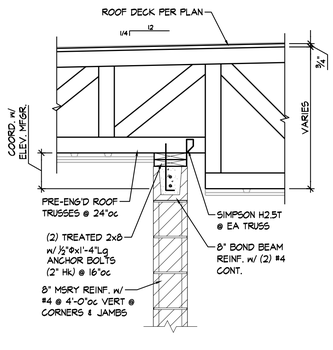
SECTION 4A (53.5)
¾" = 1'-0"



SECTION 5 (53.5)
¾" = 1'-0"



SECTION 5A (53.5)
¾" = 1'-0"



SECTION 6 (53.5)
¾" = 1'-0"

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4339 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

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

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

STATE OF TEXAS
MICHAEL LOUIS FAUBE
REGISTERED PROFESSIONAL ENGINEER
05.17.2023

REVISION:

DATE: 05-17-2023
JOB: 21-3205
SHEET NO.:

S3.5

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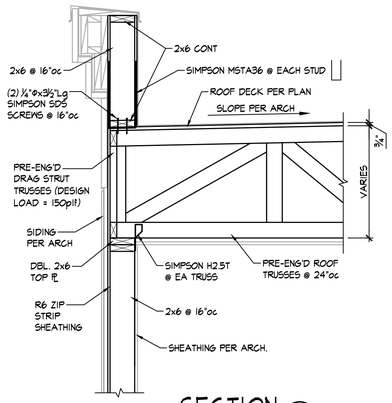
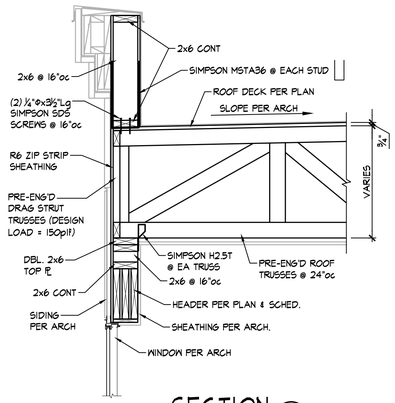
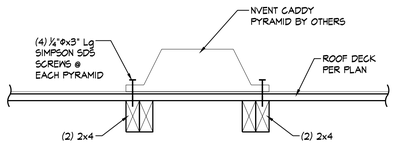


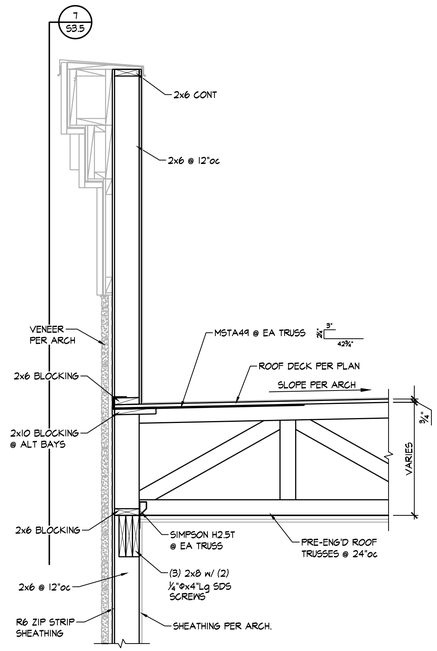
SECTION 1 (53.6)
¾" = 1'-0"



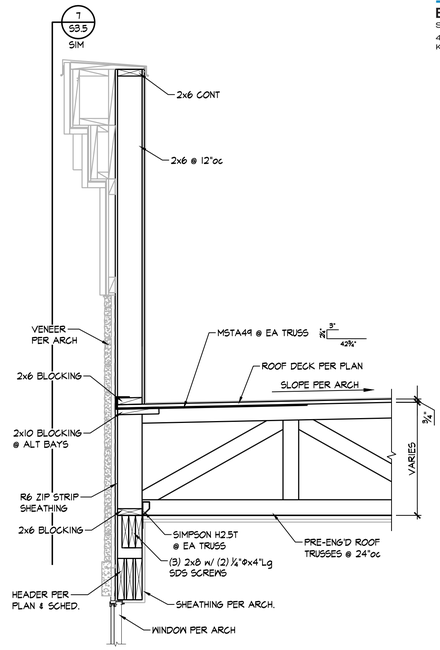
SECTION 1A (53.6)
¾" = 1'-0"



SECTION 3 (53.6)
1½" = 1'-0"



SECTION 2 (53.6)
¾" = 1'-0"



SECTION 2A (53.6)
¾" = 1'-0"

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Kansas City, MO 64111 www.bdc-engrs.com

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES at MAGNOLIA

NEW APARTMENT COMPLEX

DENTON, TEXAS

STATE OF TEXAS
MICHAEL JOHN FALDE
REGISTERED PROFESSIONAL ENGINEER
05.17.2023

REVISION:
⚠ 06-19-2023

DATE: 05-17-2023
JOB: 21-3205
SHEET NO.:

S3.6

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11/06/2023
Joshua Hamlin

Department of Development Services

Building Safety
401 N. Elm St.
Denton, Texas 76201
(940) 349-8360

www.cityofdenton.com/Building

Permit #: _____
Date: _____

Commercial Building Application

One

Site Plan	New Commercial	Commercial Alteration	Building Use	Clearing and Grading
Applied: ☒ Yes ☐ No	☒ New Construction	☐ Interior Remodel	☒ New Business	☐ Tree Removal
Project CEP-23-0021	☐ Addition	☐ Exterior Remodel	☐ New Use	☐ Grubbing
Ex: SP17-0511	☒ Multi Family	☐ Tenant Finish-Out	☐ Change in Use	☐ Excavation/ Stockpiling
			☐ Same Use	

***Site Plans are required for ALL new commercial,** For questions regarding Site Plans, contact Planning at (940) 349-8541

