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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	**The Reserves at Grand View Heights** New Development Laramie, Wyoming	**Report No.**	**Seven (7)**
OWNER:	**Overland Property Group** Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	**Date**	**April 21, 2025**
		Architect's Proj No.	**22-3262**
CONTRACTOR:	**Overland Construction Group** 250 N. Santa Fe Ave, Suite A Salina, KS 67401	**Contract For:**	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:

1) Breezeways are to be converted to enclosed & rated exit stairs/corridors. One set of stairs will be eliminated in each corridor. Corridors to be fully conditioned spaces. Reference revised sheets and descriptions below
   - CFP1 & CFP2 – One set of stairs have been eliminated in each corridor. Corridor walls shall be rated 1 hr and openings (doors into apartments) shall be rated 60 minutes.
   - A1.1 – One set of stairs have been eliminated in each corridor. Corridors hatched as enclosed building spaces.
   - A2.1 & A2.2 - One set of stairs have been eliminated in each corridor. Corridor walls shall be rated 1 hr and openings (doors into apartments) shall be rated 60 minutes. Mechanical closets have been shifted away from remaining stair. Mechanical/duct chase has been added to floors 2 & 3.
   - A2.4 – Interior partitions have been revised to reflect the new enclosed and rated stairs/corridor construction. Floor/Ceiling schedule has been revised to reflect the new enclosed and rated stairs/corridor construction.
   - A2.6 – Apartment door schedule has been modified to show a 60-minute rated door at the apartment entry doors.
   - A3.1 – Detail C – Building A North elevation has been modified to show windows on floors 2 & 3 in lieu of openings at the corridors (former breezeways).
   - A3.3 – Detail A – Building B South elevation has been modified to show windows on floors 2 & 3 in lieu of openings at the corridors (former breezeways).
   - A3.4 – Detail B is no longer applicable. All entry elevations will use Detail A.
   - A4.3 – Detail B at corridor wall has been modified to reflect the new enclosed and rated stair/corridor construction.
   - A4.4 – Detail U has been modified to reflect the revised thickened footing at the corridor wall, and to reflect the new enclosed and rated stair/corridor construction.
   - A4.5 – Details have been modified to reflect the new enclosed and rated stair/corridor construction. Detail P has been added.
   - A4.6 – Detail B has been modified to reflect the new enclosed and rated stair/corridor construction. Detail C is no longer applicable.
   - A5.2 - Details have been modified to reflect the new enclosed and rated stair/corridor construction.
   - A6.1 - Details have been modified to reflect the new enclosed and rated stair/corridor construction. Plans have been modified to show only one stair run at each corridor (former breezeways). Soffits are shown in each breezeway to accommodate HVAC ducts.
   - E6.1 – Revised light schedule
   - E6.2 – Revised building service calculations and updated riser diagrams
   - E6.3 – Revised panels 'HA' and 'HB'
   - ME1.1 & ME1.2 - Revised breezeway/corridor electrical layout, added callout for ME1.5 and ME1.6, added breezeway heat pumps
   - ME1.5 & ME1.6 – Added sheets for breezeway HVAC
   - M6.1 – Revised Heat Pump, Blower coil and Air Device schedules
   - P1.1 – P1.4 – added waste and vent piping for breezeway closet floor drain.
   - S004 – Breezeway concrete/topping has been changed.
   - S110 & S120 – Thicken slab at the base of stair has been eliminated where stairs have been eliminated.
   - S111 & S121 – Columns have been eliminated where stairs have been eliminated
   - S112 & S122 – One set of stairs have been eliminated and floor structure has been modified.
   - S510 & S511 – Framing details have been modified
2) Adjustments have been made to the duct routing in the apartment units on Floors 1 & 2.
   - A7.1 – soffits and lowered ceilings have been added in the apartments on floors 1 and 2.

- M4.1 – Revised 1st/2nd floor HVAC layout to accommodate structure

3) Added security camera rough-in locations – revised Sheets ME1.1 and ME1.2
4) Revised blower coil return grille size in Clubhouse – Revised Sheet ME1.3 and Sheet M6.1
5) LAV-B has been revised – Revised Sheet P6.1
6) Clarifications on Door selection and construction
   - A2.6 – Apartment door schedule has been modified to show Masonite FG doors at the entry door and hollow core wood doors throughout the apartments. Exterior Doors at the breezeways/corridors, Clubhouse and Mechanical Closets to be steel.
   - Specification Section 08212 Panel Masonite Doors has been revised
   - Specification Section 08111 Standard Steel Doors and Frames has been revised.

Attachments:

1. Revised Architectural Sheets: CFP1, CFP2, A1.1, A2.1, A2.2, A2.4, A2.6, A3.1, A3.2, A3.3, A4.3, A4.4, A4.5, A4.6, A5.2, A6.1, A7.1
2. Revised & Added MEP Sheets: E6.1, E6.2, E6.3, ME1.1, ME1.2, ME1.3, ME1.5, ME1.6, M4.1, M6.1, P1.1, P1.2, P1.3, P1.4, P6.1
3. Revised Structural Sheets: S004, S110, S111, S112, S120, S121, S122, S510, S511
4. Revised Specifications: 08212 Panel Masonite Door & 08111 Standard Steel Doors and Frames

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Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Architect mgillam@jgrarchitects.com

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LST – Ryan Lies
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Civil – Collin Fossen

SECTION 08212

PANEL MASONITE DOORS

PART 1 GENERAL

1.01 SECTION INCLUDES
- A. Exterior Panel Masonite doors; fire rated and non-rated.
- B. Interior Panel Masonite doors, non-rated.

1.03 QUALIFICATIONS
- A. Manufacturer: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.

1.04 DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, protect, and handle products to site
- B. Accept doors on site in manufacturer's packaging. Inspect for damage. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges if stored more than one week. Break seal on-site to permit ventilation.

1.05 FIELD MEASUREMENTS
- A. Verify that field measurements are as indicated on shop drawings.

1.06 COORDINATION
- A. Coordinate the work with door opening construction, door frame and door hardware installation.

1.07 WARRANTY
- A. Provide warranty to the following term:
  1. Interior Doors: 1 year
- B. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, telegraphing core construction.

PART 2 PRODUCTS

2.01 MANUFACTURERS
- A. Masonite Int Corp
- B. Substitutions: Under provisions of the General Requirements.

2.02 DOOR TYPES
- A. Exterior Apartment Entry Doors - Insulated Doors. **Masonite, Lincoln Park 1 Panel, Fiberglass Standard, Smooth finish, Paintable, Fire Rated 60 min. minimum.** Or approved equal.
- B. Interior Doors (Apartments & Clubhouse) – 1 panel doors, hollow core/solid core, non-rated, paintable.

2.03 DOOR CONSTRUCTION
- A. **Thermal Insulated Door, Masonite, Per Energy Star Multi-Family New Construction Program Version 1.1 (Climate Zone 6 – Albany County, Wyoming)** OR approved equal which meets the 2024 Wyoming QAP, 2021 IECC and the Energy Star Multi-Family New Construction Version 1.1
  1. U-Factor Mins: 0.17 (Opaque), 0.25 (1/2 lite or less), 0.30 (greater than 1/2 lite)
  2. SHGC Mins: Any (Opaque), 0.25 (1/2 lite of less), 0.40 (greater than 1/2 lite)

2.04 FRAMES
- A. Exterior Frames: 16 gage thick material, base metal thickness, paintable

2.05 ACCESSORIES
- A. Glazing Stops: Masonite, of same species as door facing Masonite with metal clips for rated doors, mitered corners; prepared for countersink style screws.
- B. Primer: Manufacturers standard.
- C. Silencers: Resilient rubber, fitted into drilled hole.
- D. Fire/Smoke Gaskets and Sealants as required.

2.06 FABRICATION
- A. Fabricate non-rated doors in accordance with Standard requirements.
- B. Fabricate fire rated doors in accordance with Standards and to UL requirements. Attach fire rating label to door.
- C. Provide lock blocks at lock edge and top of door for closer hardware reinforcement.
- D. Fit door edge trim to edge of stiles after applying veneer facing.

E. Bond edge banding to cores.
F. Factory machine doors for finish hardware in accordance with hardware requirements and dimensions. Do not machine for surface hardware. Provide solid blocking for through bolted hardware.
G. Factory pre-fit doors for frame opening dimensions identified on shop drawings.
H. Cut and configure exterior door edge to receive recessed weather stripping devices.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that opening sizes and tolerances are acceptable.
B. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.02 INSTALLATION

A. Install fire rated and non-rated doors in accordance with Standards requirements.
B. Install door louvers, plumb, and level. Pack insulation in all voids and cavities to ensure weather tight
C. Trim non-rated door width by cutting equally on both jamb edges.
D. Trim door height by cutting bottom edges to a maximum of 3/4 inch (19 mm). Trim fire door height at bottom edge only, in accordance with fire rating requirements.
E. Pilot drill screw and bolt holes. Use threaded through bolts for half surface hinges.
F. Machine cut for hardware. Core for handsets and cylinders.
G. Coordinate installation of glass and glazing.
H. Install roll-formed steel reinforcement channels between two abutting frames. Anchor to structure and floor.

3.03 INSTALLATION TOLERANCES

A. Maximum Diagonal Distortion (Warp): 1/8 inch measured with straight edge or taught string, corner to corner, over an imaginary 36 x 84 inch surface area.
B. Maximum Vertical Distortion (Bow): 1/8 inch measured with straight edge or taught string, top to bottom, over an imaginary 36 x 84 inch surface area.
C. Maximum Width Distortion (Cup): 1/8 inch measured with straight edge or taught string, edge to edge, over an imaginary 36 x 84 inch surface area.

3.04 ADJUSTING

A. Adjust door for smooth and balanced door movement.

END OF SECTION 08212

SECTION 08111

STANDARD DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES
A. Non-rated, fire rated, and thermally insulated hollow metal doors and metal frames.

1.02 REFERENCES
A. ANSI A117.1 - Specifications for Making Buildings and Facilities Accessible to and Usable by Physically Handicapped People.
B. NFPA 80 - Fire Doors and Windows.
C. NFPA 252 - Fire Tests for Door Assemblies.
D. UL 10B - Fire Tests of Door Assemblies.

1.03 DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, protect, and handle products to site.
B. Accept doors and frames on site in manufacturer's packaging. Inspect for damage.

1.04 FIELD MEASUREMENTS
A. Verify that field measurements are as indicated on shop drawings.

PART 2 PRODUCTS

2.01 DOOR MANUFACTURERS
A. Atlantic Metal Products, Inc.
B. Overly Manufacturing Co.
C. Williamsburg Steel Products.
D. Curries Co.
E. Substitutions: Under provisions of the General Requirements.

2.02 DOORS
A. Exterior Insulated Doors Non-thermally Broken: SDI-100 Grade III.
B. Interior Doors (Non-rated): SDI-100 Grade III.

2.03 DOOR CONSTRUCTION
A. Face: Steel sheet in accordance with ANSI/SDI-100. Galvanized at exterior locations.
B. Core: Polystyrene foam.
C. **Thermal Insulated Door, Per Energy Star Multi-Family New Construction Program Version 1.1 (Climate Zone 6 – Albany County, Wyoming)** OR approved equal which meets the 2024 Wyoming QAP, 2021 IECC and the Energy Star Multi-Family New Construction Version 1.1
1. U-Factor Mins: 0.17 (Opaque), 0.25 (1/2 lite or less), 0.30 (greater than 1/2 lite)
2. SHGC Mins: Any (Opaque), 0.25 (1/2 lite of less), 0.40 (greater than 1/2 lite)

2.04 FRAMES
A. Exterior Frames: 16 gage thick material, base metal thickness.
B. **Frame Color: Dark Bronze**

2.05 ACCESSORIES
A. Removable Stops: Rolled steel channel shape, mitered corners; prepared for countersink style screws.
B. Primer: Manufacturers standard.
C. Silencers: Resilient rubber, fitted into drilled hole.

2.06 FABRICATION
A. Fabricate doors with hardware reinforcement welded in place.
B. Attach fire rated label to each door unit.
C. Close top and bottom edge of exterior doors with flush end closure. Seal joints watertight.
D. Configure exterior doors with special profile to receive recessed weatherstripping.
E. Wood frames to be tight and solid, with insulation at all voids and cavities.
F. Transom Bars for Glazed Lights: Fixed type, of same profiles as jamb and head.
G. Prepare frame for silencers. Provide three single silencers for single doors and mullions of double doors on strike side. Provide two single silencers on frame head at double doors without mullions.
H. Configure exterior frames with special profile to receive recessed weathersripping.
I. Fabricate frames to suit masonry wall coursing with 4 or 2 inch head member.

2.07 FINISH
- A. Fiberglass Reinforced facings, chemically coated and primed.
- B. Primer: Baked.
- C. Coat inside of frame profile with bituminous coating to a thickness of 1/16 inch.

PART 3 EXECUTION

3.01 EXAMINATION
- A. Verify that opening sizes and tolerances are acceptable.

3.02 INSTALLATION
- A. Install doors and frames in accordance with ANSI/SDI-100 and DHI.
- B. Coordinate installation of glass and glazing.
- C. Install door louvers, plumb, and level. Pack insulation in all voids and cavities to ensure weather tight.
- D. Coordinate installation of doors and frames with **installation of storm door frames and hardware.**
- E. Coordinate with masonry and wallboard wall construction for anchor placement.
- F. Install roll-formed steel reinforcement channels between two abutting frames. Anchor to structure and floor.

3.03 ERECTION TOLERANCES
- A. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.

3.04 ADJUSTING
- A. Adjust door for smooth and balanced door movement.

END OF SECTION 08111

BUILDING A INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS, B BUSINESS (ASI 1)

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (74%)	4,130 SF
TOTAL FLOOR ALLOWABLE	11,130 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	8,609 SF
SECOND FLOOR	7,155 SF
THIRD FLOOR	7,155 SF
TOTAL BLDG AREA	22,919 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2
*ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.

BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* — ACTUAL STORIES: 3

BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 504.3)* — ACTUAL HEIGHT: 42'-2"

TOTAL OCCUPANT LOAD: 126

EXITING: REFERENCE PLAN (ASI 1)

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	
A-3	CLUB ROOM	20 sf/OCCUPANT	49	
B	OFFICE	100 sf/OCCUPANT	49	
S-1	STORAGE	300 sf/OCCUPANT	29	
M	MECHANICAL	300 sf/OCCUPANT	49	

BUILDING B INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS (ASI 1)

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (67.0%)	4,690 SF
TOTAL FLOOR ALLOWABLE	11,690 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	9,509 SF
SECOND FLOOR	9,484 SF
THIRD FLOOR	9,484 SF
TOTAL BLDG AREA	28,477 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2

BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* — ACTUAL STORIES: 3

BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 504.3)* — ACTUAL HEIGHT: 42'-2"

TOTAL OCCUPANT LOAD: 132

EXITING: REFERENCE PLAN (ASI 1)

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	

GENERAL PROJECT INFORMATION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B

EXTERIOR BEARING WALLS:	0 HOUR
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
STAIRS	0 HOUR
FLOOR/CEILING ASSEMBLY:	0 HOUR
BETWEEN DWELLINGS:	1 HOUR
CEILING/ROOF ASSEMBLY:	0 HOUR
CORRIDOR/DWELLING UNITS:	1/2 HOUR
DWELLING UNITS - 1 HR FIRE PARTITIONS	

ROOF COVERINGS
CLASS C OR BETTER

REQUIRED SEPARATION OF OCCUPANCIES *(PER IBC 508.2.4 & TABLE 508.4)*
USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
DWELLING UNITS -1 HR FIRE PARTITIONS

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13R - ENTIRE BUILDING

DRAFTSTOPPING *(PER IBC 718.4)*
DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

PORTABLE FIRE EXTINGUISHERS
REQUIRED - PROVIDED.
EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED (TOP FLR <30')

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

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED - SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS & AT EACH FLOOR

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

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES AT GRAND VIEW HEIGHTS
FACILITY ADDRESS (ASI 1)	(UNASSIGNED) BILL NYE AVENUE
COUNTY	ALBANY COUNTY
LOCAL FIRE DEPARTMENT	CITY OF LARAMIE, WY
WATER SUPPLY	CITY OF LARAMIE, WY
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF LARAMIE, WY
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2023 NATIONAL ELECTRICAL CODE (ASI 1) 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERV CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES (ASI 1)

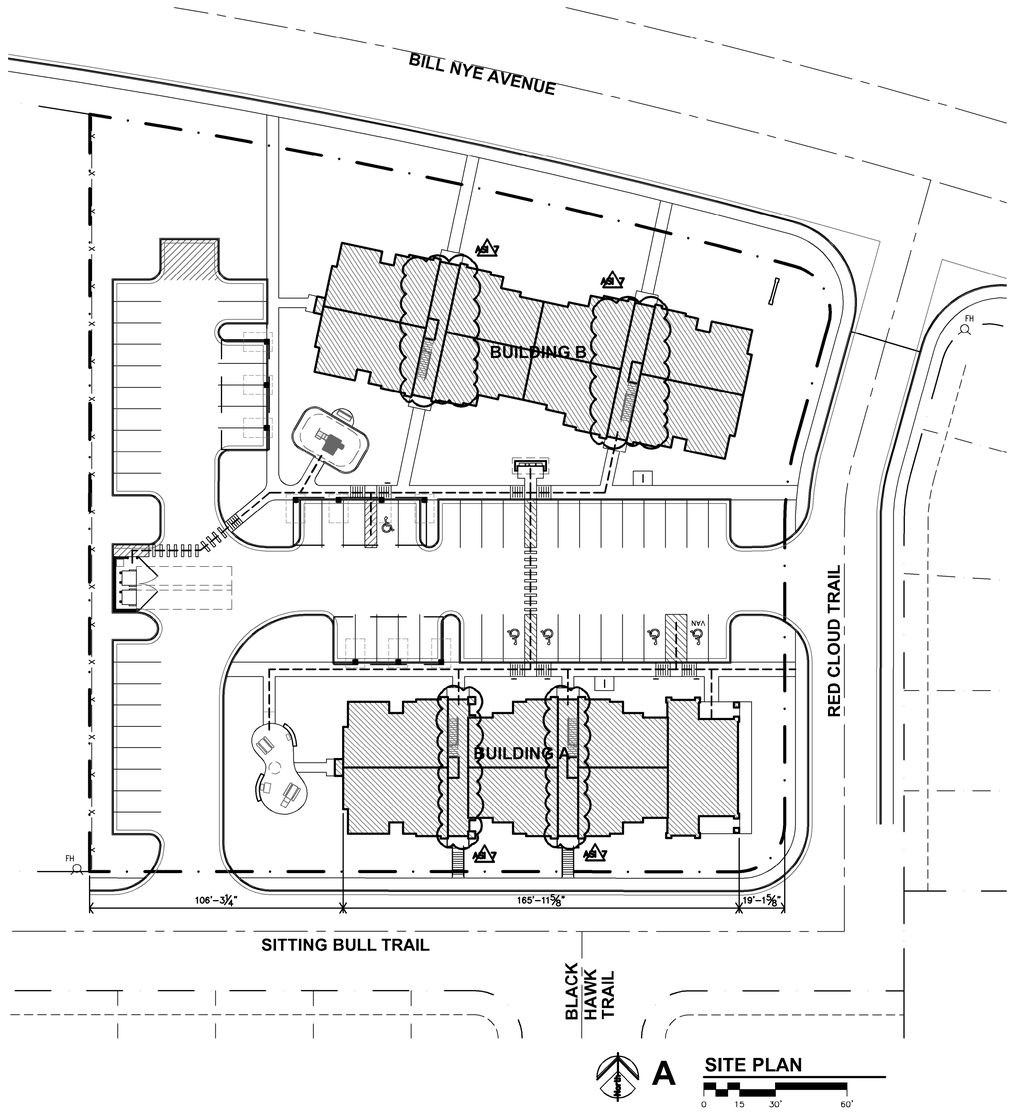
LEGEND

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

0 HOUR CONSTRUCTION
1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC TABLE 716.1(2))* (ASI 7)
1 HOUR FIRE PARTITION WITH 90 MIN. OPENINGS *(PER IBC 708.3 & 716.1(2))*

EXIT LIGHT	⊗
EXIT/EMERGENCY LIGHT	EXIT
EMERGENCY LIGHT	
FIRE EXTINGUISHER	FE
FIRE HYDRANT	FH
FIRE ALARM CONTROL PANEL	FACP

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



A SITE PLAN
0 15 30' 60'

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THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

REVISION:	
(ASI 1)	9-27-2024
(ASI 7)	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	CFP1

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES AT GRAND VIEW HEIGHTS
FACILITY ADDRESS	(UNASSIGNED) BILL NYE AVENUE
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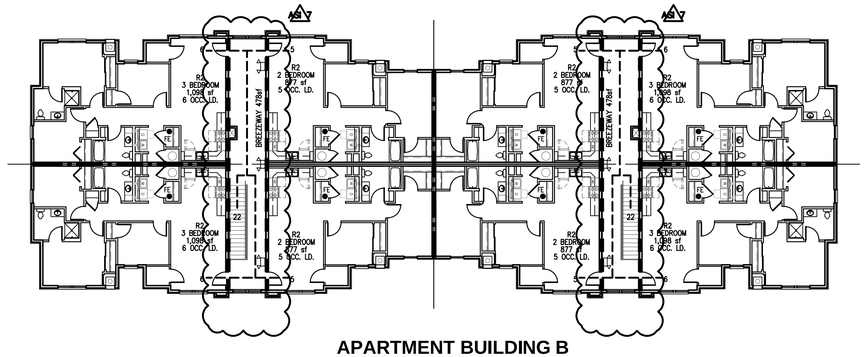
LEGEND

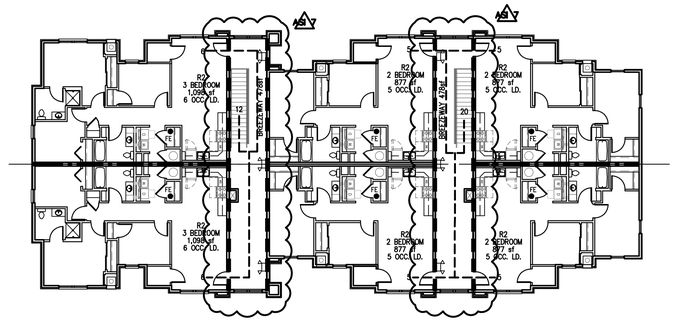
DESIGNATED EMERGENCY EXIT	68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED) 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
0 HOUR CONSTRUCTION	
1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC TABLE 716.1(2))*	
1 HOUR FIRE PARTITION WITH 90 MIN. OPENINGS *(PER IBC 708.3 & 716.1(2))*	
EXIT LIGHT	⊗
EXIT/EMERGENCY LIGHT	
EMERGENCY LIGHT	
FIRE EXTINGUISHER	• FE
FIRE HYDRANT	FH
FIRE ALARM CONTROL PANEL	FACP

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



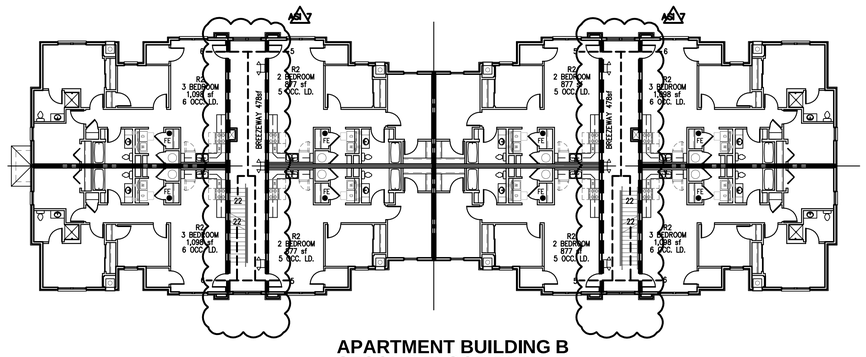
F APARTMENT BUILDING B THIRD FLOOR PLAN

0 16' 32' 64'



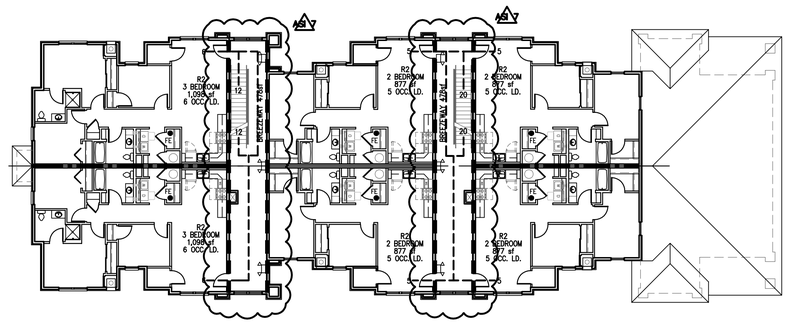
C APARTMENT BUILDING A THIRD FLOOR PLAN

0 16' 32' 64'



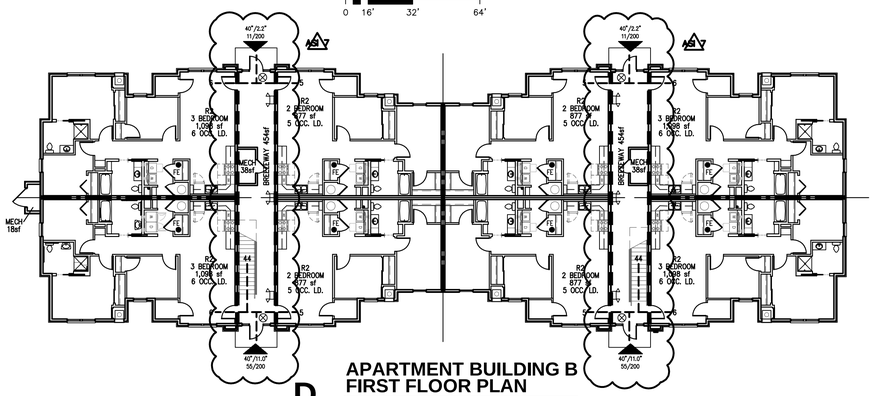
E APARTMENT BUILDING B SECOND FLOOR PLAN

0 16' 32' 64'



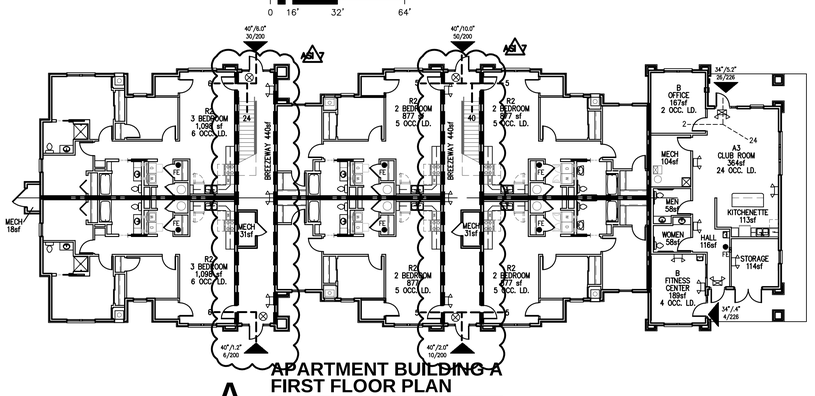
B APARTMENT BUILDING A SECOND FLOOR PLAN

0 16' 32' 64'



D APARTMENT BUILDING B FIRST FLOOR PLAN

0 16' 32' 64'



A APARTMENT BUILDING A FIRST FLOOR PLAN

0 16' 32' 64'

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3485 STATE OF WYOMING

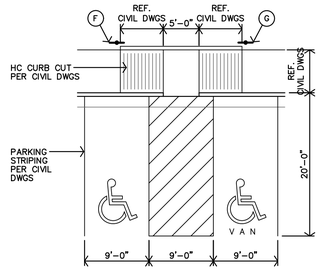
REVISION:	
1	9-27-2024
2	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	CFP2

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF LARAMIE.
11. REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE (UNITS 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 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.

SITE PLAN KEY NOTES

A	MONUMENT SIGN REF. SHEET A1.3
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	ACCESSIBLE TRASH ENCLOSURE REF. SHEET A1.3
E	DASHED LINE INDICATES ACCESSIBLE PATH
F	POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	PAINTED STRIPPING @ ACCESSIBLE ROUTE
J	BIKE RACK – (2 TOTAL) WITH 6'–0"x8'–0" CONCRETE PAD. PLACE RACK PERPENDICULAR TO SIDEWALK, CENTER ON CONC. PAD. REF. SHEET A1.3
K	6' TALL WOOD PRIVACY FENCE ALONG FULL LENGTH OF WEST PROPERTY LINE. REF. DETAIL J–A1.2 (NOTE: ALONG NORTH END, FOR A MINIMUM OF 32'–4" IN LENGTH, THE FENCE WILL BE REQUIRED TO BE 4' TALL IN LIEU OF 6' TALL.)
L	TOT LOT REF. ENLARGED PLAN ON SHEET A1.2
M	MAIL KIOSK, REF. DETAILS ON SHEET A1.4
N	BBQ AREA – CURVED CONCRETE PAD W/ NATIVE STONE WALL BEHIND (2) POLE MOUNTED BBQ GRILL & (2) PICNIC TABLES. REF. SHEET A1.2
P	PREMANUF. CAR PORT REF. SHEET A1.4
Q	BUILDING METER CENTER REF. ELECT. DWGS
R	BUILDING FIRE SPRINKLER ROOM REF. MECH. DWGS
S	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY
T	5' TALL WOOD 'BUFFER' FENCE ALONG 2 SIDES OF TRANSFORMER. REF. DTL J–A1.2. CONFIRM CLEARANCE REQUIREMENTS WITH ELECT. COMPANY.
U	5' TALL WOOD 'BUFFER' FENCE FOR ELECTRICAL METERS. PARALLEL TO WALL. REF. DTL J–A1.2. CONFIRM CLEARANCE REQUIREMENTS WITH ELECT. COMPANY.



B ACCESSIBLE PARKING
1"=10'–0"

LOT COVERAGE

SITE ACRES	SITE	BUILDING FOOTPRINT	LOT COVERAGE
1.94 ACRES	84,506 SF	16,857 SF	19.9%

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	5
STANDARD PARKING STALLS	55
OPEN PARKING STALLS	45
COVERED PARKING STALLS (+25%)	15
TOTAL PARKING STALL COUNT	**60**
PARKING RATIO (STALLS/UNITS)	1.43

PARKING MEETS ZONING REQ'S.

PARKING REQUIREMENTS (PER TABLE 15.14.040–3, OFF STREET PARKING STANDARDS, OF THE LARAMIE UNIFIED DEVELOPMENT CODE):
DWELLING, MULTI–FAMILY:
1 PARKING STALL FOR ALL (1) BEDROOM DWELLING UNITS (DU)
FOR ALL OTHER DUs CONTAINING MORE THAN (1) BEDROOM,
THE FIRST 16 DUs REQUIRE 1.5 SPACES PER DU, AND FOR
EACH DU OVER 16, EACH DU WILL REQUIRE 1 SPACE

DEVELOPMENT HAS 42 DWELLING UNITS, THUS:
ALL U NITS ARE 2–BED AND 3–BED.
FIRST (16) UNITS = 16 X 1.5 = 24 SPACES
REMAINING UNITS = 26 TOTAL UNITS
UNITS 17–42 = 26 X 1 = 26 SPACES

24 + 26 = 50 REQUIRED PARKING SPACES (60 PROVIDED)

MULTI–FAMILY ACCESSIBLE PARKING REQUIREMENTS:
PER TABLE 15.14.040–2 (MULTI–FAMILY ACCESSIBLE PARKING) OF THE LARAMIE UNIFIED DEVELOPMENT CODE:
A DEVELOPMENT WITH 42 REQUIRES 5 SPACES FOR PERSONS WITH DISABILITIES.

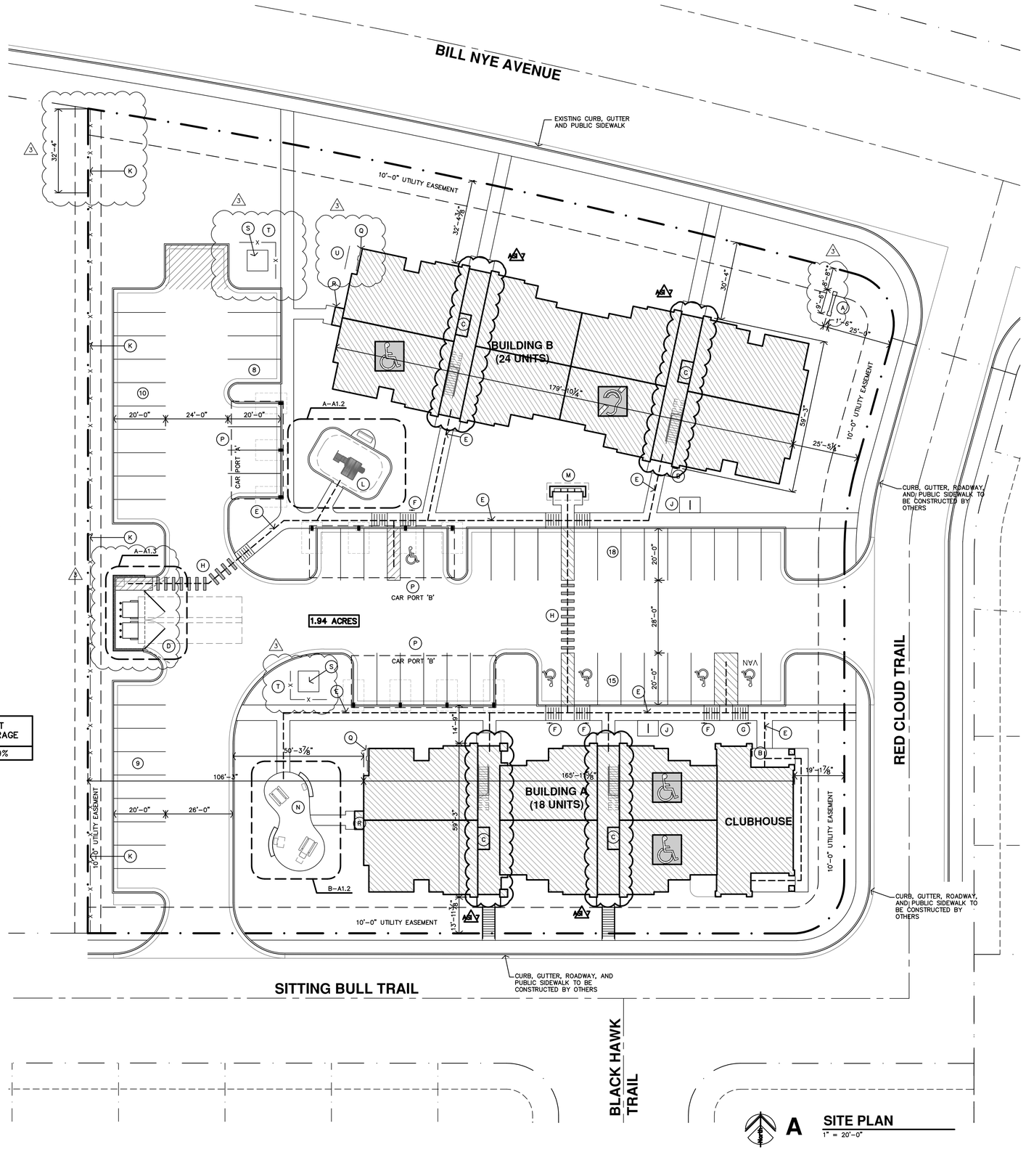
MINIMUM BICYCLE PARKING REQUIREMENTS:
AT A MINIMUM, THE GREATER OF 3 BICYCLE PARKING SPACES OR A NUMBER OF BICYCLE SPACES EQUAL TO FIVE PERCENT OF ALL OFF–STREET PARKING SPACES PROVIDED SHALL BE REQUIRED.

58 TOTAL PARKING STALLS X 5% = 3 SPACES REQUIRED (10 PROVIDED)

ACCESSIBLE UNIT LEGEND

3 FIRST FLOOR UNITS SHALL BE FULLY ACCESSIBLE (5%)
(2) 2–bedroom
(1) 3–bedroom
ACCESSIBLE

1 FIRST FLOOR UNIT SHALL BE HEARING IMPAIRED & VISION IMPAIRED ACCESSIBLE UNIT (2%)
(1) 2–bedroom



A SITE PLAN
1" = 20'–0"

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THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-2388 STATE OF WYOMING

REVISION:	
3	9–10–2024
4	4–15–2025
DATE:	7–17–2024
JOB:	22–3262
SHEET NO.:	A1.1

GENERAL NOTES

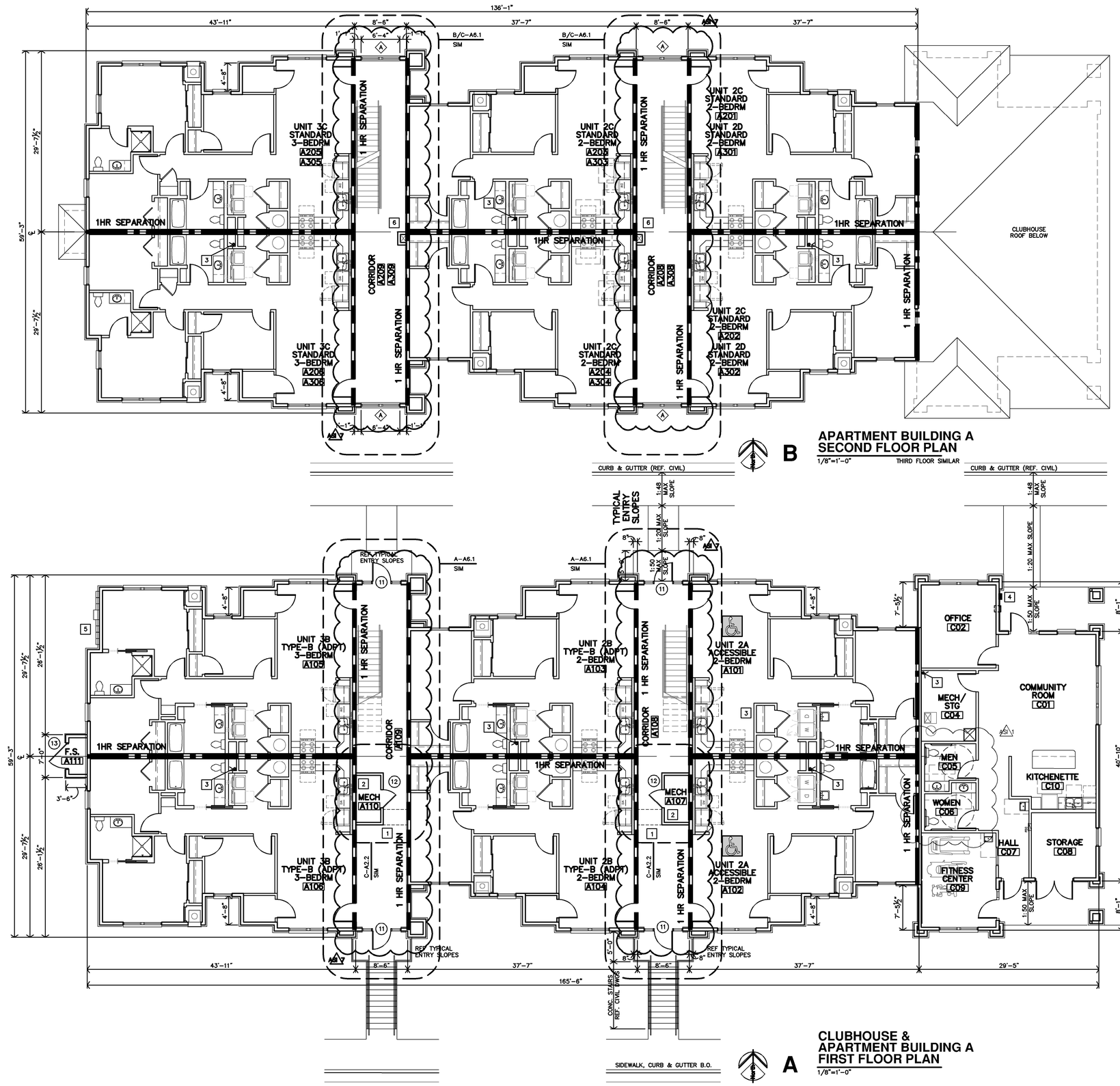
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.10 FOR BREEZEWAY AND ADJACENT ROOMS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
6. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
7. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2, 718.3 & 718.4.
8. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
9. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
10. ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