Two

Site Address	Suite	Business Name
1020 Willowwood Drive		The Reserves at Magnolia

Sales Tax ID * A copy of the Sales Tax ID or the number must be provided before CO will be released

Applicable: ☒ Yes ☐ No | Sales Tax ID: See attached form

Scope of Work	Project Value
New apartment building - 4-stories and 60 units	$12,000,000

Traffic Control

Will Right-of-way closure be required ☐ Yes ☒ No

If yes, email Pritam.Deshmukh@cityofdenton.com Have you emailed Pritam? Yes ☐ No ☒ N/A

Subdivision	Zoning	Lot Size	No. of Stories	No. of Units
A. Tompkins	PD	3.3 acres	4	60

A/C Area (sf) 1st	2nd	3rd	Other (4th)	Total Building (sf)	Remodel (sf)
14,650	15,100	15,100	13,226	58,076	n/a

Three

Applicant (Individual): Maggie Gillam	Company: JGR Architects	Phone: 785-827-0386
Address: 730 N. Ninth Street	City: Salina	State KS Zip 67401
Email: mgillam@jgrarchitects.com	Applicant Signature: Maggie Gillam	

Four

Property Owner: RPS Ventures Inc.		Phone:
Address: 2416 Versailles Drive	City: Rockwall	State: TX Zip: 75032
Email:		

Business Owner: Overland Property Group (future prop. owner)		Phone: 913-396-6310
Address: 5341 W. 151st Terrace	City: Leawood	State: KS Zip: 66224
Email: aengstrom@overlandpg.com		

Five

Health Information

Sale or service of food or drink of any kind, or a commercial swimming pool? ☐ Yes ☒ No **If YES, submit floor plan and proper Health permit application**

☐ Application Fee	$162.00	☐ Convenience Store, with Deli	$324.00		
☐ Restaurant < 1000 sq ft	$162.00	☐ Convenience Store, without Deli	$162.00	☐ Mobile Units/ Snack Bars	$162.00
☐ Restaurant > 1000 sq ft	$487.00	☐ Nursing Home/ Bar/ Bakery	$324.00	☐ Seasonal, expires after 4 month	$75.00
☐ Grocery Store < 12,000 sq ft	$324.00	☐ Day Care- Licensed Capacity	$324.00	☐ Other	
☐ Grocery Store > 12,000 sq ft	$487.00	☐ Number of Children		☐ Swimming Pools (each)	$162.00 Each

Six

Fire Prevention Information *Storage, sale, or use of any of the following*

Yes ☐ No ☒	Flammable/combustible liquids (10 gal or more)		Yes ☐ No ☒	Fireworks	
Yes ☐ No ☒	On-site consumption of alcoholic beverages		Yes ☐ No ☒	Magnesium	
Yes ☐ No ☒	Storage (higher than 12' of combustible items		Yes ☐ No ☒	Paint/flammable materials	
Yes ☐ No ☒	Dust producing equipment or materials		Yes ☐ No ☒	Lp Gas	
Yes ☐ No ☒	Compressed gases	Yes ☐	No ☒	Other: _____	
Yes ☐ No ☒	Explosives or ammunition	Yes ☐	No ☒	Poisonous or hazardous chemicals or acids	

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11/06/2023
Joshua Hamlin

Commercial Building Application, continued

Seven

Contractors

*General Contractor, Company: MCP Build Inc. (Registration # C12197) Phone: 785-273-3880
Address: 3501 SW Fairlawn Rd. City: Topeka State: KS Zip: 666614
Email: Pat@TheMCPGroup.com

*All persons who repair, restore or remodel nonresidential real property must obtain Texas sales and use tax permits. Persons who construct new improvements to realty, perform maintenance on real property, or repair, restore or remodel residential real property should refer to §3.291 of this title, relating to contractors. To obtain a sales and use tax permit visit: http://comptroller.texas.gov/taxpermit/

Electrical Contractor, Company: TBD		Phone:	
Address:	City:	State:	Zip:
Email:			
Mechanical Contractor, Company: TBD		Phone:	
Address:	City:	State:	Zip:
Email:			
Plumbing Contractor, Company: TBD		Phone:	
Address:	City:	State:	Zip:
Email:			
Site Utilities Plumbing Contractor , Company: TBD			
Address:	City:	State:	Zip:
Email:			
Approach & Sidewalk Contractor: TBD		Phone:	
Address:		State:	Zip:
Email:			

* A minimum $1,000 Sidewalk/Curb/Gutter bond is required for any work done in the right-of-way (ROW)

Eight

Commercial Demolition and Commercial Alterations

Has an asbestos survey been performed? Yes ☐ No ☒ N/A → New Construction

I hereby certify that an asbestos survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and National Emission

Applicant Signature:_____ Date:_____

The Commercial Building permit does not include such items as fencing, signs, retaining walls, irrigation, or pools. Separate permits shall be submitted for these structures or accessory constructions. Please see the Fence/Retaining Wall Application, Signs Application, Irrigation Application, and Swimming Pool Application.

A permit becomes null and void unless a City inspection is performed within six months from the date of issuance. The granting of a permit does not presume to give authority to violate or cancel the provisions of any law or ordinances regulating construction. No inspection will be performed unless an issued permit is displayed on the jobsite and the City approved plans are available to the inspector on the jobsite at the time of inspection. The applicant is responsible for all work done under this permit, and must follow all applicable Federal, State, and local adopted and/or amended codes.