KEY NOTES

1	FIRE LINE LOCATED IN BULKHEAD. ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET, 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS.
3	RADON PIPE THROUGH ROOF REF. PLANS & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR LOCATION
5	METER CENTER LOCATION REF. ELECT. DWGS.
6	MECH EQUIPMENT SHAFT. COORDINATE WITH MEP DWGS

APARTMENT CHART

	SYMBOL INDICATES ACCESSIBLE UNITS A101, A102, B107
	SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT B103
	ALL OTHER UNITS: • ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR • STANDARD UNITS ON SECOND/THIRD FLOORS



B APARTMENT BUILDING A SECOND FLOOR PLAN

1/8"=1'-0" THIRD FLOOR SIMILAR

A CLUBHOUSE & APARTMENT BUILDING A FIRST FLOOR PLAN

1/8"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3695 STATE OF WYOMING

REVISION:	
1	9-27-2024
2	4-15-2025

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

A2.1

GENERAL NOTES

1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.10 FOR BREEZEWAY AND ADJACENT ROOMS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
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KEY NOTES

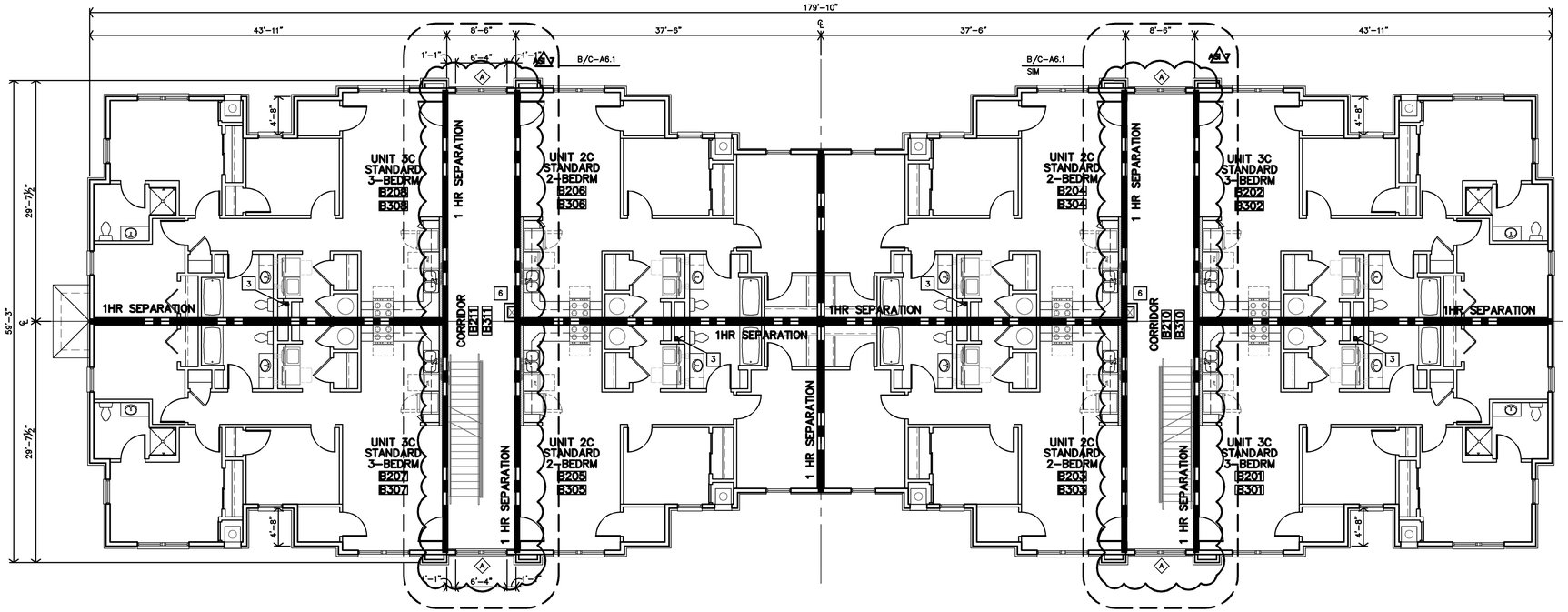
1. FIRE LINE LOCATED IN BULKHEAD. ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2. MECH. CLOSET, 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS.
3. ~~BACK FIRE THROUGH ROOF REF. M-A1.5 & MECH DWGS~~
4. KNOX BOX REF. SHEET A1.1 FOR LOCATION
5. ~~METER CENTER LOCATION REF. ELECT. DWGS~~
6. MECH EQUIPMENT SHAFT. COORDINATE WITH MEP DWGS

APARTMENT CHART

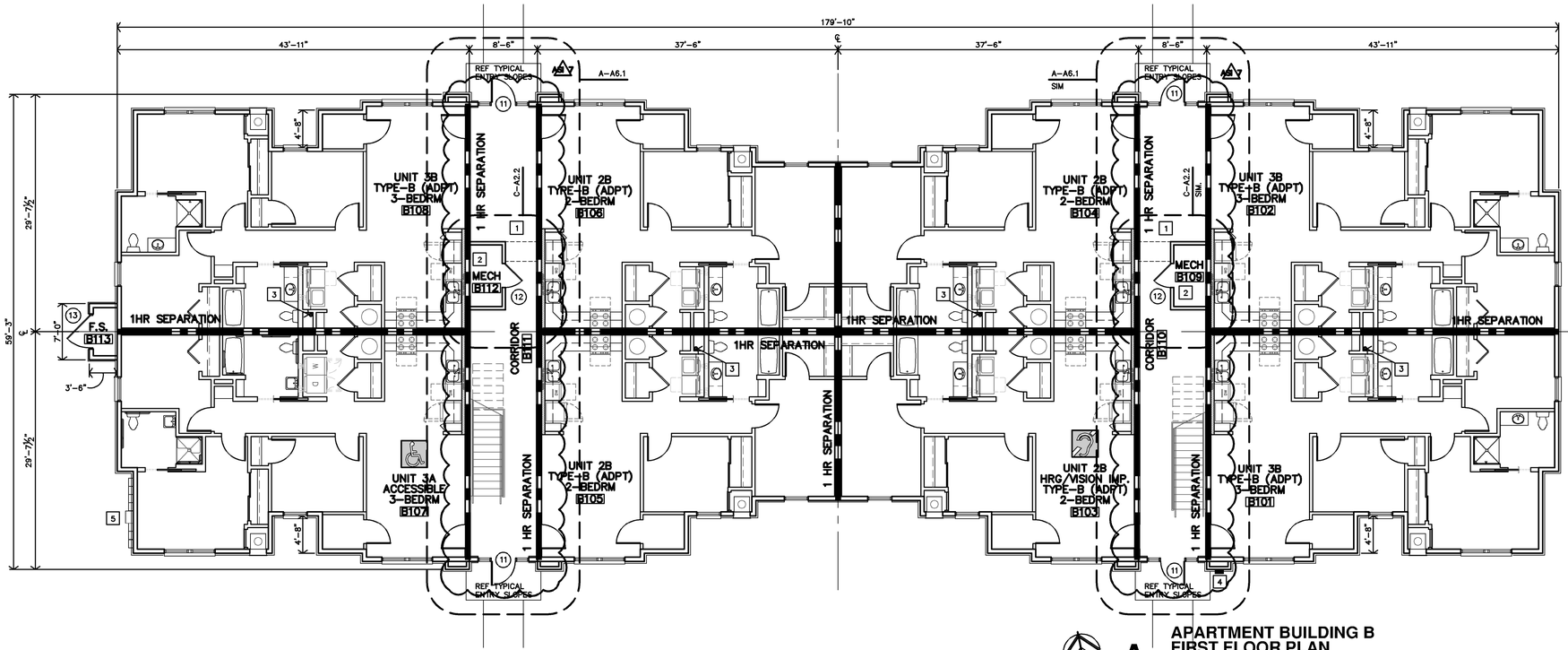
SYMBOL INDICATES ACCESSIBLE UNITS
A101, A102, B107

SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT
B103

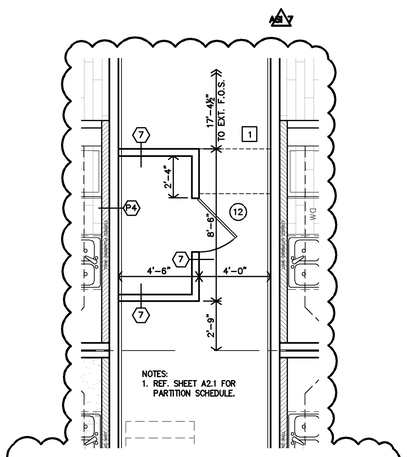
ALL OTHER UNITS:
- ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR
- STANDARD UNITS ON SECOND/THIRD FLOORS



B APARTMENT BUILDING B
SECOND FLOOR PLAN
1/8"=1'-0" THIRD FLOOR SIMILAR



A APARTMENT BUILDING B
FIRST FLOOR PLAN
1/8"=1'-0"



C MECHANICAL CLOSET B112, A107 A110, B109 (MIR'D)
1/4"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

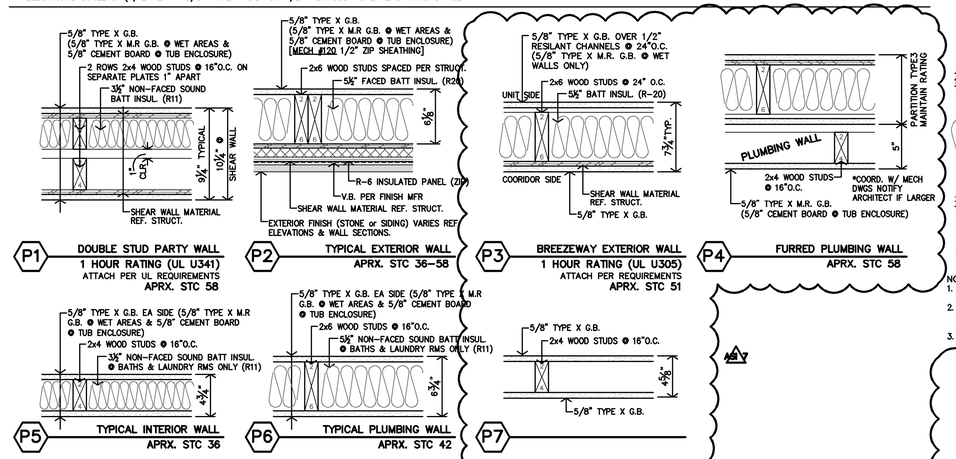
LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

REVISION:	
4	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	

A2.2

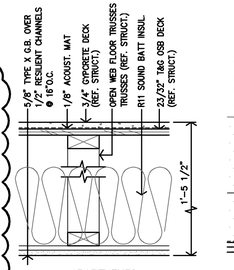
APARTMENT PARTITION SCHEDULE

PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. EXTERIOR SHEAR WALLS: CONTRACTOR TO EXTEND SHEAR WALL MATERIAL TO CORNER OF WALL, TO ENSURE FLUSH INSTALLATION OF FINISH MATERIALS. REFERENCE STRUCT. DWGS FOR MORE NOTES AND DETAILS.
3. 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

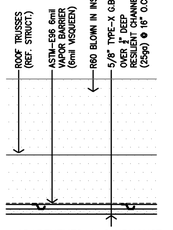


FOR UL ASSEMBLY/ATTACHMENT DETAILS – REFERENCE SPECIFICATIONS AND PROJECT MANUAL

ASSEMBLY SCHEDULE

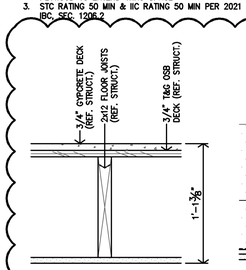


APARTMENTS
FLOOR/CEILING A
1–HOUR RATED (UL DESIGN No. L528)
ATTACH PER ul REQUIREMENTS

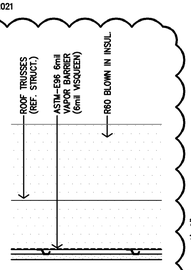


APARTMENTS & CLUBHOUSE
ROOF/CEILING 1
1–HOUR RATED
UL P522
ATTACH PER REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (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 2021 IBC, SEC. 1206.2



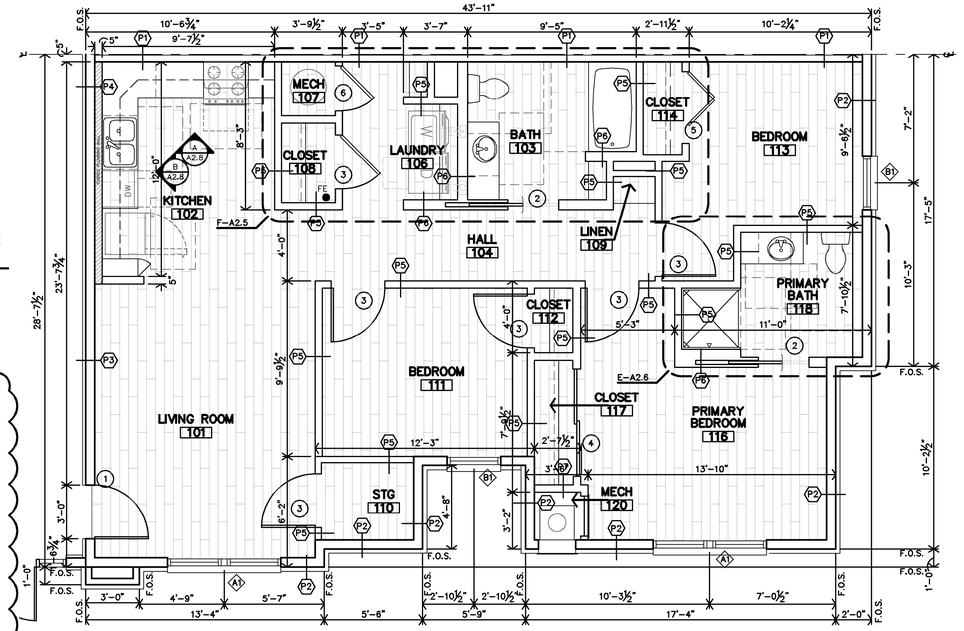
CORRIDOR
FLOOR/CEILING B
1–HOUR RATED (UL DESIGN No. L501)
ATTACH PER ul REQUIREMENTS



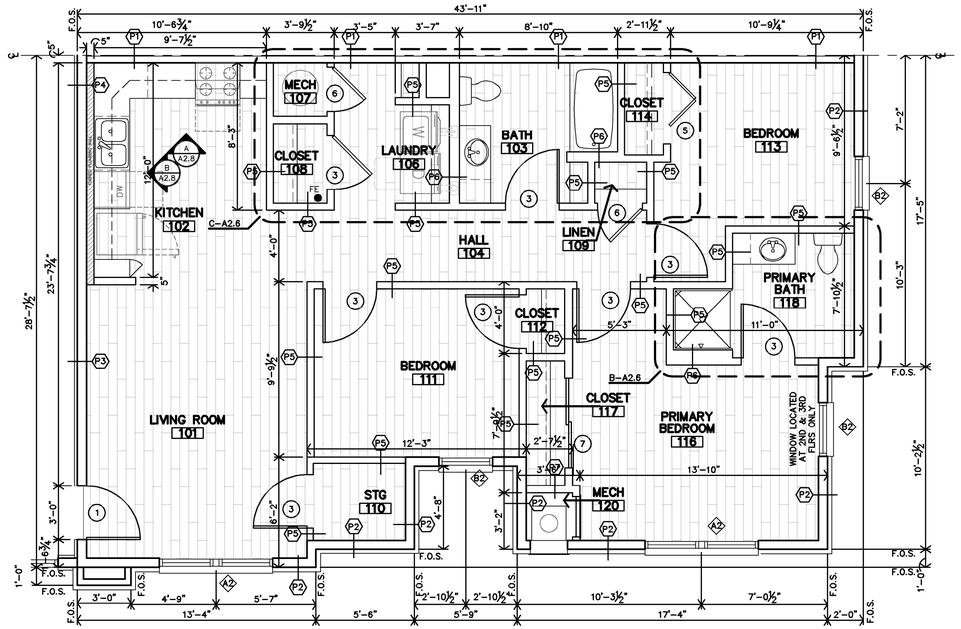
CORRIDOR
ROOF/CEILING 2
1–HOUR RATED
UL P522
ATTACH PER REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE

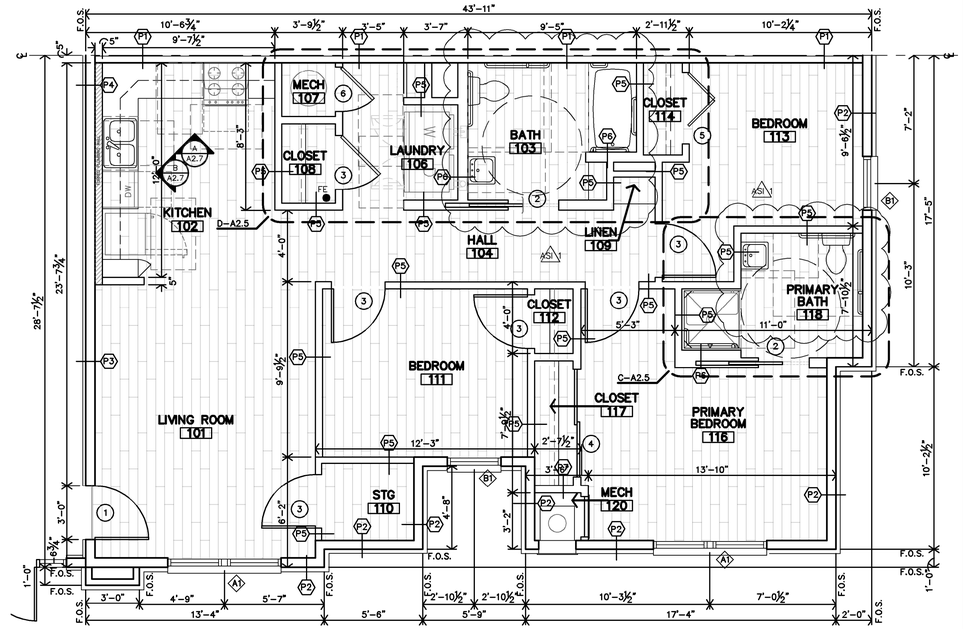
NOTES
1. REF. SHEET A2.3 FOR APARTMENT GENERAL NOTES.



B UNIT 3B (TYPE-B) ADAPTABLE 3-BEDROOM/2-BATH
1/2"=1'–0" WDCA: 1,098 sf total



C UNIT 3C (STANDARD) 3-BEDROOM/2-BATH
1/2"=1'–0" WDCA: 1,098 sf total



1 FIRST FLOOR UNITS SHALL BE FULLY ACCESSIBLE (B107)
ACCESSIBLE

A UNIT 3A (ACCESSIBLE) 3-BEDROOM/2-BATH
1/2"=1'–0" WDCA: 1,098 sf total

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NEW APARTMENT COMPLEX
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REVISION:	
1	9–27–2024
2	4–15–2025
DATE:	7–17–2024
JOB:	22–3262
SHEET NO.:	A2.4

APARTMENT INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 – LATEX ENAMEL C1 – CARPET #1 V – VINYL PLANK FLR'G TILE
P2 – EPOXY PAINT C2 – CARPET #2 ST – SPRAY TEXTURE
CT – CERAMIC TILE SV – SHEET VINYL S – SMOOTH T – TEXTURED LIGHT KNOCKDOWN

NO.	DESCRIPTION	FLOOR: VINYL PLANK FLOORING	BASE: 2 1/2" WOOD	BASE: 4" RUBBER BASE	N.WALL: 5/8" TYPE X G.B.	N.WALL: 5/8" TYPE X M.R. G.B.	N.WALL: 1/2" ZIP SHEATHING	E.WALL: 5/8" TYPE X G.B.	E.WALL: 5/8" TYPE X M.R. G.B.	E.WALL: 1/2" ZIP SHEATHING	S.WALL: 5/8" TYPE X G.B.	S.WALL: 5/8" TYPE X M.R. G.B.	S.WALL: 1/2" ZIP SHEATHING	W.WALL: 5/8" TYPE X G.B.	W.WALL: 5/8" TYPE X M.R. G.B.	W.WALL: 1/2" ZIP SHEATHING	CLG: 5/8" TYPE X G.B.	HGT.	NOTES
101	LIVING ROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
102	KITCHEN	V	P1		P1/T			P1/T			P1/T			P1/T			ST		NOTE 1
103	BATH	V	P1			P1/T			P1/T			P1/T			P1/T		P1/S		NOTE 1, 2
104	HALL	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
106	LAUNDRY	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1
107	MECH	V	P1		P1			P1			P1			P1			ST		
108	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
109	LINEN	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
110	STORAGE	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
111	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
112	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
113	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
114	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
116	PRIMARY BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
117	CLOSET	V	P1		P1			P1			P1			P1			ST		
118	PRIMARY BATH	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1,& 2
120	MECH	V	P1		P1			P1			P1			P1			P1/S		

REFERENCE REFLECTED CEILING PLANS ON SHEET A2.2

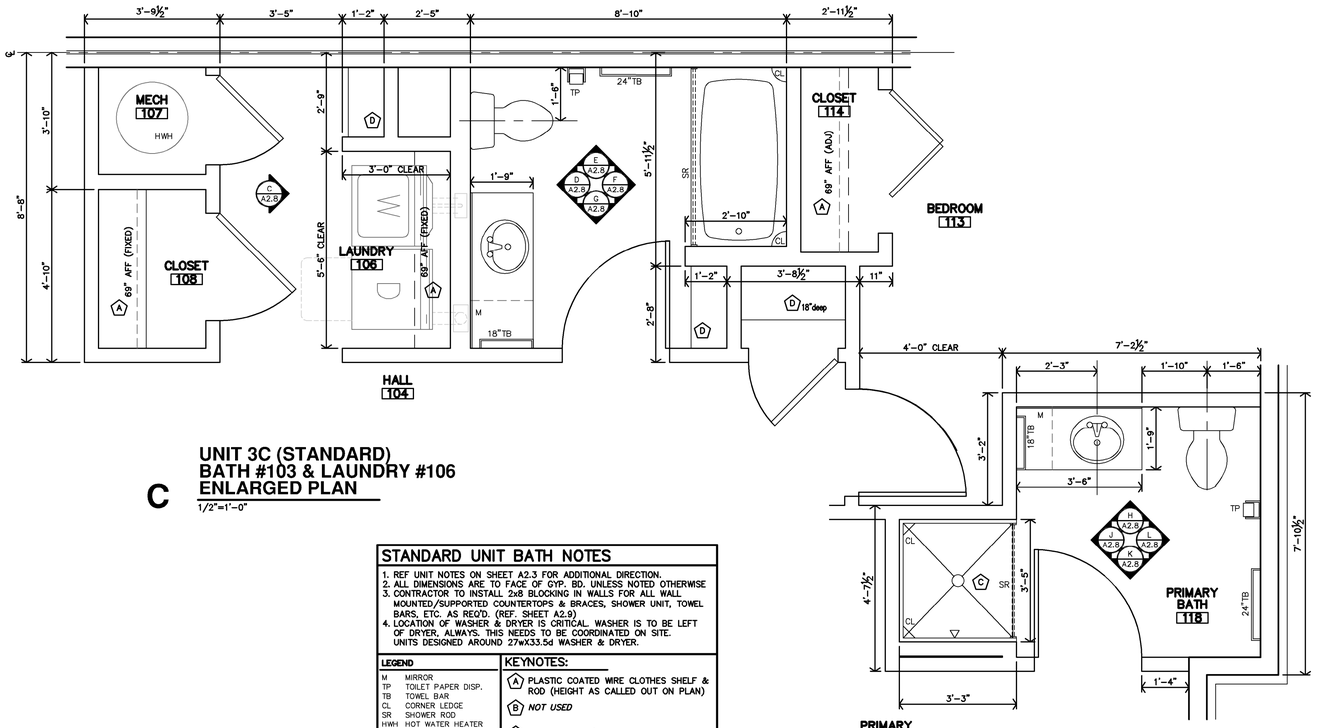
NOTES:
1. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.
2. 5/8" CEMENT BOARD @ TUB & SHOWER ENCLOSURES.

APARTMENT DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: MASONITE FG	DOOR MATERIAL: WOOD H.C.	DOOR MATERIAL: WOOD LOUVER	DOOR TYPE: TYPE	DOOR TYPE: BI-FOLD	DOOR TYPE: BI-PASS	DOOR TYPE: POCKET	DOOR FINISH: PAINT	DOOR FINISH: PRE-PRIMED	DOOR FINISH: PREFIN.	FRAME MAT'L: METAL	FRAME MAT'L: WOOD	FRAME FINISH: PAINT	FRAME FINISH: PRE-PRIMED	FRAME FINISH: GYP. BD.	FRAME FINISH: VINYL	RATING	NOTES	ROOM
1	3'-0"	6'-8"	1 3/4"	●			A					●	●	●			●			60min	NOTES 1,2,3,4	ENTRY DOOR
2	3'-0"	6'-8"	1 3/8"	●					B			●			●		●				NOTE 7	BATH
3	3'-0"	6'-8"	1 3/8"	●			B					●			●		●				NOTES 5,6,8	BEDROOMS, BATHS, CLOSETS & STG
4	PR3'-0"	6'-8"	1 3/8"	●					B			●						●			REF. F-A2.6	CLOSET
5	PR2'-0"	6'-8"	1 3/8"		●		B					●						●			REF. F-A2.6	CLOSET
6	2'-6"	6'-8"	1 3/8"	●			B					●		●			●				NOTES 8,9	MECH & LINEN
7	PR2'-6"	6'-8"	1 3/8"	●					B			●						●			REF. F-A2.6	CLOSET

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS. PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. REF. SHEET A2.10 FOR BREEZEWAY DOOR SCHEDULE

SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR – PEEP HOLES at STANDARD/TYPE-B (ADAPTABLE) UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
3. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
4. ENTRY DOOR – WEATHER STRIPPING TO BE INSTALLED.
5. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
6. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
7. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
8. STORAGE LINEN DOORS – HARDWARE TO BE PASSAGE LEVER TYPE LATCH SET.
9. MECHANICAL DOORS – HARDWARE TO BE STORAGE LOCK LEVER TYPE LATCH SET.



C **UNIT 3C (STANDARD) BATH #103 & LAUNDRY #106 ENLARGED PLAN**
1/2"=1'-0"

STANDARD UNIT BATH NOTES

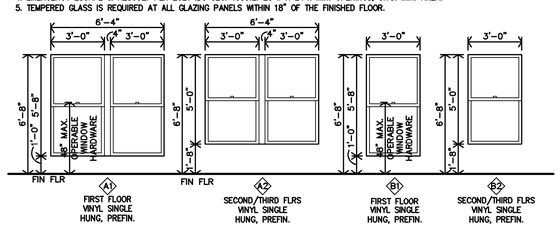
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A2.9)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27wX33.5d WASHER & DRYER.

LEGEND

M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
HWH	HOT WATER HEATER

KEYNOTES:
- (A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
- (B) *NOT USED*
- (C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
- (D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) w/ ADJ. BRACKETS

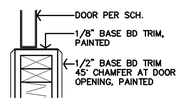
A **UNIT 2C & 2D (STANDARD) BATH #103 & LAUNDRY #106 ENLARGED PLAN**
1/2"=1'-0"



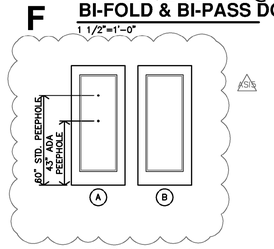
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MIN. U-VALUE OF .27
2. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1030.1.1
4. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA.
5. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR.

FIRST FLOOR VINYL SINGLE HUNG, PREFIN.
SECOND/THIRD FLRS VINYL SINGLE HUNG, PREFIN.
FIRST FLOOR VINYL SINGLE HUNG, PREFIN.
SECOND/THIRD FLRS VINYL SINGLE HUNG, PREFIN.

E **WINDOW SCHEDULE**
1/4"=1'-0"



F **TYP. BASE DETAIL @ BI-FOLD & BI-PASS DOOR**
1 1/2"=1'-0"



D **DOOR TYPES**
1/4"=1'-0"

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1881 Main Street, Suite 301
Kansas City, MO 64108
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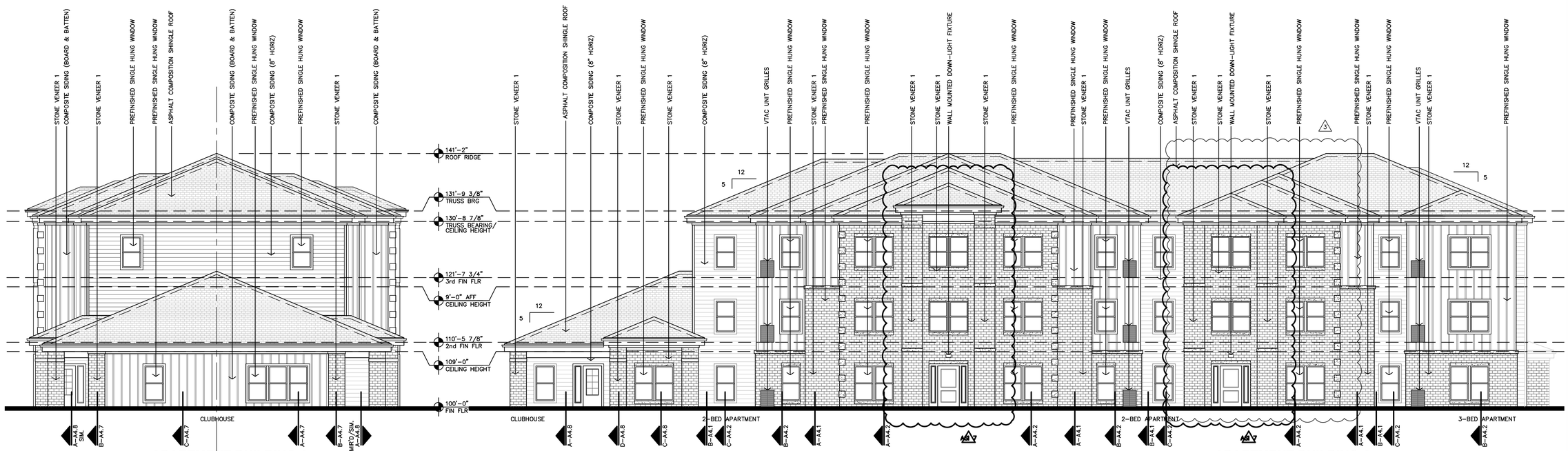
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-5488 STATE OF WYOMING

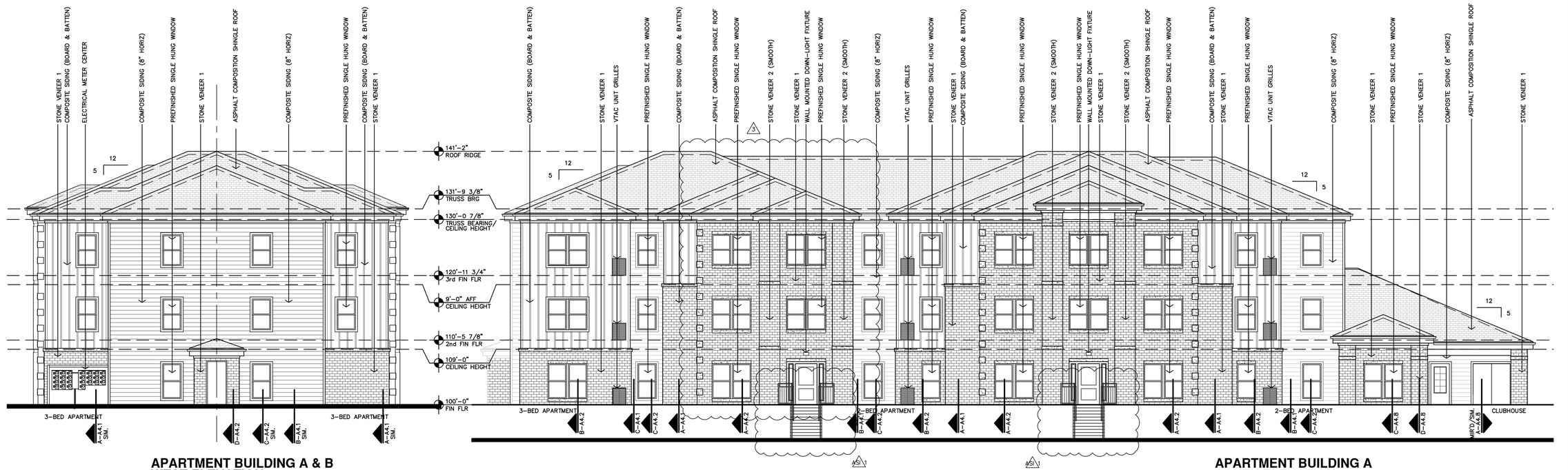
REVISION:	
ASI 3	3-5-2025
2	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A2.6



D APARTMENT BUILDING A EAST ELEVATION
1/8"=1'-0"

LOCATION OF SHEAR WALLS VARIES. REFERENCE DETAIL C-A4.1 AND STRUCTURAL PLANS AND DETAILS.

C APARTMENT BUILDING A NORTH ELEVATION
1/8"=1'-0"



B APARTMENT BUILDING A & B WEST ELEVATION
1/8"=1'-0"

A APARTMENT BUILDING A SOUTH ELEVATION
1/8"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

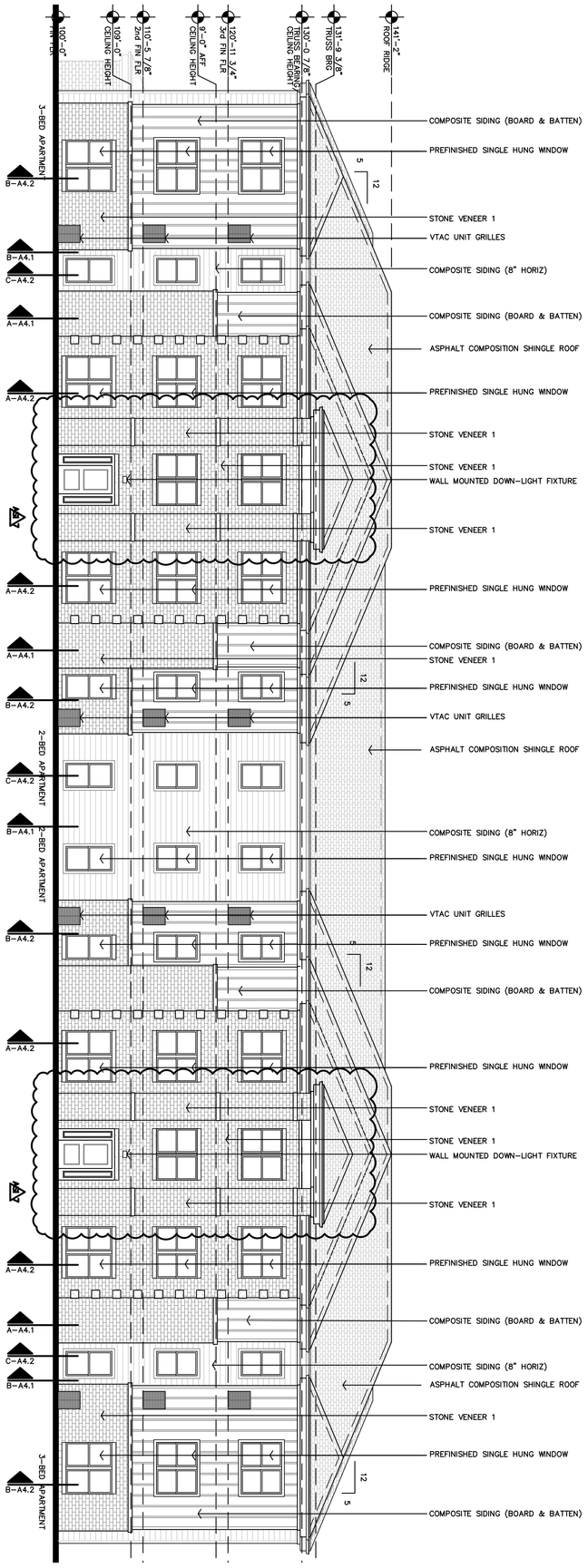
NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-2986 STATE OF WYOMING

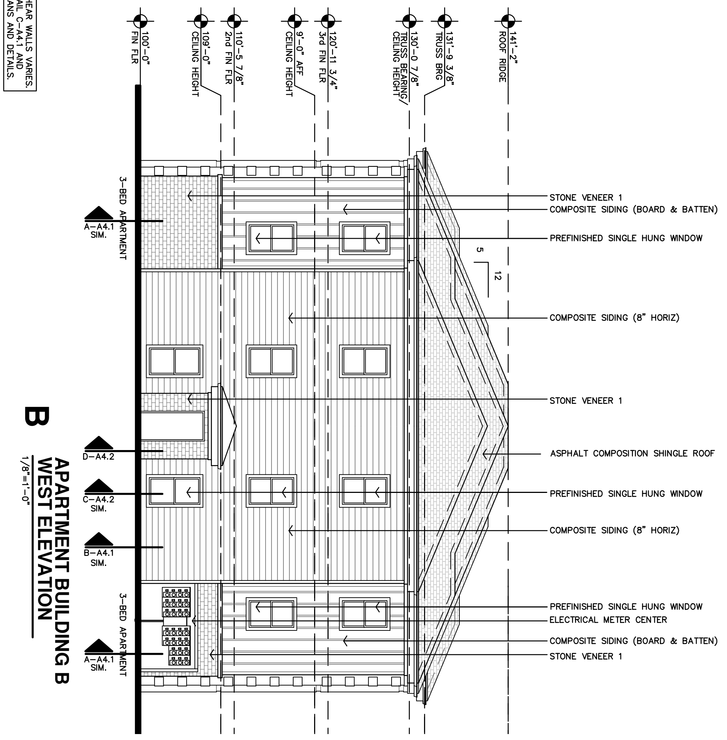
REVISION:	
3	9-10-2024
ASI 1	9-27-2024
ASI 2	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	

A3.1

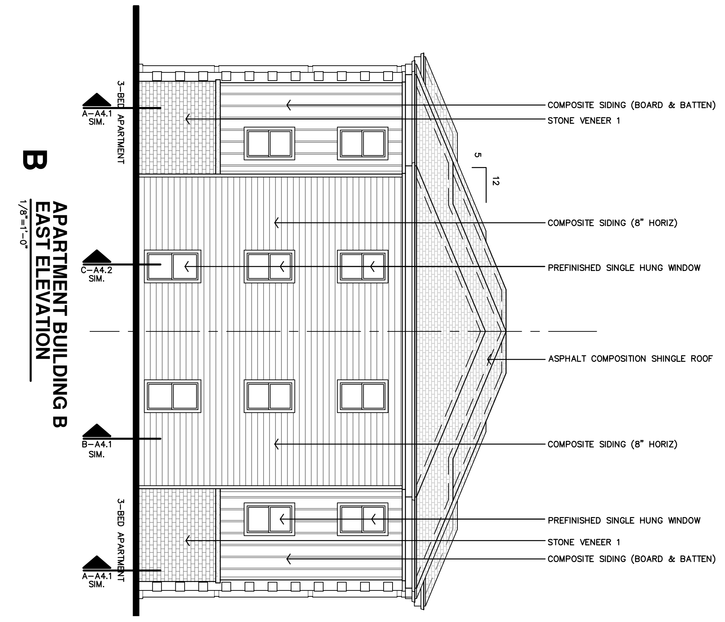


A APARTMENT BUILDING B
SOUTH ELEVATION
1/8"=1'-0"

LOCATION OF SHEAR WALLS VARIES. REFER TO FINAL STRUCTURAL PLANS AND DETAILS.