Nine

Clearing & Grading and Tree Removal Information

Refer to Clearing and Grading Checklist / Tree Survey and Tree Preservation Plan Checklist

Erosion Control installed? ☐ Yes ☐ No If erosion control is not already installed, date of installation:_____

Are any existing trees to be preserved? ☐ Yes ☐ No If yes, are tree fences installed? ☐ Yes ☐ No

Property Owner's signature:_____ Date:_____

If construction project will disturb more than one acre, or will disturb less than one acre but is part of a larger common plan of development, has the project me the requirements of the Texas Commission on Enviromental Quality's (TCEQ) Texas Pollutant Discharge Elimination System (TPDES)

General Permit No. TXR150000, related to discharges of the storm water run-off from construction sites? ☐ Yes ☐ No ☐ N/A

SUBMIT A COPY OF THE TCEQ NOTICE OF INTENT (NOI) FORM

Contact Joetta Daily, City of Denton Water Utilities, at 940-349-7153 for all Texas Commission on Enviromental Quality requirement questions

Revised: 7/5/2022

N/A: For site work, see accepted Civil Project # CEP-23-0021 + Submittals

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 04-25-2022

Employer Identification Number:
88-1955321

Form: SS-4

Number of this notice: CP 575 G

OPG MAGNOLIA PARTNERS LLC
MATTHEW GILLAM SOLE MBR
254 N SANTA FE AVE STE A
SALINA, KS 67401

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 88-1955321. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

(IRS USE ONLY) 575G 04-25-2022 OPGM O 9999999999 SS-4

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.

* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.

* Refer to this EIN on your tax-related correspondence and documents.

* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is OPGM. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records. CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number ( ) -
_____

Best Time to Call
_____

DATE OF THIS NOTICE: 04-25-2022
EMPLOYER IDENTIFICATION NUMBER: 88-1955321
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

OPG MAGNOLIA PARTNERS LLC
MATTHEW GILLAM SOLE MBR
254 N SANTA FE AVE STE A
SALINA, KS 67401

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

COMcheck Software Version COMcheckWeb

Envelope Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	Reserves at Magnolia
Location:	Denton (Denton), Texas
Climate Zone:	3a
Project Type:	New Construction
Vertical Glazing / Wall Area:	10%

Construction Site:
Denton, Texas

Owner/Agent:
OPG Reserves at Magnolia Partners, LLC
254 N Santa Fe Ave, Suite A
Salina, Kansas 67401
913-396-6310

Designer/Contractor:
Jones Gillam Renz Architects, Inc.
730 N Ninth Street
Salina, Kansas 67401
785-827-0386

Additional Efficiency Package(s)

Credits: 10.0 Required 15.0 Proposed
5% cooling efficiency improvement, 1.0 credit
Reduced air infiltration, 6.0 credit
Reduced lighting power, 8.0 credit

Building Area	Floor Area
1-Common Spaces (Multifamily) : Nonresidential	3580

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
R-38, Blown Insulation (Common Space): Attic Roof, Wood Joists, [Bldg. Use 1 - Common Spaces]	595	13.0	25.0	0.026	0.027
Slab on Grade, R-10 2' Deep (Common Space): Unheated Slab-On-Grade, Vertical 2 ft., [Bldg. Use 1 - Common Spaces] (c)	239	---	10.0	0.540	0.540
Floor Over Mail Room: Wood-Framed, [Bldg. Use 1 - Common Spaces]	132	30.0	2.5	0.030	0.033
NORTH					
Common Space Breezeway Walls - R-20, 16" o.c.: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]	888	20.0	0.0	0.064	0.064
Door 113 - Mechanical Room Double Door: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 101 (Door) - Hall Door: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Manko - 2450, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	21	---	---	0.370	0.680
Door 101 (Storefront) - Hall Storefront: Metal Frame: Fixed, Perf. Specs.: Product ID TBD, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	51	---	---	0.420	0.420
Elevator Shaft Wall: Concrete Block, 8in., Unreinforced, Cells Empty, Normal Density, Furring: Wood, [Bldg. Use 1 - Common Spaces]	138	13.0	0.0	0.073	0.123
EAST					
Common Space Exterior Walls - R-20, 16" o.c.: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]	134	20.0	0.0	0.064	0.064
Common Space Breezeway Walls - R-20, 16" o.c.: Wood-	958	20.0	0.0	0.064	0.064

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]					
SOUTH					
Common Space Exterior Walls - R-20, 16" o.c.: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]	889	20.0	0.0	0.064	0.064
Type C (2 Total): Metal Frame: Fixed, Perf. Specs.: Product ID TBD, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	194	---	---	0.420	0.420
Type E (2 Total): Metal Frame: Fixed, Perf. Specs.: Product ID TBD, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	74	---	---	0.420	0.420
Type D (1 Total): Metal Frame: Fixed, Perf. Specs.: Product ID TBD, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	74	---	---	0.420	0.420
Door 108 (Door) - Community Room Entry: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Manko - 2450, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	28	---	---	0.370	0.680
Door 108 (Storefront) - Community Storefront: Metal Frame: Fixed, Perf. Specs.: Product ID TBD, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	36	---	---	0.420	0.420
Door 104 - Hall Breezeway Entry: Glass (over 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: Product ID Manko - 2450, SHGC 0.25, [Bldg. Use 1 - Common Spaces] (b)	28	---	---	0.370	0.680
Common Space Breezeway Walls - R-20, 16" o.c.: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]	613	20.0	0.0	0.064	0.064
Door 117: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 201: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 301: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Elevator Shaft Wall: Concrete Block, 8in., Unreinforced, Cells Empty, Normal Density, Furring: Wood, [Bldg. Use 1 - Common Spaces]	364	13.0	0.0	0.073	0.123
WEST					
Common Space Exterior Walls - R-20, 16" o.c.: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]	134	20.0	0.0	0.064	0.064
Common Space Breezeway Walls - R-20, 16" o.c.: Wood-Framed, 16in. o.c., [Bldg. Use 1 - Common Spaces]	509	20.0	0.0	0.064	0.064
Door 118: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 202: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 302: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 401: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Door 402: Insulated Metal, Swinging, [Bldg. Use 1 - Common Spaces]	40	---	---	0.370	0.370
Elevator Shaft Wall: Concrete Block, 8in., Unreinforced, Cells Empty, Normal Density, Furring: Wood, [Bldg. Use 1 - Common Spaces]	452	13.0	0.0	0.073	0.123