B APARTMENT BUILDING B
WEST ELEVATION
1/8"=1'-0"



B APARTMENT BUILDING B
EAST ELEVATION
1/8"=1'-0"

THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

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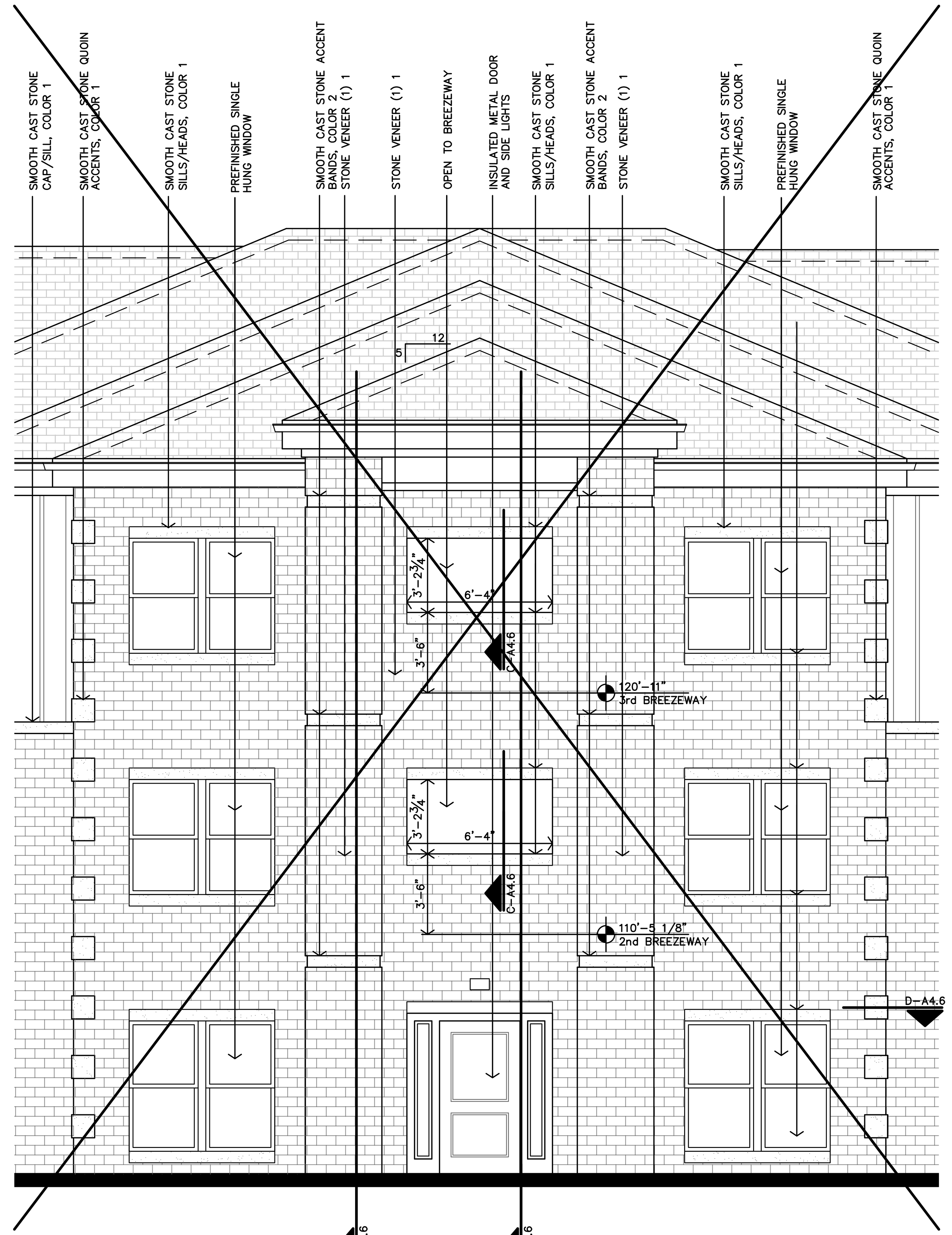
LICENSED ARCHITECT
MARGARET C. RITTER
CASE
STATE OF WYOMING

REVISION:
4-15-2025

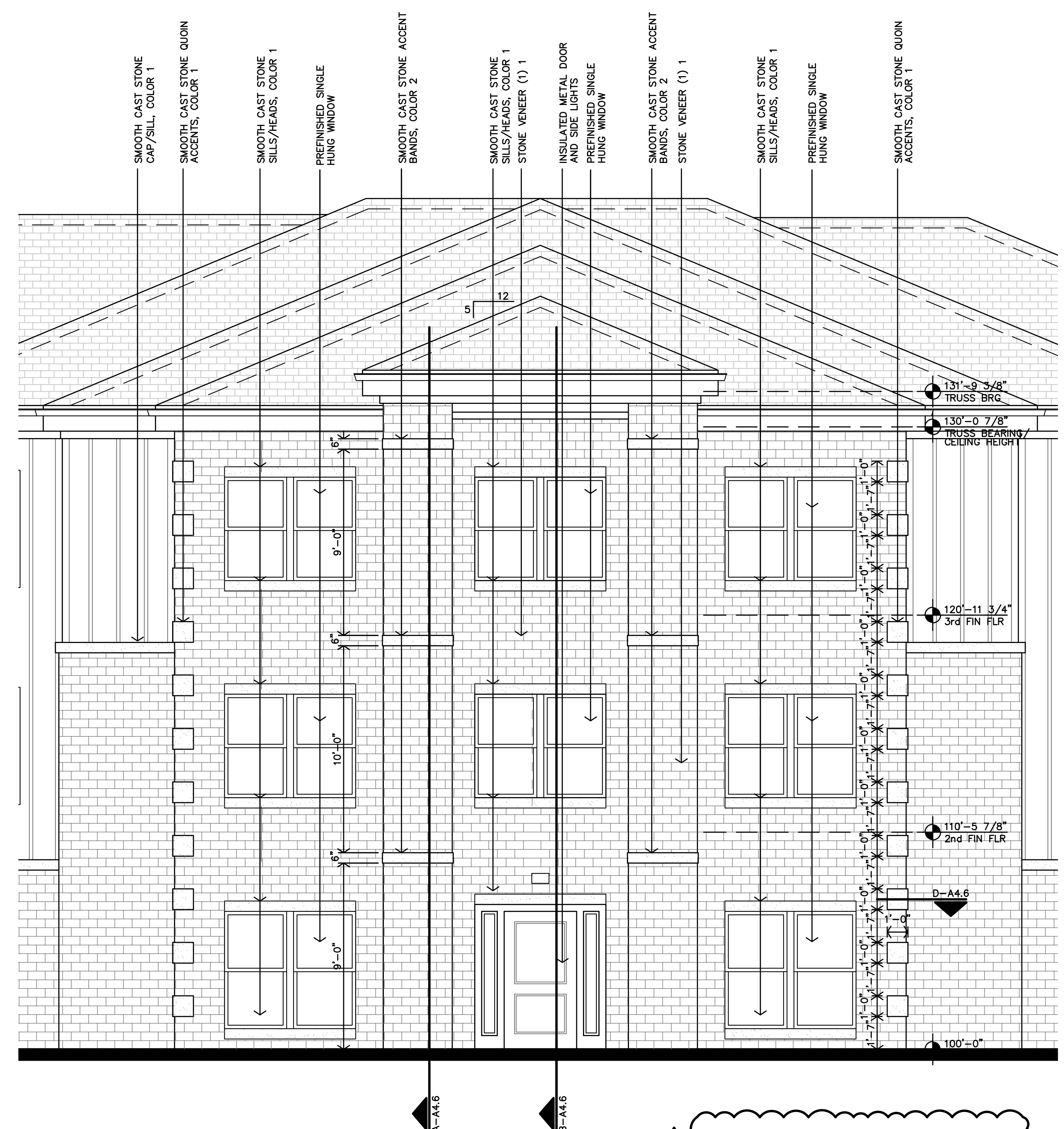
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

A3.3

A3.4 DETAIL IS NO LONGER APPLICABLE



B **PARKING LOT SIDE ENTRY ELEVATIONS**
1/4"=1'-0"



A3.4 **A** **ENTRY ELEVATIONS**
1/4"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

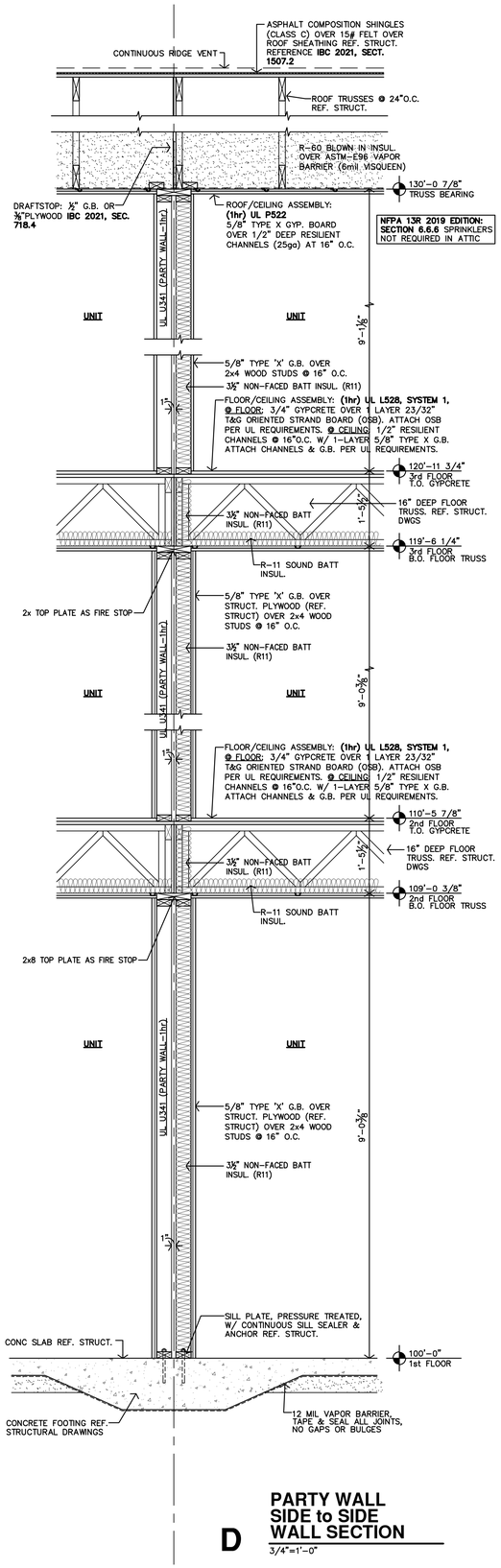
NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

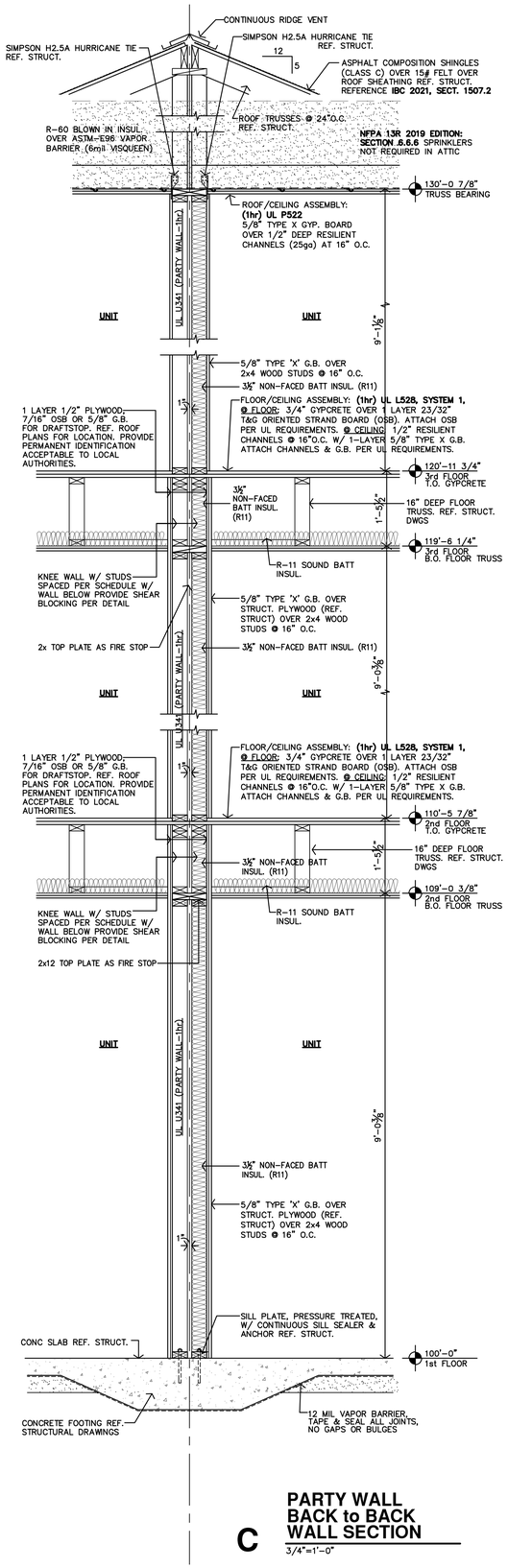
REVISION:	
A3	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	

A3.4



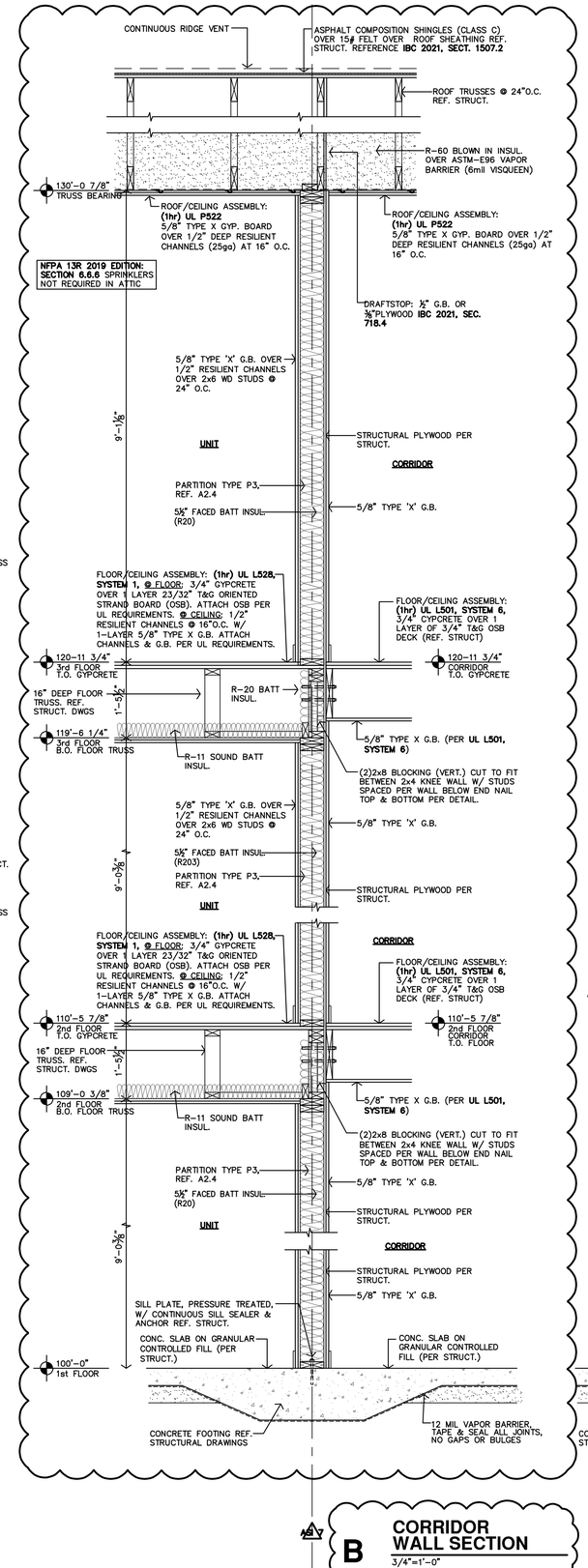
D PARTY WALL SIDE to SIDE WALL SECTION

3/4"=1'-0"



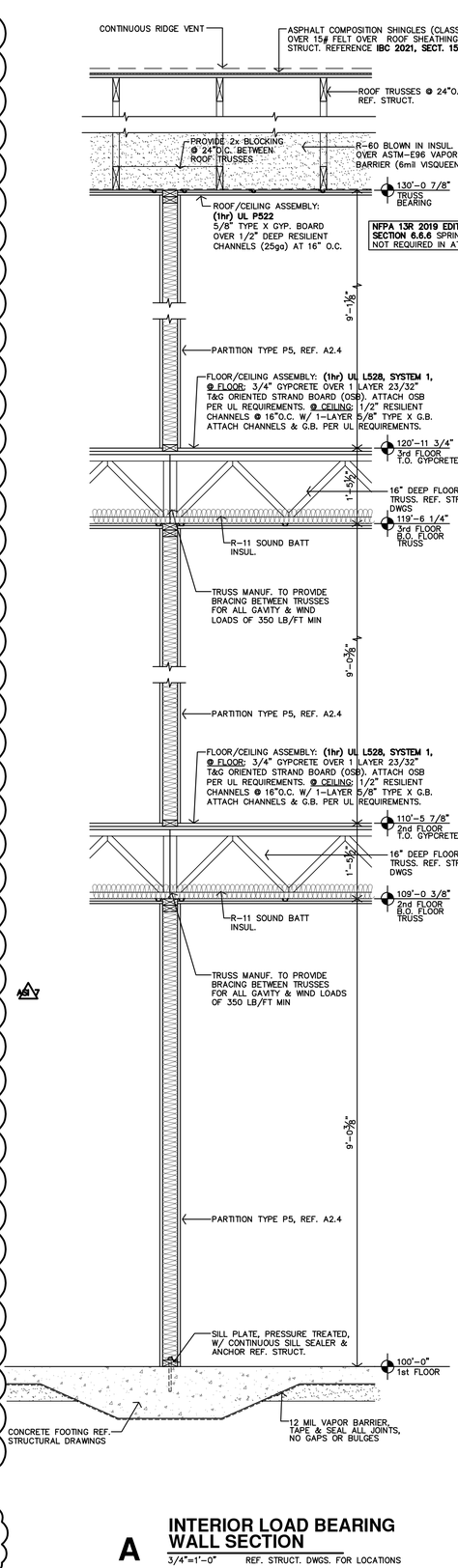
C PARTY WALL BACK to BACK WALL SECTION

3/4"=1'-0"



B CORRIDOR WALL SECTION

3/4"=1'-0"



A INTERIOR LOAD BEARING WALL SECTION

3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS

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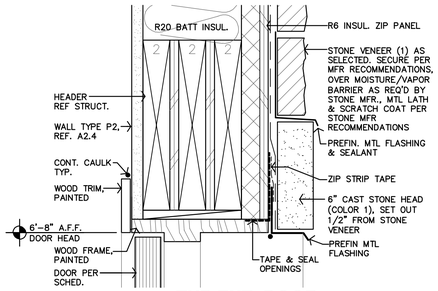
THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

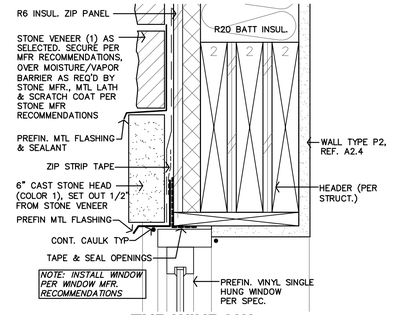
LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

REVISION:	
A5	3-5-2025
A7	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A4.3



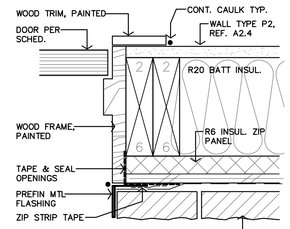
T TYP EXT. DOOR HEAD DETAIL @ STONE

3"=1'-0" JAMB SIMILAR



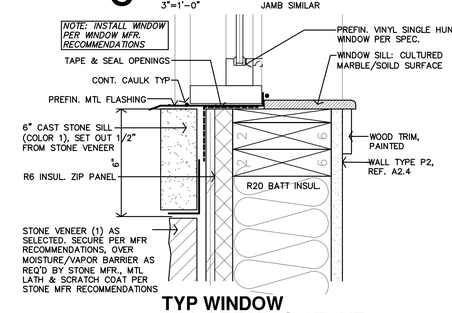
O TYP WINDOW HEAD DETAIL @ STONE

3"=1'-0" JAMB SIMILAR



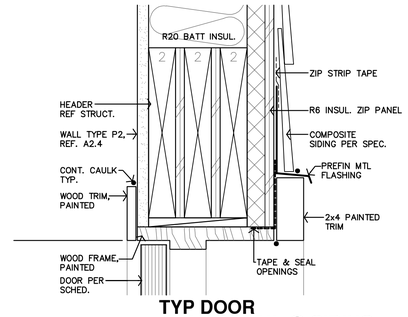
S TYP DOOR JAMB DETAIL @ STONE

3"=1'-0"