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 9% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Michael Boerst - Energy Consultant		5/18/2023
Name - Title	Signature	Date

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

COM*check* Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	22062 DENTON TX
Project Type:	New Construction

Construction Site:
Denton, Texas

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 10.0 Required 10.5 Proposed
10% heating efficiency improvement, 1.0 credit
10% cooling efficiency improvement, 2.5 credit
Reduced lighting power, 7.0 credit

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Common Space Types:Restrooms	100	0.63	63
2-Common Space Types:Office - Enclosed	277	0.74	205
3-Common Space Types:Corridor/Transition <8 ft wide	8878	0.71	6303
4-Gymnasium/Fitness Center:Exercise Area	270	0.90	243
5-Common Space Types:Storage >=50 - <=1000 sq.ft.	97	0.38	37
6-Common Space Types:Lobby - General	270	0.84	227
7-Common Space Types:Electrical/Mechanical	1315	0.43	565
		Total Allowed Watts =	7643

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
1-Common Space Types:Restrooms				
LED: O: LED Other Fixture Unit 36W:	1	2	36	72
LED: J: LED Other Fixture Unit 25W:	1	2	15	31
2-Common Space Types:Office - Enclosed				
LED: N2: LED Panel 33W:	1	4	31	124
3-Common Space Types:Corridor/Transition <8 ft wide				
LED: N1: 2X2: LED Panel 33W:	1	1	31	31
LED: N2: 2X4: LED Panel 33W:	1	2	31	62
LED: J: LED Panel 33W:	1	185	15	2830
4-Gymnasium/Fitness Center:Exercise Area				
LED: N2: LED Panel 33W:	1	4	31	124
5-Common Space Types:Storage >=50 - <=1000 sq.ft.				
LED: N2: LED Panel 33W:	1	1	31	31
LED: K: LED Linear 33W:	1	1	38	38

Reviewed for Code Compliance
11/06/2023
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A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
6-Common Space Types:Lobby - General				
LED: V: LED Other Fixture Unit 25W:	1	4	21	85
LED: J: LED Other Fixture Unit 25W:	1	18	15	275
LED: C: LED Other Fixture Unit 125W:	1	2	120	240
7-Common Space Types:Electrical/Mechanical				
LED: K: LED Linear 33W:	1	24	38	912
			Total Proposed Watts =	4856

Interior Lighting PASSES: Design 36% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Tim Tredway, P.E #95252 — Name - Title

Signature

5/15/23 — Date

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

COMcheck Software Version COMcheckWeb

Exterior Lighting Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	22062 DENTON TX
Project Type:	New Construction
Exterior Lighting Zone	2 (Neighborhood business district (LZ2))

Construction Site:
Denton, Texas

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts /	D Tradable Wattage	E Allowed Watts (B X C)
Parking area	37706 ft2	0.04	Yes	1508
Entry canopy	260 ft2	0.25	Yes	65
Illuminated area of facade wall or surface	33090 ft2	0.07	No	2482
Walkway < 10 feet wide	1214 ft of	0.5	Yes	607
			Total Tradable Watts (a) =	2180
			Total Allowed Watts =	4662
			Total Allowed Supplemental Watts (b) =	400

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

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Parking area (37706 ft2): Tradable Wattage				
LED: R1: LED AREA POLE LIGHT: LED Roadway-Parking Unit 42W:	1	2	45	90
LED: R2: LED AREA POLE LIGHT: LED Roadway-Parking Unit 94W:	1	3	93	279
LED: R3: LED AREA POLE LIGHT: LED Roadway-Parking Unit 94W:	1	5	90	450
LED: Q: LED AREA POLE LIGHT: LED Roadway-Parking Unit 42W:	1	2	33	66
Entry canopy (260 ft2): Tradable Wattage				
LED: U: LED Other Fixture Unit 13W:	1	2	90	180
LED: P: LED Other Fixture Unit 6.5W:	1	7	14	98
Illuminated area of facade wall or surface (33090 ft2): Non-tradable Wattage				
LED: M1: WALL SCONCE: LED Other Fixture Unit 80W:	1	13	80	1040
Walkway < 10 feet wide (1214 ft of walkway length): Tradable Wattage				
LED: L1: LED WALLPACK: LED Other Fixture Unit 25W:	1	5	20	98
LED: L2: LED WALLPACK: LED Other Fixture Unit 28W:	1	7	29	204
			Total Tradable Proposed Watts =	1466

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Exterior Lighting PASSES: Design 43% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Tim Treadway, P.E. #95252 — Name - Title

Signature

5/15/23 — Date

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

COM*check* Software Version COMcheckWeb

Mechanical Compliance Certificate

Project Information

Energy Code:	2021 IECC
Project Title:	22062 DENTON TX
Location:	Denton (Denton), Texas
Climate Zone:	3a
Project Type:	New Construction

Construction Site:
Denton, Texas

Owner/Agent:

Designer/Contractor:

Additional Efficiency Package(s)

Credits: 10.0 Required 8.0 Proposed
5% cooling efficiency improvement, 1.0 credit
Reduced lighting power, 7.0 credit

Mechanical Systems List

Quantity	System Type & Description
1	HP-5/BC-5 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 40 kBtu/h, Proposed Efficiency = 7.65 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 38 kBtu/h, Proposed Efficiency = 15.20 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 1 : FAILS: Fan energy index must be 1.00 or higher Fans: FAN 1 Supply, Constant Volume, 1400 CFM, 0.8 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan <= 5HP
1	HP-2/BC-2 (Single Zone): Split System Heat Pump Heating Mode: Capacity = 24 kBtu/h, Proposed Efficiency = 7.65 HSPF2, Required Efficiency = 7.50 HSPF2 Cooling Mode: Capacity = 22 kBtu/h, Proposed Efficiency = 15.20 SEER2, Required Efficiency = 14.30 SEER2 Proposed Part Load Efficiency = 0.00 , Required Part Load Efficiency = 0.00 Fan System: FAN SYSTEM 1 -- Compliance (Motor nameplate HP and fan efficiency method) : Fails: FAN 1 : FAILS: Fan energy index must be 1.00 or higher Fans: FAN 1 Supply, Constant Volume, 1400 CFM, 0.8 motor nameplate hp, 0.00 fan energy index , fan exception: Single fan <= 5HP
1	HWH-C: Electric Storage Water Heater, Capacity: 20 gallons w/ Circulation Pump Proposed Efficiency: 1.65 SL, %/h (if > 12 kW), Required Efficiency: 1.65 SL, %/h (if > 12 kW)

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Tim Treadway, P.E.
Name - Title

Signature

5/15/23
Date

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

COM*check* Software Version COMcheckWeb

Inspection Checklist

Energy Code: 2021 IECC

Requirements: 84.0% were addressed directly in the COM*check* software

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

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical and service water heating systems and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks. Hot water system sized per manufacturer's sizing guide.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C103.2 [PR8][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.6 [PR16][1]	Group R-2 dwelling units have separate electrical meters.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.12.2, C403.12.3 [FO9][3]	Snow/ice melting system and freeze protection systems have sensors and controls configured to limit service for pavement temperature above 50F and outdoor temperature above 40F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL6][3]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.1, C404.6.2 [PL3][1]	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C404.6.3 [PL7][3]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.6.1, C404.6.1.1 [PL8][3]	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41][3]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.11.3 [ME61][2]	HVAC piping insulation insulated in accordance with Table C403.11.3. Insulation exposed to weather is protected from damage and is provided with shielding from solar radiation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.4 [ME142][2]	Motors for fans that are not less than 1/12 hp and less than 1 hp are electronically commutated motors or have a minimum motor efficiency of 70 percent. These motors have the means to adjust motor speed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.8.6 [ME143][2]	Each DX cooling system > 65 kBtu and chiller water/evaporative cooling system with fans > 1/4 hp are designed to vary the indoor fan airflow as a function of load and comply with detailed requirements of this section.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.9 [ME144][2]	Large diameter fans where installed shall be tested and labeled in accordance with AMCA 230.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.12.1 [ME71][2]	Systems that heat outside the building envelope are radiant heat systems controlled by an occupancy sensing device or timer switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.3 [ME55][2]	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.2 [ME59][1]	Natural or mechanical ventilation is provided in accordance with International Mechanical Code Chapter 4. Mechanical ventilation has capability to reduce outdoor air supply to minimum per IMC Chapter 4.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.1 [ME59][1]	Demand control ventilation provided for spaces >500 ft2 and >15 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.2 [ME115][3]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.7.6 [ME141][3]	HVAC systems serving guestrooms in Group R-1 buildings with > 50 guestrooms: Each guestroom is provided with controls that automatically manage temperature setpoint and ventilation (see sections C403.7.6.1 and C403.7.6.2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.7.4 [ME57][1]	Exhaust air energy recovery on systems meeting Table C403.7.4(1) and C403.7.4(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.7.5 [ME116][3]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.11.1, C403.11.2 [ME60][2]	HVAC ducts and plenums insulated in accordance with C403.11.1 and constructed in accordance with C403.11.2, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.3.3.2 [ME121][3]	Closed-circuit cooling tower within heat pump loop have either automatic bypass valve or lower leakage positive closure dampers. Open-circuit tower within heat pump loop have automatic valve to bypass all heat pump water flow around the tower. Open- or closed-circuit cooling towers used in conjunction with a separate heat exchanger have heat loss by shutting down the circulation pump on the cooling tower loop. Open- or closed circuit cooling towers have a separate heat exchanger to isolate the cooling tower from the heat pump loop, and heat loss is controlled by shutting down the circulation pump on the cooling tower loop.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C403.4.1.4 [ME63][2]	Heating for vestibules and air curtains with integral heating include automatic controls that shut off the heating system when outdoor air temperatures > 45F. Vestibule heating and cooling systems controlled by a thermostat in the vestibule with heating setpoint <= 60F and cooling setpoint >= 80F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C408.2.2.1 [ME53][3]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.11.3, C403.11.3.1, C403.11.3.2 [ME123][3]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.11.3.1 and refrigeration compressor systems that comply with C403.11.3.2..	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.3.1 [EL22][1]	Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1, C405.2.1.1 [EL18][1]	Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, corridors, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.2 [EL19][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more within 20 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.1.3 [EL20][1]	Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.2, C405.2.2.1 [EL21][2]	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.4, C405.2.4.1, C405.2.4.2 [EL23][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	**Exception:** Requirement does not apply.
C405.2.5 [EL27][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.2.7 [EL28][1]	Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.7 [EL26][2]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.6.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.8 [EL27][2]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.9.1, C405.9.2 [EL28][2]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.10 [EL29][2]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.1.1 [EL30][2]	At least 90% of dwelling unit permanently installed lighting shall have lamp efficacy >= 65 lm/W or luminaires with efficacy >= 45 lm/W or comply with C405.2.4 or C405.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.11, C405.11.1 [EL31][2]	50% of 15/20 amp receptacles installed in enclosed offices, conference rooms, copy rooms, break rooms, classrooms and workstations and > 25% of branch circuit feeders for modular furniture will have automatic receptacle control in accordance with C405.11.1.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][3]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C303.3, C408.2.5.3 [FI8][3]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.3.1 [FI27][3]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1 [FI47][3]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1.1 [FI42][3]	Heat pump controls prevent supplemental electric resistance heat from coming on when not needed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1.2 [FI38][3]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.1.3 [FI20][3]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2 [FI39][3]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.1, C403.4.2.2 [FI40][3]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C403.4.2.3 [FI41][3]	Systems include optimum start controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.3 [FI11][3]	Heat traps installed on supply and discharge piping of non-circulating systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C404.4 [FI25][2]	All piping insulated in accordance with section details and Table C403.12.3.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C404.6.1 [FI12][3]	Controls are installed that limit the operation of a recirculation pump installed to maintain temperature of a storage tank. System return pipe is a dedicated return pipe or a cold water supply pipe.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C405.5.1 [FI19][1]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Exterior Lighting fixture schedule for values.*
C406.2.3 [FI66][1]	10% heating efficiency improvement - all HVAC and Plant heating equipment is 10% more efficient than required by 2021 IECC.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406.2.4 [FI66][1]	10% cooling efficiency improvement - all HVAC and Plant cooling equipment is 10% more efficient than required by 2021 IECC.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406.3 [FI67][1]	Reduced lighting power - this credit specifies that the connected lighting power is >= 10% more efficient than 2021 IECC requirements.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.1.1 [FI57][1]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.3.1 [FI31][1]	HVAC equipment, systems and system-to-system relationships have been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.2 [FI10][1]	HVAC and service water heating control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5 [FI7][3]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5 [FI16][3]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.5.1 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.2.5.2 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