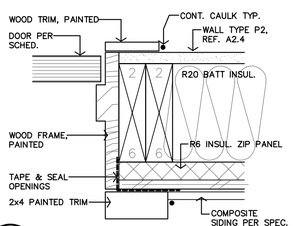
N TYP WINDOW SILL DETAIL @ STONE

3"=1'-0"



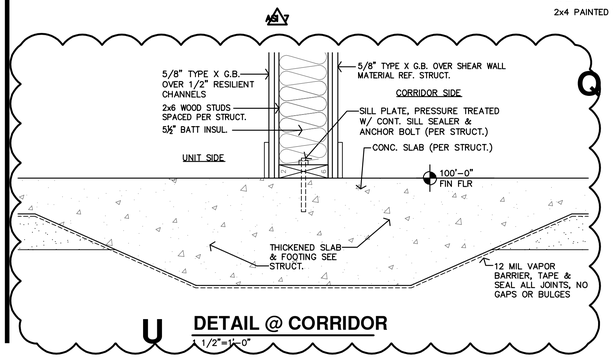
R TYP DOOR HEAD DETAIL @ SIDING

3"=1'-0" JAMB SIMILAR



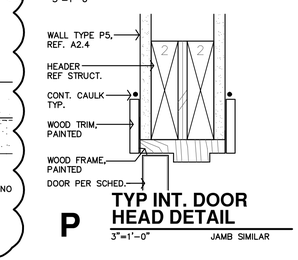
Q TYP DOOR JAMB DETAIL @ SIDING

3"=1'-0"



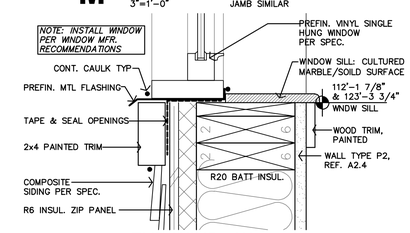
U DETAIL @ CORRIDOR

1 1/2"=1'-0"



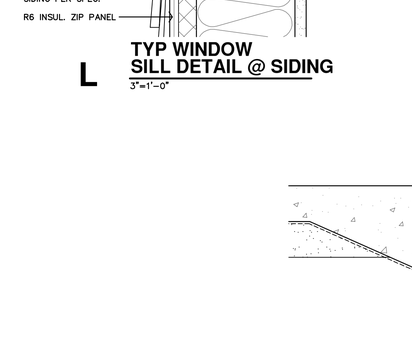
P TYP INT. DOOR HEAD DETAIL

3"=1'-0" JAMB SIMILAR



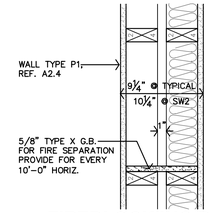
M TYP WINDOW HEAD DETAIL @ SIDING

3"=1'-0" JAMB SIMILAR



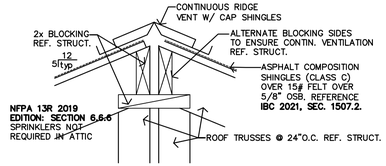
L TYP WINDOW SILL DETAIL @ SIDING

3"=1'-0"



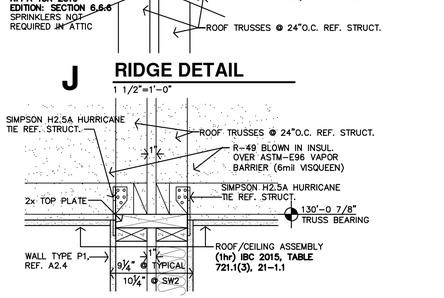
K FIREBLOCKIING DETAIL

1 1/2"=1'-0"



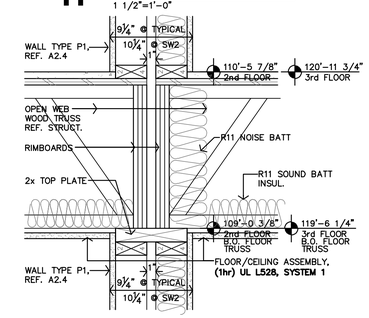
J RIDGE DETAIL

1 1/2"=1'-0"



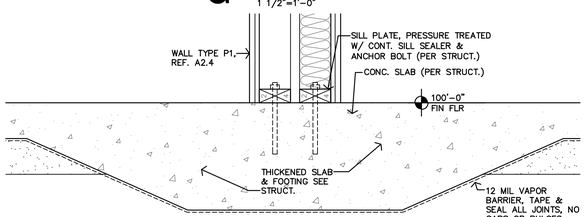
H DETAIL

1 1/2"=1'-0"



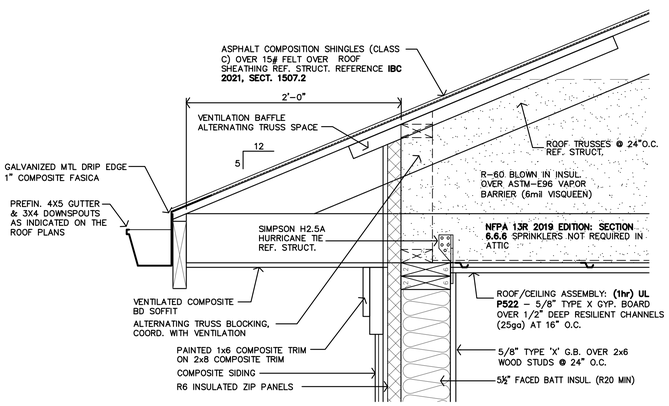
G DETAIL

1 1/2"=1'-0"



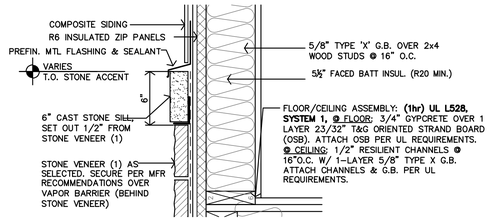
F DETAIL

1 1/2"=1'-0"



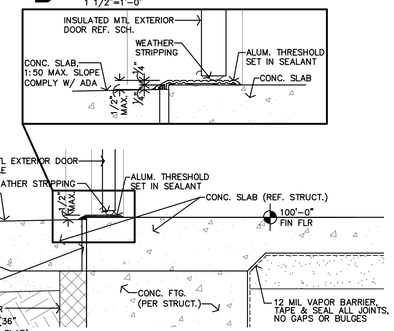
E SOFFIT DETAIL

1 1/2"=1'-0"



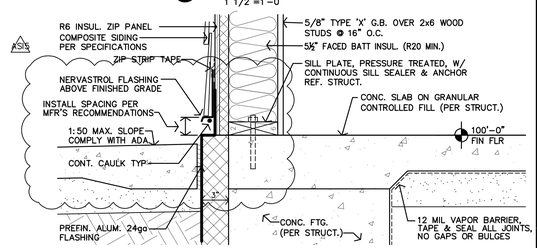
D T.O. STONE DETIAL

1 1/2"=1'-0"



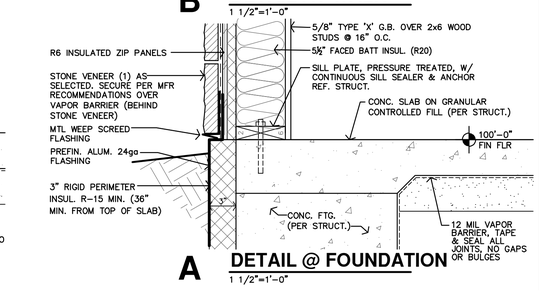
C THRESHOLD

1 1/2"=1'-0"



B DETAIL AT WALK

1 1/2"=1'-0"



A DETAIL @ FOUNDATION

1 1/2"=1'-0"

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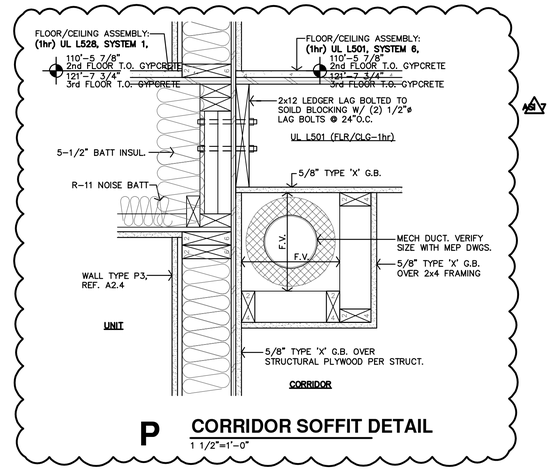
THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

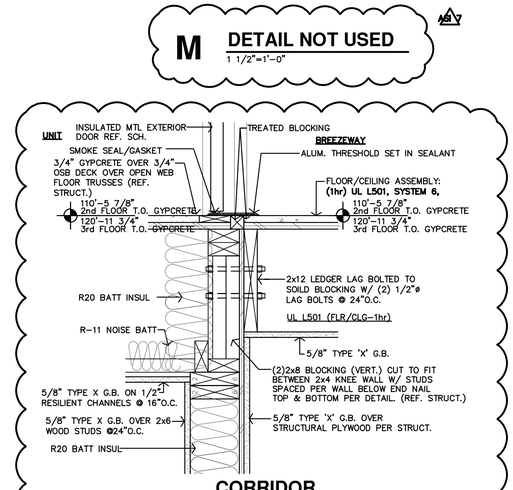
LICENSED ARCHITECT MARGARET J. GILLAM C-3405 STATE OF WYOMING

REVISION:	
ASI 5	3-5-2025
ASI 7	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A4.4

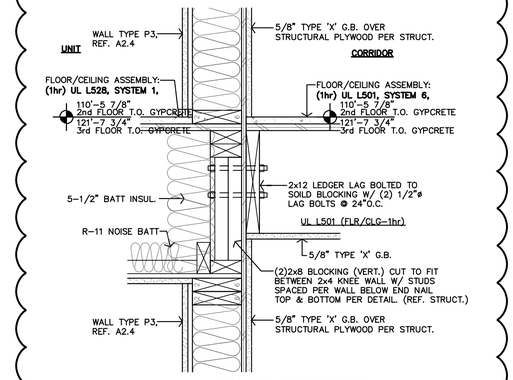


P CORRIDOR SOFFIT DETAIL
1 1/2"=1'-0"

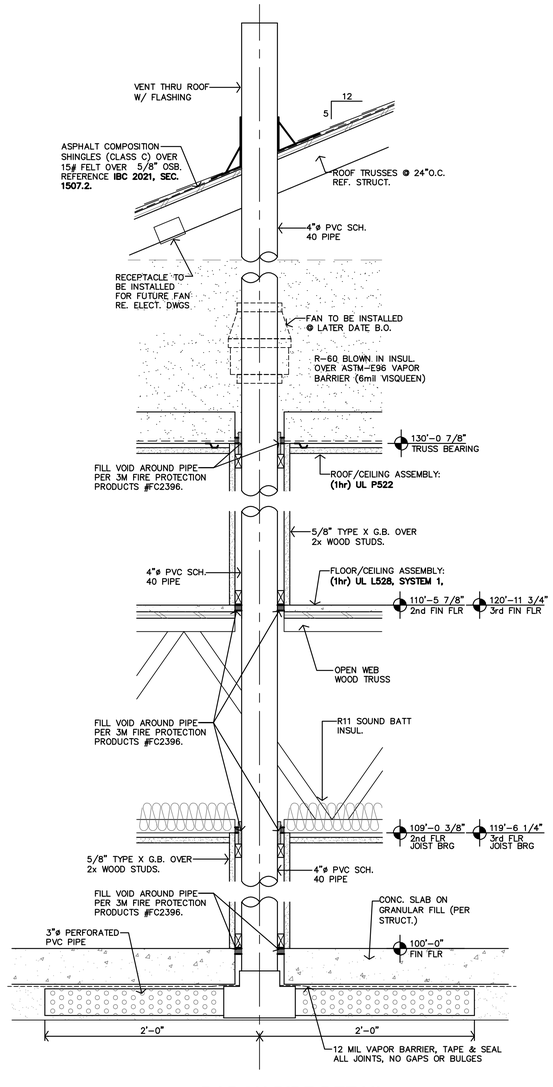
M DETAIL NOT USED
1 1/2"=1'-0"



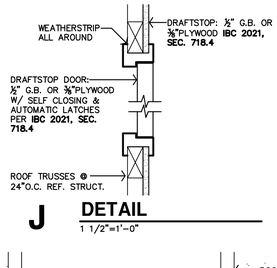
L CORRIDOR THRESHOLD DETAIL
1 1/2"=1'-0"



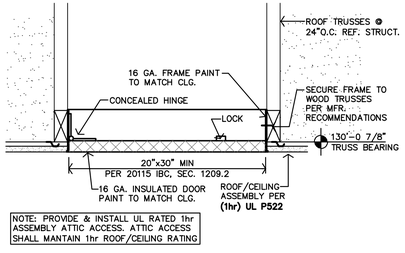
K CORRIDOR DETAIL
1 1/2"=1'-0"



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

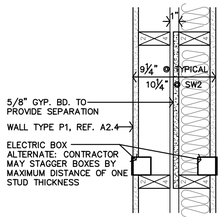


J DETAIL
1 1/2"=1'-0"

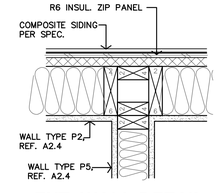


NOTE: PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MANTAIN 1hr ROOF/CEILING RATING

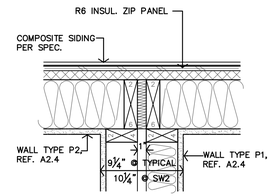
H ATTIC ACCESS DETAIL
1 1/2"=1'-0"



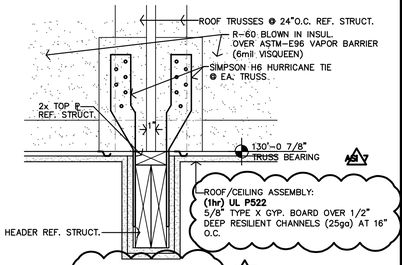
G FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



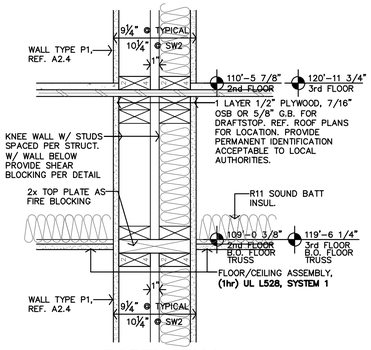
F EXT. WALL DETAIL
1 1/2"=1'-0"



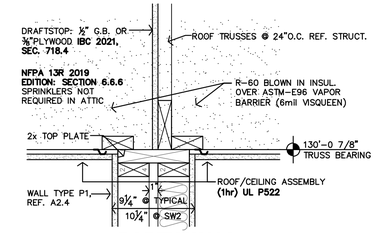
E WALL CAVITY PLAN DETAIL
1 1/2"=1'-0"



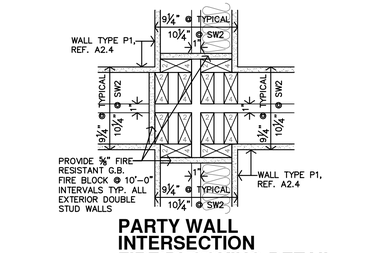
D COORIDOR ROOF BEAM DETAIL
1 1/2"=1'-0"



C PARTY WALL (BACK-BACK) FIRE STOP
1 1/2"=1'-0"



B PARTY WALL (SIDE-SIDE) FIRE STOP
1 1/2"=1'-0"



A PARTY WALL INTERSECTION FIRE BLOCKING DETAIL
1 1/2"=1'-0"

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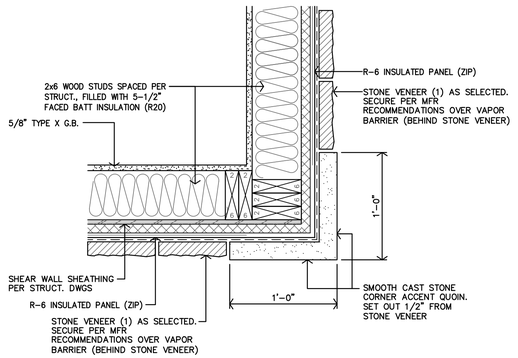
THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-2486 STATE OF WYOMING

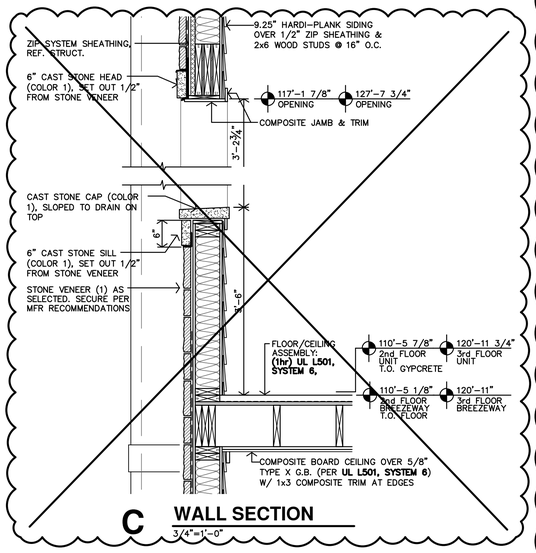
REVISION:	
5	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A4.5



D PLAN DETAIL AT CORNER ACCENTS

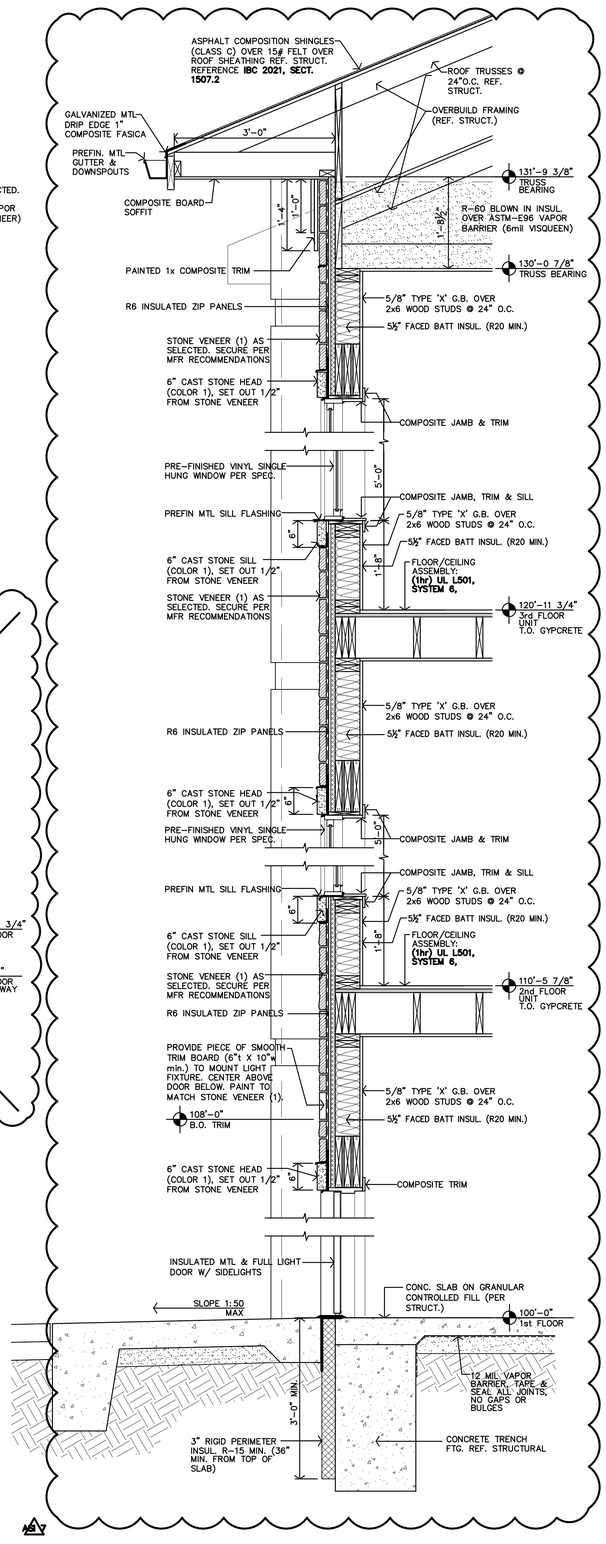
3/4"=1'-0"