HEARTLAND
ENERGY CONSULTANTS

3136 S Ave
North English, IA 52316
651-666-0428
heartland.energy

Dear City of Denton,

Attached to the City of Denton Texas 2021 IECC Residential Energy Compliance Certificate Path form are the worst-case as-designed energy reports prepared by Heartland Energy Consultants.

Due to the nature of the city amendments to the IECC code these reports are watermarked with DOES NOT PASS. This is directly from the DOE approved Ekotrope software, as the reports are based on an unamended 2021 IECC evaluation.

Heartland Energy Consultants has highlighted the modeled ERI scores to provide clarity. Each unit type was modeled using RESNET standards for worst-case unit evaluation (orientation, floor, performance testing allowance). The attached reports reflect those worst-case designs. All unit types were at or below the maximum ERI of 59 effective 9/1/2022.

If there are any questions please contact Michael Boerst at michael@heartland.energy or via phone at 651-666-0428.

Sincerely,



Michael Boerst

Energy Consultant

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

Revised 8/3/2022

Department of Development Services
Building Inspections

City of Denton Texas 2021 IECC Residential Energy Compliance Certificate Path

PROVIDE THIS FORM AT PERMIT SUBMITTAL

Permit Address: 1020 Willowwood Drive **Permit #:** _____

R401.2 – Residential buildings shall comply with one of the following.

All mandatory provisions apply:

☐ **Option 1A – Prescriptive: Sections R401 through R404:**

R401 General; R402 Building Thermal Envelope [Using table R402.1.2) Insulation and Fenestration requirements by component]; R403 Systems; R404 Electrical Power and Lighting Systems (Mandatory)

☐ **Option 1B – Prescriptive Using REScheck UA Approach Only: Sections R401 through R404**

R401 General; R402 Building Thermal Envelope; R402.1.5 Total UA alternative; R403 Systems; R404 Electrical Power and Lighting Systems (Mandatory)

☐ **Option 2 – Performance Approach: Section R405** **(Attach as-built report to final testing report)**

R405 Total Building Performance

■ **Option 3 – Energy Rating Index Compliance Alternative: Section R406**

Includes compliance with requirements from Sections R401 through R402 as indicated in Table 406.2. MAX ERI is 63 until 8/31/2022; then goes to MAX ERI 59 from September 1, 2022 to August 31, 2025.

☐ **Option 4 – ENERGY STAR Certified Home** **(Attach certificate to final testing report)**

R102.1.1 Above Code Programs; Includes compliance with requirements from Sections R401 through R402 as indicated in Table 405.2. And Sections R402.4.1.2; R403.3.3; and R403.6.3.

☐ **Option 5 – HERS -Home Energy Rating System 2018 IECC Texas HB 3215 (87R)**

Includes compliance with ANSI/RESNET/ICC 301, as it existed on January 1, 2021.
Includes compliance with the Mandatory requirements of 2018 IECC Section R406.2.
Includes compliance with the Building Thermal Envelope provisions of the 2018 IECC R402.1.2 or 2018 IECC R402.1.4.

I certify that I have reviewed the construction documents including, but not necessarily limited to, insulation materials and R-values; fenestration U-factors and SHGC values; area-weighted average U-factor and SHGC calculations; mechanical system design criteria; mechanical and service water heating system and equipment types, sizes and efficiencies; equipment and systems controls; duct sealing, duct and piping insulation and location; and air sealing details; and that the project as designed satisfies the minimum requirements for the compliance approach selected above.

Print Name: Michael Boerst **Certification Number:** 7176148

Energy Rater/Preparer Company: Heartland Energy Consultants, LLC

Signature of Energy Rater/Preparer: _____ **Date:** 5/22/2023

ATTACH THE APPLICABLE COMPLIANCE REPORT

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

2021 IECC R-406 Projected Energy Rating Index Report

DOES NOT PASS

Property

Builder:
Address:
Willowwood Street, Denton, TX 76205

Organization

Company:
Heartland Energy Consultants LLC
Phone:651-666-0428
Rater:Michael Boerst

Energy Rating Index Information

Projected Rating
Rating No:
Date Rated:
Rater ID (RTIN):7176148

Estimated Annual Energy Consumption*

	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost ($/yr)
Heating	3.2	$117
Cooling	3.0	$113
Water Heating	3.5	$130
Lights & Appliances	10.1	$374
Photovoltaics	0.0	$0
Service charge	-	$0
Total	**19.8**	**$735**

*Based on standard operating conditions

ERI with PV:53

ERI without PV:53

Annual Estimates

Electric (kWh):5,799.4	CO2 Emissions (Tons):4.2
Natural Gas (Therms):0.0	

Maximum Energy Rating Index:51	This Home's Energy Rating Index:53	FAIL

This home DOES NOT MEET the Energy Rating Index Score requirement of 2021 IECC R-406 for Climate Zone 3. It DOES NOT MEET all of the requirements verified by Ekotrope. Mandatory requirements are summarized on the 2nd page of this report, some of which are not verified by Ekotrope.

Name: Michael Boerst
Signature: Michael Boerst
Organization: Heartland Energy Consultants LLC
Digitally signed: 5/22/23 at 1:52 PM

Rating Provider Data and Seal

Company:Building Efficiency Resources
Address:PO Box 1769 Brevard, NC 28712
Phone #:800-399-9620
Fax #:877-399-1361

NATIONAL MORTGAGE INDUSTRY HERS ACCREDITATION REGISTRY No. 1998-146

To determine if a provider is properly accredited go to: **www.resnet.us/professional/programs/search_directory**

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

(Projected. Confirmation required.)

Climate Zone 3	Mandatory Requirements	
Provision Number	**Topic**	**Compliance Decision**
R406.5	IECC 2021 ERI: 53 Max allowed: 95% of 51 (48.45)	Fail
R402.4.1.2	Air Leakage Testing	Pass
R403.3.1	Duct Insulation	Pass
R404.1	Lighting Equipment	Pass
Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	Pass
R403.6.2	Mechanical Ventilation Efficacy	Pass
R403.6.1	Mechanical Ventilation Energy Recovery	Pass
R406.2	All other requirements from Table R406.2 not explicitly checked by Ekotrope.	FAIL*

DOES NOT PASS

* This is a projected rating. These items must eventually be field-verified by the Rater, Field Inspector, Code Inspector, or Builder.

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin

2021 IECC R-406 Projected Energy Rating Index Report

DOES NOT PASS

Property

Builder:
Address:
Willowwood Street, Denton, TX 76205

Organization

Company:
Heartland Energy Consultants LLC
Phone:651-666-0428
Rater:Michael Boerst

Energy Rating Index Information

Projected Rating
Rating No:
Date Rated:
Rater ID (RTIN):7176148

Estimated Annual Energy Consumption*

	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost ($/yr)
Heating	3.4	$127
Cooling	4.0	$149
Water Heating	5.4	$201
Lights & Appliances	13.0	$482
Photovoltaics	0.0	$0
Service charge	-	$0
Total	**25.8**	**$959**

*Based on standard operating conditions

ERI with PV:54

ERI without PV:54

Annual Estimates

Electric (kWh):7,568.6	CO2 Emissions (Tons):5.5
Natural Gas (Therms):0.0	

Maximum Energy Rating Index:51	This Home's Energy Rating Index:54	FAIL

This home DOES NOT MEET the Energy Rating Index Score requirement of 2021 IECC R-406 for Climate Zone 3. It DOES NOT MEET all of the requirements verified by Ekotrope. Mandatory requirements are summarized on the 2nd page of this report, some of which are not verified by Ekotrope.

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11/06/2023
Joshua Hamlin

(Projected. Confirmation required.)

Climate Zone 3	Mandatory Requirements	
Provision Number	**Topic**	**Compliance Decision**
R406.5	IECC 2021 ERI: 54 Max allowed: 95% of 51 (48.45)	Fail
R402.4.1.2	Air Leakage Testing	Pass
R403.3.1	Duct Insulation	Pass
R404.1	Lighting Equipment	Pass
Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	Pass
R403.6.2	Mechanical Ventilation Efficacy	Pass
R403.6.1	Mechanical Ventilation Energy Recovery	Pass
R406.2	All other requirements from Table R406.2 not explicitly checked by Ekotrope.	FAIL*

DOES NOT PASS

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11/06/2023
Joshua Hamlin

2021 IECC R-406 Projected Energy Rating Index Report

DOES NOT PASS

Property

Builder:
Address:
Willowwood Street, Denton, TX 76205

Organization

Company:
Heartland Energy Consultants LLC
Phone:651-666-0428
Rater:Michael Boerst

Energy Rating Index Information

Projected Rating
Rating No:
Date Rated:
Rater ID (RTIN):7176148

Estimated Annual Energy Consumption*

	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost ($/yr)
Heating	6.5	$240
Cooling	4.4	$163
Water Heating	5.6	$207
Lights & Appliances	13.4	$497
Photovoltaics	0.0	$0
Service charge	-	$0
Total	**29.8**	**$1,106**

*Based on standard operating conditions

ERI with PV:57

ERI without PV:57

Annual Estimates

Electric (kWh):8,728.7	CO2 Emissions (Tons):6.4
Natural Gas (Therms):0.0	

Maximum Energy Rating Index:51	This Home's Energy Rating Index:57	FAIL

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(Projected. Confirmation required.)