DETAIL IS NO LONGER APPLICABLE



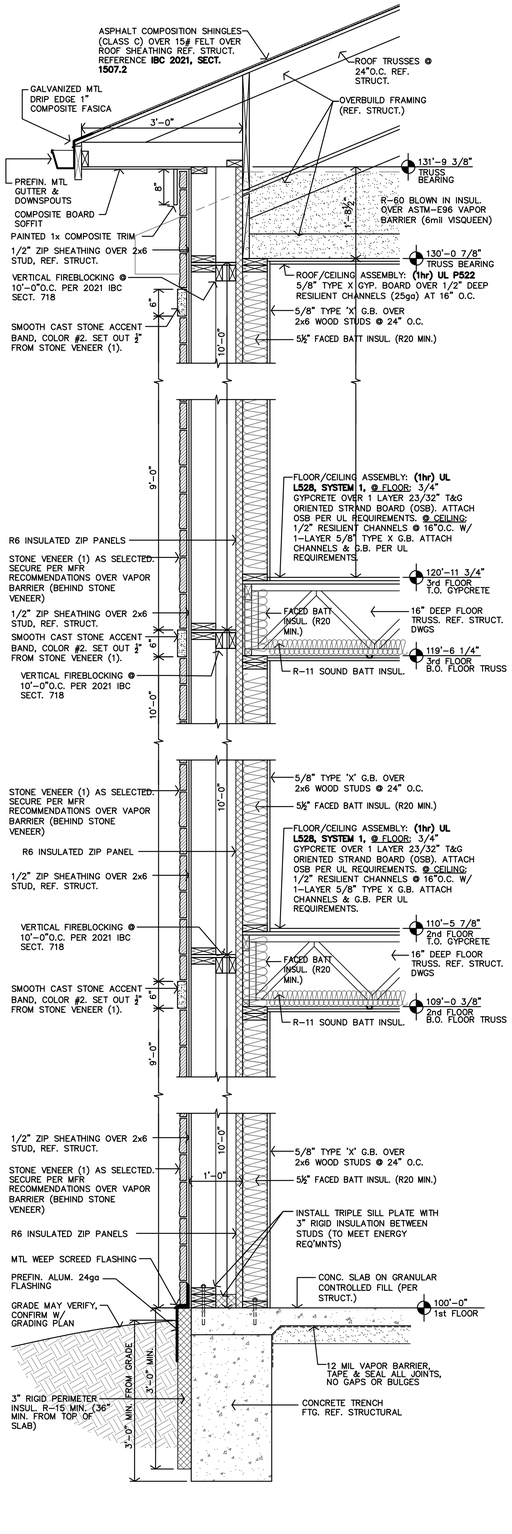
C WALL SECTION

3/4"=1'-0"



B WALL SECTION @ ENTRY

3/4"=1'-0"



A WALL SECTION

3/4"=1'-0"

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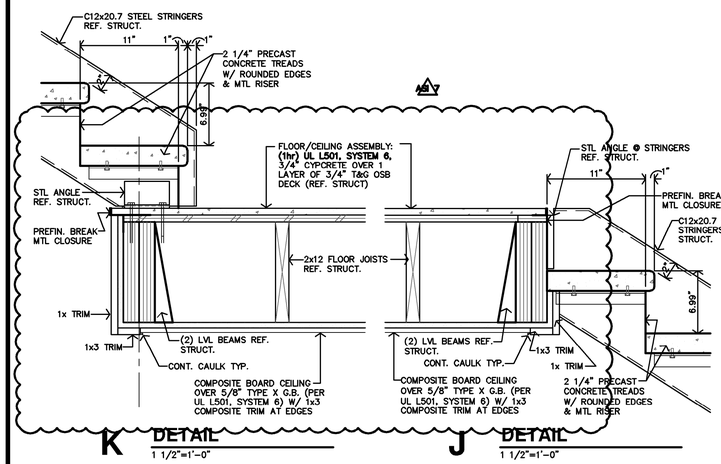
THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

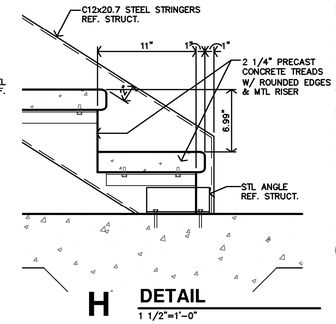
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3486 STATE OF WYOMING

REVISION:	
4	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A4.6

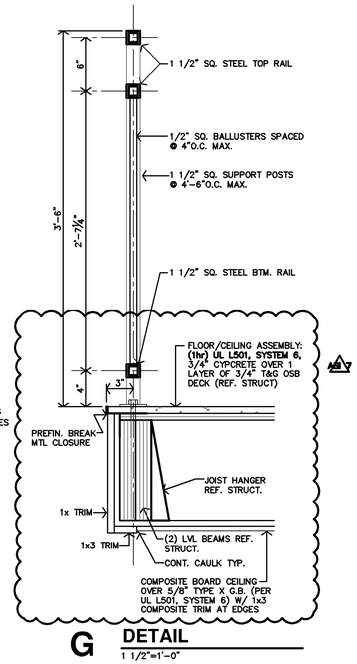


K DETAIL
1 1/2"=1'-0"

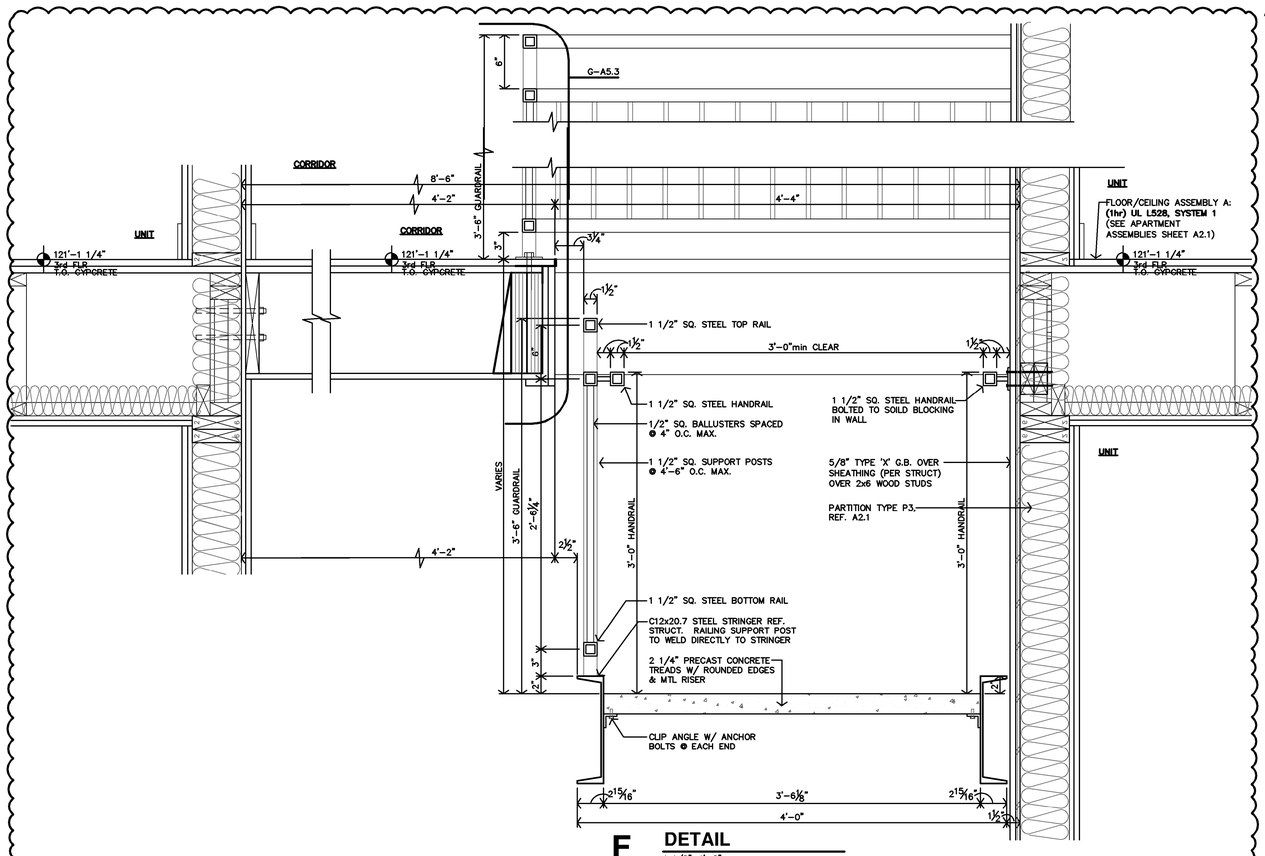


J DETAIL
1 1/2"=1'-0"

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



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

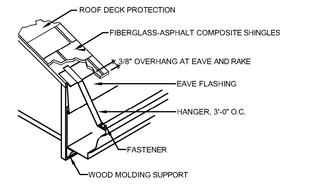


F DETAIL
1 1/2"=1'-0"

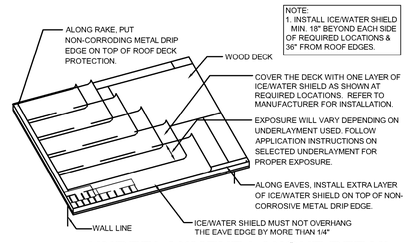
ROOFING DETAIL NOTES

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

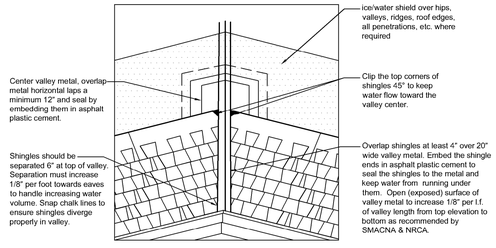
MANUFACTURER'S—ROOFING DETAILS, CONDITIONS VARY



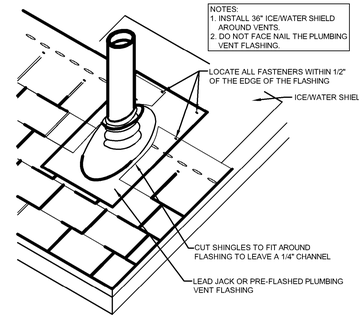
E GUTTER FASTENER DETAIL
NOT TO SCALE



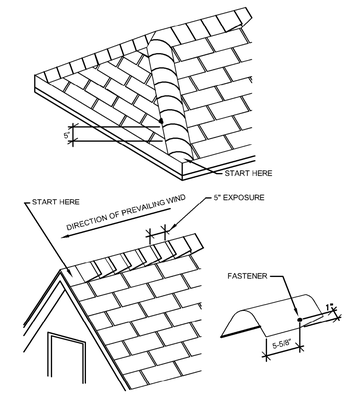
D UNDERLAYMENT LAYOUT DETAIL
NOT TO SCALE



C OPEN VALLEY DETAIL
NOT TO SCALE



B VENT FLASHING DETAIL
NOT TO SCALE



A HIP & RIDGE DETAILS
NOT TO SCALE

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

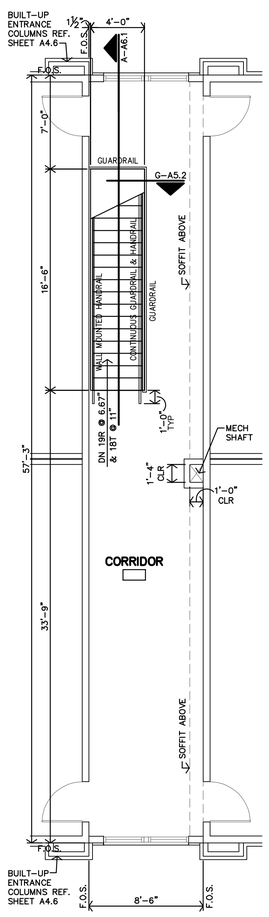
LARAMIE, WYOMING

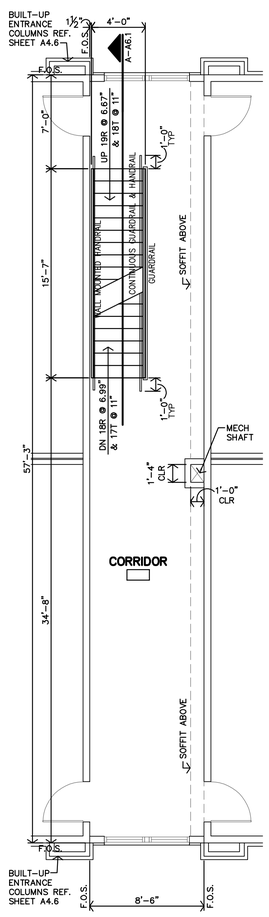
LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

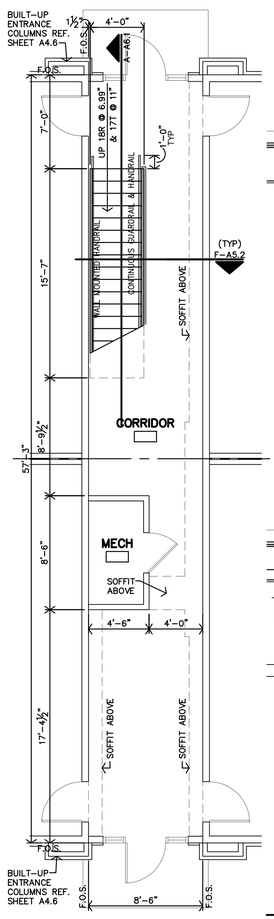
REVISION:	
4	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A5.2

CORRIDOR SOFFIT NOTES

1. COORDINATE SOFFIT SIZE WITH MEP DWGS, MEP CONTRACTOR.
2. SOFFIT SHOULD BE SIZED AS SMALL AS POSSIBLE, COORDINATE WITH MEP CONTRACTOR.
3. SOFFIT SHALL BE CONSTRUCTED BELOW THE FIRE-RATED CEILING.
4. SOFFIT CONSTRUCTION SHALL BE PAINTED 5/8" TYPE 'X' G.B. OVER 2x4 WOOD STUD CONSTRUCTION.



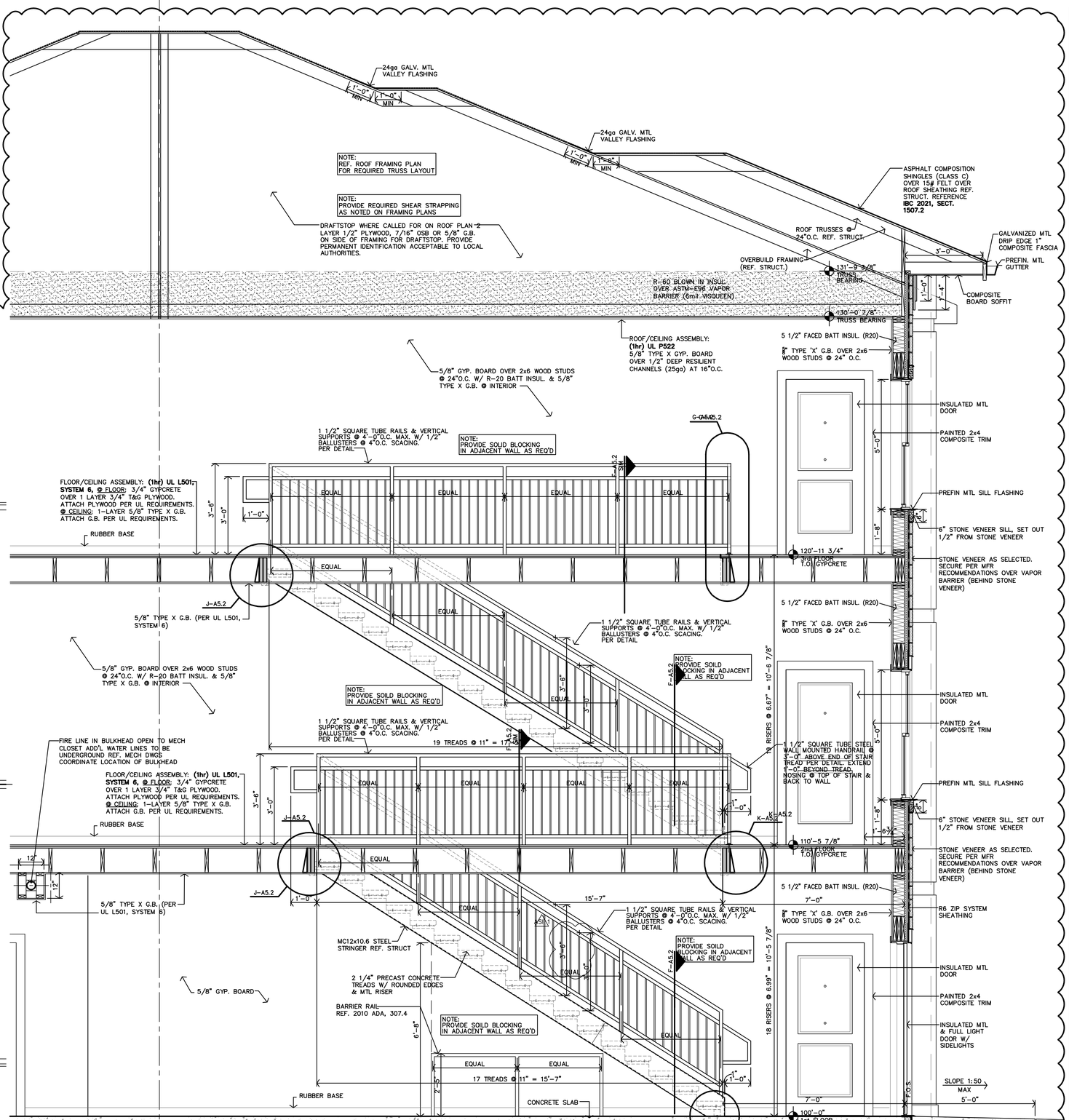




D BUILING A THIRD FLOOR PLAN
3/16"=1'-0" BUILDING B SIM.

C BUILING A SECOND FLOOR PLAN
3/16"=1'-0" BUILDING B SIM.

B BUILING A FIRST FLOOR PLAN
3/16"=1'-0" BUILDING B SIM.



A TYPICAL STAIR SECTION
1/2"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3466 STATE OF WYOMING

REVISION:	
1	9-27-2024
2	4-15-2025
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	A6.1

CEILING NOTES

GENERAL 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.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.

SPECIFIC NOTES

1. 18"x18" ATTIC ACCESS PANEL AT CEILING, FOR FUTURE INSTALLATION OF RADON PIPE FAN.
2. LOWERED SOFFIT/CEILING AREA. DUCTS TO BE RUN UNDERNEATH FIRE RATED ASSEMBLY.