Climate Zone 3	Mandatory Requirements	
Provision Number	**Topic**	**Compliance Decision**
R406.5	IECC 2021 ERI: 57 Max allowed: 95% of 51 (48.45)	Fail
R402.4.1.2	Air Leakage Testing	Pass
R403.3.1	Duct Insulation	Pass
R404.1	Lighting Equipment	Pass
Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	Pass
R403.6.2	Mechanical Ventilation Efficacy	Pass
R403.6.1	Mechanical Ventilation Energy Recovery	Pass
R406.2	All other requirements from Table R406.2 not explicitly checked by Ekotrope.	FAIL*

DOES NOT PASS

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Joshua Hamlin

2021 IECC R-406 Projected Energy Rating Index Report

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Property

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Willowwood Street, Denton, TX 76205

Organization

Company:
Heartland Energy Consultants LLC
Phone:651-666-0428
Rater:Michael Boerst

Energy Rating Index Information

Projected Rating
Rating No:
Date Rated:
Rater ID (RTIN):7176148

Estimated Annual Energy Consumption*

	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost ($/yr)
Heating	6.1	$227
Cooling	4.0	$148
Water Heating	5.7	$212
Lights & Appliances	12.9	$477
Photovoltaics	0.0	$0
Service charge	-	$0
Total	**28.7**	**$1,064**

*Based on standard operating conditions

ERI with PV:57

ERI without PV:57

Annual Estimates

Electric (kWh):8,395.6	CO2 Emissions (Tons):6.1
Natural Gas (Therms):0.0	

Maximum Energy Rating Index:51	This Home's Energy Rating Index:57	FAIL

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(Projected. Confirmation required.)

Climate Zone 3	Mandatory Requirements	
Provision Number	**Topic**	**Compliance Decision**
R406.5	IECC 2021 ERI: 57 Max allowed: 95% of 51 (48.45)	Fail
R402.4.1.2	Air Leakage Testing	Pass
R403.3.1	Duct Insulation	Pass
R404.1	Lighting Equipment	Pass
Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	Pass
R403.6.2	Mechanical Ventilation Efficacy	Pass
R403.6.1	Mechanical Ventilation Energy Recovery	Pass
R406.2	All other requirements from Table R406.2 not explicitly checked by Ekotrope.	FAIL*

DOES NOT PASS

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2021 IECC R-406 Projected Energy Rating Index Report

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Organization

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Phone:651-666-0428
Rater:Michael Boerst

Energy Rating Index Information

Projected Rating
Rating No:
Date Rated:
Rater ID (RTIN):7176148

Estimated Annual Energy Consumption*

	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost ($/yr)
Heating	7.0	$259
Cooling	5.0	$186
Water Heating	6.7	$250
Lights & Appliances	15.1	$560
Photovoltaics	0.0	$0
Service charge	-	$0
Total	**33.8**	**$1,255**

*Based on standard operating conditions

ERI with PV:55

ERI without PV:55

Annual Estimates

Electric (kWh):9,903.7	CO2 Emissions (Tons):7.2
Natural Gas (Therms):0.0	

Maximum Energy Rating Index:51	This Home's Energy Rating Index:55	FAIL

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11/06/2023
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(Projected. Confirmation required.)

Climate Zone 3	Mandatory Requirements	
Provision Number	**Topic**	**Compliance Decision**
R406.5	IECC 2021 ERI: 55 Max allowed: 95% of 51 (48.45)	Fail
R402.4.1.2	Air Leakage Testing	Pass
R403.3.1	Duct Insulation	Pass
R404.1	Lighting Equipment	Pass
Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	Pass
R403.6.2	Mechanical Ventilation Efficacy	Pass
R403.6.1	Mechanical Ventilation Energy Recovery	Pass
R406.2	All other requirements from Table R406.2 not explicitly checked by Ekotrope.	FAIL*

DOES NOT PASS

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11/06/2023
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2021 IECC R-406 Projected Energy Rating Index Report

DOES NOT PASS

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Organization

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Phone:651-666-0428
Rater:Michael Boerst

Energy Rating Index Information

Projected Rating
Rating No:
Date Rated:
Rater ID (RTIN):7176148

Estimated Annual Energy Consumption*

	Rated Home Calculated Energy Use (MBtu)	Rated Home Cost ($/yr)
Heating	7.2	$268
Cooling	5.1	$190
Water Heating	6.9	$255
Lights & Appliances	15.7	$582
Photovoltaics	0.0	$0
Service charge	-	$0
Total	**34.9**	**$1,295**

*Based on standard operating conditions

ERI with PV:56

ERI without PV:56

Annual Estimates

Electric (kWh):10,221.3	CO2 Emissions (Tons):7.5
Natural Gas (Therms):0.0	

Maximum Energy Rating Index:51	This Home's Energy Rating Index:56	FAIL

This home DOES NOT MEET the Energy Rating Index Score requirement of 2021 IECC R-406 for Climate Zone 3. It DOES NOT MEET all of the requirements verified by Ekotrope. Mandatory requirements are summarized on the 2nd page of this report, some of which are not verified by Ekotrope.

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11/06/2023
Joshua Hamlin

(Projected. Confirmation required.)

Climate Zone 3	Mandatory Requirements	
Provision Number	**Topic**	**Compliance Decision**
R406.5	IECC 2021 ERI: 56 Max allowed: 95% of 51 (48.45)	Fail
R402.4.1.2	Air Leakage Testing	Pass
R403.3.1	Duct Insulation	Pass
R404.1	Lighting Equipment	Pass
Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	Pass
R403.6.2	Mechanical Ventilation Efficacy	Pass
R403.6.1	Mechanical Ventilation Energy Recovery	Pass
R406.2	All other requirements from Table R406.2 not explicitly checked by Ekotrope.	FAIL*

DOES NOT PASS

* This is a projected rating. These items must eventually be field-verified by the Rater, Field Inspector, Code Inspector, or Builder.

Reviewed for Code Compliance
11/06/2023
Joshua Hamlin