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
XGB	EXTERIOR GYP BD (PAINTED)

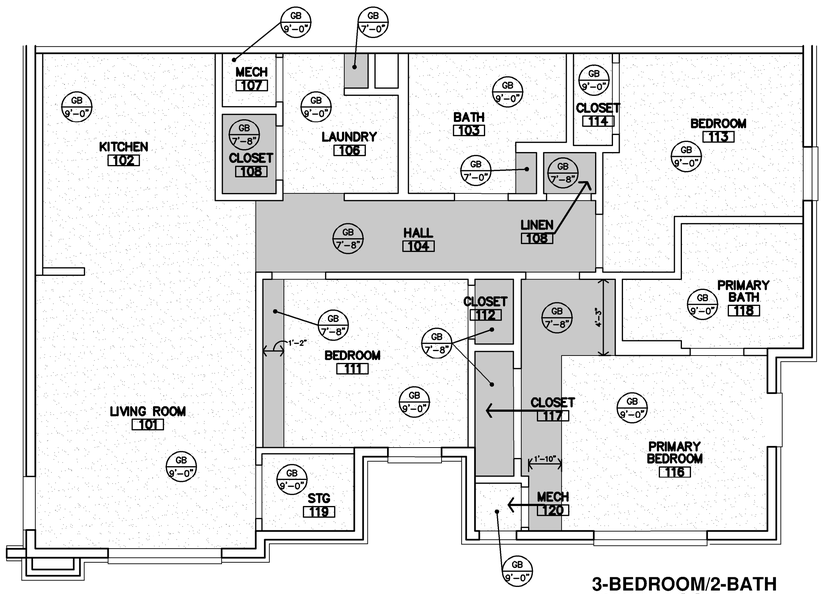
1 9'-8" CLG. TYPE / CLG. HEIGHT (ASSUMED)

NON-RATED WALLS
1/2 HOUR FIRE PARTITION; CORRIDOR
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

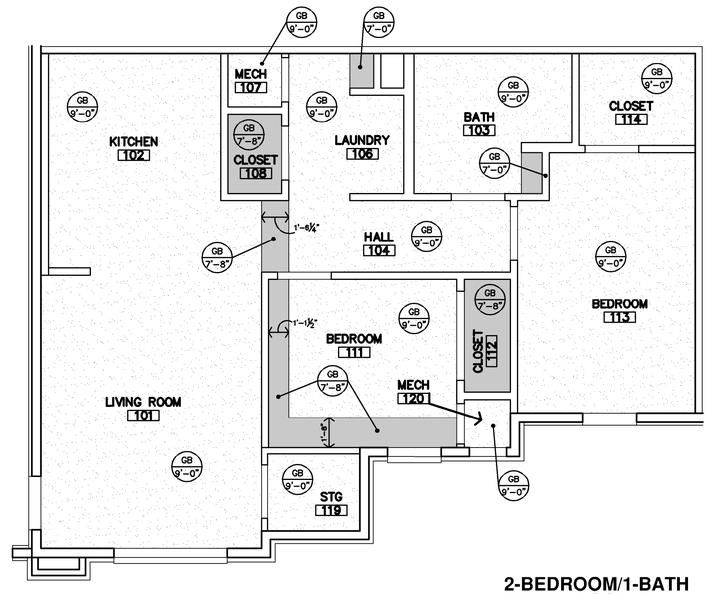
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

INDICATES G.B. CEILING FINISH

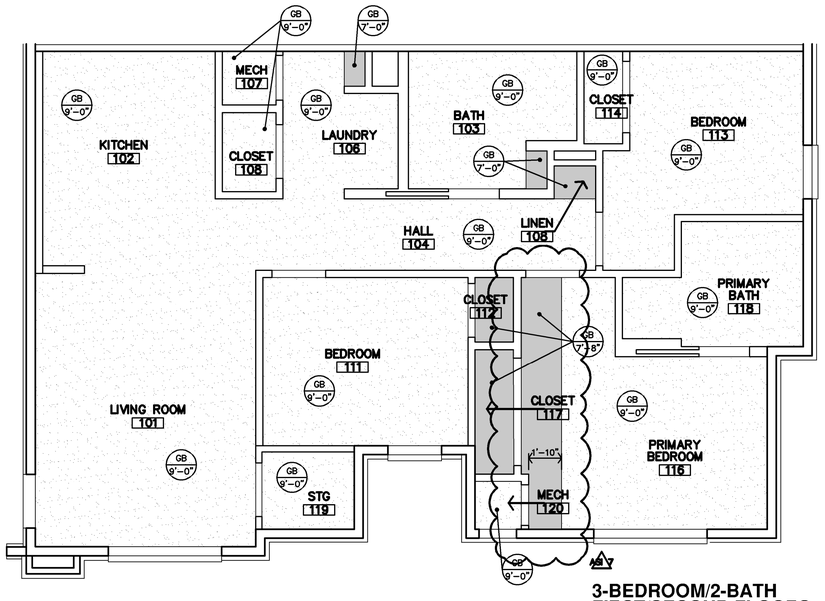
INDICATES A LOWERED SOFFIT/CEILING AREA



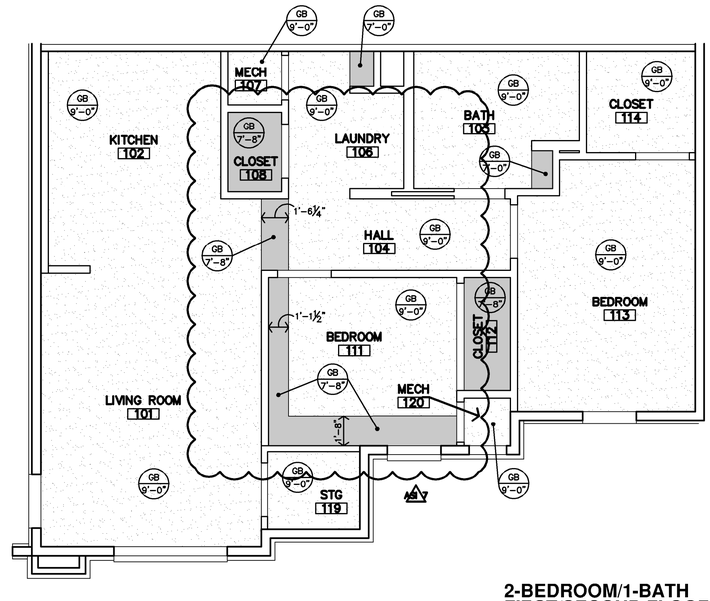
C **3-BEDROOM/2-BATH THIRD FLOOR CEILING PLAN**
1/4"=1'-0"



B **2-BEDROOM/1-BATH THIRD FLOOR CEILING PLAN**
1/4"=1'-0"



C **3-BEDROOM/2-BATH FIRST/SECOND FLOORS CEILING PLAN**
1/4"=1'-0"



A **2-BEDROOM/1-BATH FIRST/SECOND FLOORS CEILING PLAN**
1/4"=1'-0"

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THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

LICENSED ARCHITECT MARGARET J. GILLAM C-3495 STATE OF WYOMING

REVISION:	
1	4-15-2025
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mail@LSTengineers.com

Project 24037 July 2023

LIGHT FIXTURE SCHEDULE

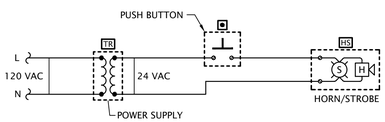
MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	LITHONIA	FMFL-30840-CAML-WH	---	2800 LUMEN 35W LED	STANDARD	SURFACE	WHITE	LED DECORATIVE SURFACE	
1 B	ALORA	ALR2365681	---	1180 LUMEN 22W LED	STANDARD	WALL	BRONZE	LED VANITY LIGHT	
C	LITHONIA	FML-WL-48-35	---	2380 LUMEN 40W LED	STANDARD	SURFACE	WHITE	4' LED WRAP AROUND	
1 D	VISUAL COMFORT	6151701	---	900 LUMEN 9W LED	STANDARD	PENDANT	BLACK	DECORATIVE LED PENDANDT	
E1	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	2
2 E2	TYPE 'E2' DELETED								
F	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	9
G	SEAGULL	15030EN-829	2	10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	
H	BEACON	LSQ1-25-4K7-UNV	---	30W LED 3,181 LUMEN	0-10V DIMMING	SURFACE	SELECTED BY ARCHITECT	SQUARE SURFACE MOUNTED ACRYLIC LENS	4,5,6
J	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	Wall	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	8
K	LITHONIA	FMML-13-8-40-WL	---	1985 LUMEN 28W LED	STANDARD	SURFACE	WHITE	13" ROUND LED FLUSH MOUNT	
M	LITHONIA	CSS-L48-4000LM-MVOLT-40K-80CRI	---	4298 LUMEN 34W LED	STANDARD	SURFACE	WHITE	4 FOOT LENSED LED STRIP LIGHT	
N	MULE	MERU-LED-ACEM-DB-IH	---	1800 LUMEN 32W LED	STANDARD	WALL @ 8'-0" AFF	DARK BRONZE	LED GENERAL AND EMERGENCY LIGHT WITH DIE CAST ALUMINUM HOUSING AND COLD WEATHER PACKAGE	2,4
P	HALO	SMD6R-6-930-WH	---	600 LUMEN 10W LED	STANDARD	SURFACE	WHITE	6" ROUND SURFACE MOUNT DOWNLIGHT	7
R1	MCGRAW EDISON	TLM-E01-LED-E1-T4	---	3,064 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4
R12	MCGRAW EDISON	(2) TLM-E01-LED-E1-T4	---	3,064 LUMEN 25W LED EACH	STANDARD	POLE	BLACK	LED AREA LIGHTS, TWO HEADS MOUNTED AT 90˚, FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION	1,4
R2	MCGRAW EDISON	TLM-E01-LED-E1-SLL	---	2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR LEFT	1,4
R3	MCGRAW EDISON	TLM-E01-LED-E1-SLR	---	2,782 LUMEN 25W LED	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH SPILL LIGHT ELIMINATOR RIGHT	1,4
S	LUMIERE	303-S1-LEDB1-400K-UNV-TSX-BK-12	---	634 LUMEN 8.5W LED	FIXED OUTPUT DRIVER	SIGN	BLACK	WALL MOUNTED LED SIGN LIGHT WITH 12" ARM	4
W	GOTHAM	ICO4-40/05/AR/LSS10D	---	500 LUMEN 7 W LED	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10˚ BEAM ANGLE	9
2 X	LITHONIA	EXRC-EL-M6	---	LED	STANDARD	WALL/SURFACE	WHITE	EXIT SIGN WITH RED LETTERING	2,3
XER	LITHONIA	ECR-LED-HO-M6-ELA-LED-M12	---	LED	STANDARD	WALL/SURFACE	WHITE	EXIT/EMERGENCY LIGHT W/ REMOTE HEAD	2,3

GENERAL:

- Fixture/pole assemblies shall be rated for 100mph wind loads. Provide wind dampeners when recommended by the manufacturer.
- All fixtures shall be provided with multi-volt driver capable of operating between 120V-277V
- All exterior fixtures shall be 4000K color temperature
- All interior fixtures shall be 3000K color temperature
- All apartment light fixtures and ceiling fans shall be Energy Star rated

NOTES:

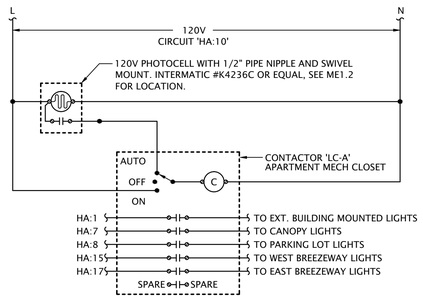
1. Provide fixture/pole assembly with mounting arm and 17' round straight steel pole, black to match fixture.
2. Provide with test switch, status indicator and rechargeable nickel-cadmium battery for 90 minutes of emergency power.
3. Provide wall or ceiling mounted as required
4. Fixture shall be U.L. listed for wet locations.
5. Provide with integrally occupancy sensor.
6. Provide with emergency battery backup.
7. Where installed above showers and tubs fixture shall be wet location listed.
8. Ensure fixture complies with 410.16(C)(5).
9. Fixture shall be U.L. listed for damp locations.



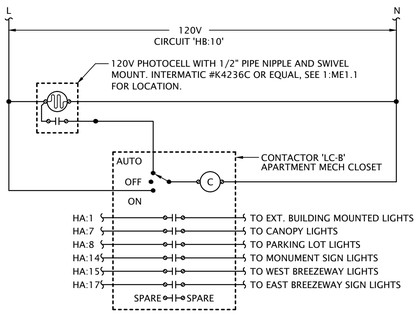
DOOR ALARM BUZZER SYSTEM NOTES

1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 10', UL 1638 LISTED, EDWARDS #6536-G5. FLUSH MOUNT IN WALL AT 6'-8" AFF.
3. PUSH BUTTON SHALL BE WHITE WITH CHROME RIM, NON-ILLUMINATED, WITH N.O. MOMENTARY CONTACTS, RATED FOR 0.67 AMPS AT 24VAC, EDWARDS #620. PROVIDE WITH STAINLESS STEEL COVER PLATE, EDWARDS #147-10. MOUNT AT 48" AFF.
4. POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER WITH 120VAC PRIMARY AND 24VAC SECONDARY, 20VA, EDWARDS #598. FLUSH MOUNT IN 2-CANG WALL BOX WITH BLANK COVER PLATE, DIRECTLY ABOVE HORN/STROBE.
5. LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

3 APARTMENT DOOR ANNUNCIATOR DIAGRAM
No Scale

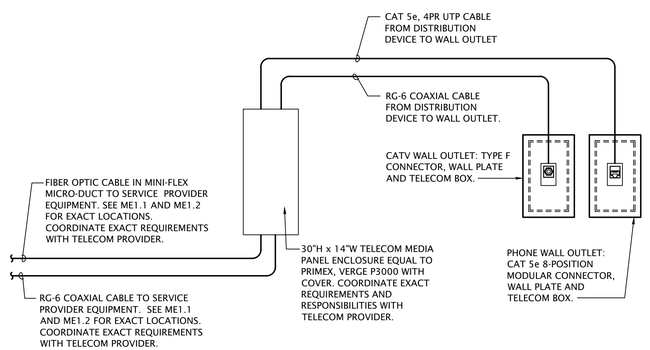


BUILDING 'A'



BUILDING 'B'

2 EXTERIOR LIGHTING CONTROL DIAGRAMS
No Scale



1 APARTMENT TELECOM WIRING SCHEMATIC
No Scale

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

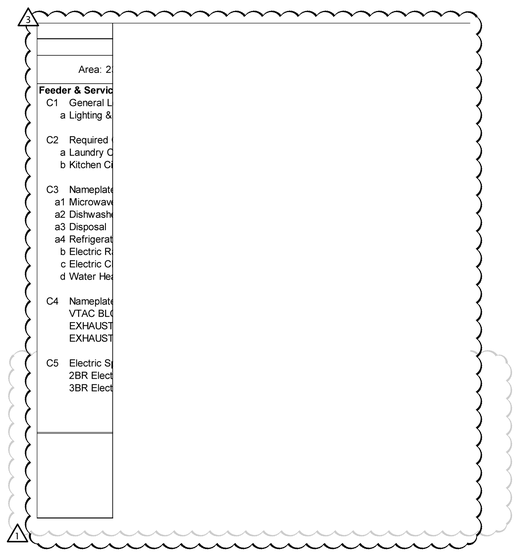
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer John F. LEWIS-SMITH 20170 WYOMING Date 7/17/2024

REVISION:	
1	ASI #5 - 3-7-2025
2	ASI #7 - 4-18-2025

DATE: 7–17–2024
JOB: 22–3262
SHEET NO.:

E6.1



APARTMENT FEEDER SCHEDULE

Apartment #	Feeder Size
A103, A104, A105, A106, A203, A204, A303, A304, A205, A206, A305, A306, B105, B106, B107, B108, B205, B206, B207, B208, B305, B306, B307, B308	BASE BID (COPPER): (3)#1,#6G IN 1-1/4" C OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#1/0, #4G IN 1-1/2" C OR MC CABLE
A101, A102, A201, A202, A301, A302, B103, B104, B203, B204, B303, B304	BASE BID (COPPER): (3)#1/0,#4G IN 1-1/2" C. OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#3/0, #2G IN 2" C OR MC CABLE
B101, B102, B201, B202, B301, B302	BASE BID (COPPER): (3)#1/0,#4G IN 1-1/2" C. OR MC CABLE ALTERNATE BID (ALUMINUM): (3)#4/0, #1G IN 2" C OR MC CABLE

NOTES:

1. Voltage drop has been accounted for in sizes indicated, further up-sizing of feeders is not necessary
2. Ensure panel lugs are adequately sized to handle up-sized feeders. Provide lug adapter kits if required.

BUILDING 'A' SERVICE CALCULATION
THE RESERVES AT GRAND VIEW HEIGHTS

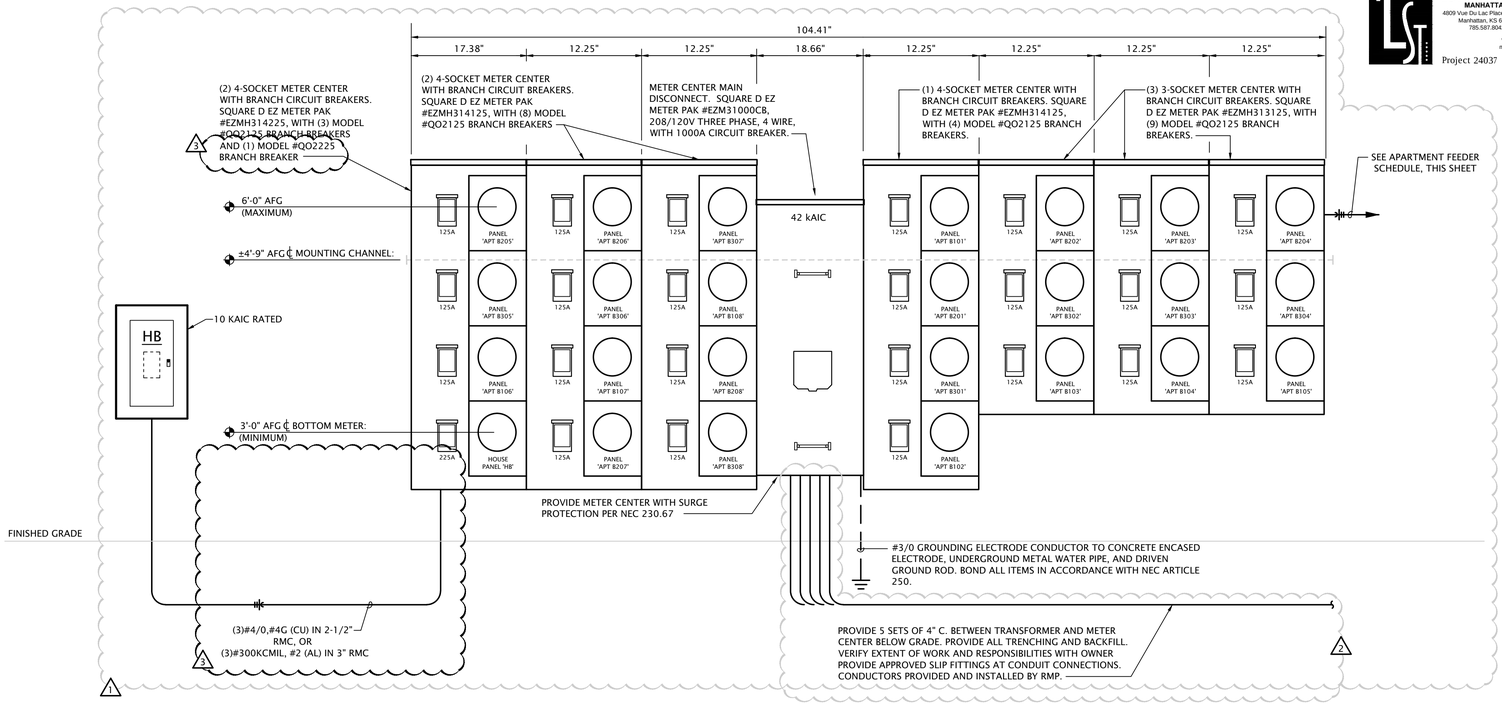
Area: 23,820 SF (Dwelling Units Only)

				Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.84 Part IV					
C1 General Loads (220.84 (C)(1))					
a Lighting & Receptacles	3 VA/SF	23820 SF		71,460	
C2 Required Circuits (220.84 (C)(2))					
a Laundry Circuits	1,500 VA/Circuit	18 Circuits		27,000	
b Kitchen Circuits	1,500 VA/Circuit	36 Circuits		54,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))					
a1 Microwave	1,000 VA/Circuit	18 Circuits		18,000	
a2 Dishwasher	840 VA/Circuit	18 Circuits		15,120	
a3 Disposal	1175 VA/Circuit	18 Circuits		21,150	
a4 Refrigerator	1200 VA/Circuit	18 Circuits		21,600	
b Electric Range	8,000 VA/Circuit	18 Circuits		144,000	
c Electric Clothes Dryer	5,000 VA/Circuit	18 Circuits		90,000	
d Water Heater	4,500 VA/Circuit	18 ea		81,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))					
VTAC BLOWER	150 VA/Circuit	18 Circuits		2,700	
EXHAUST FAN KITCHEN	20 VA/Circuit	18 Circuits		360	
EXHAUST FAN RR	20 VA/Circuit	36 Circuits		720	
C5 Electric Space Heat load (220.84 (C)(5)) (Heat Pump with Electric Heat)					
2BR Electric Heat	8,694 VA/Circuit	12 Circuits		104,328	
3BR Electric Heat	8,694 VA/Circuit	6 Circuits		52,164	
			Connected Load Total	703,602	
		Dwelling Unit Demand Load from Table 220.84:	38%		267,369
			Dwelling Unit NEC Demand Load (VA) Sub-Total		**267,369**
			House Panel NEC Demand Load (VA) Sub-Total		**36,843**
			Clubhouse Panel NEC Demand Load (VA) Sub-Total		**39,139**
			Total Building Service Demand Load (VA)		**304,212**
			Total Building Service Demand Load (Amperes) @ 208V-3Ph, 4W		**845**

Provide 1000A Meter Center

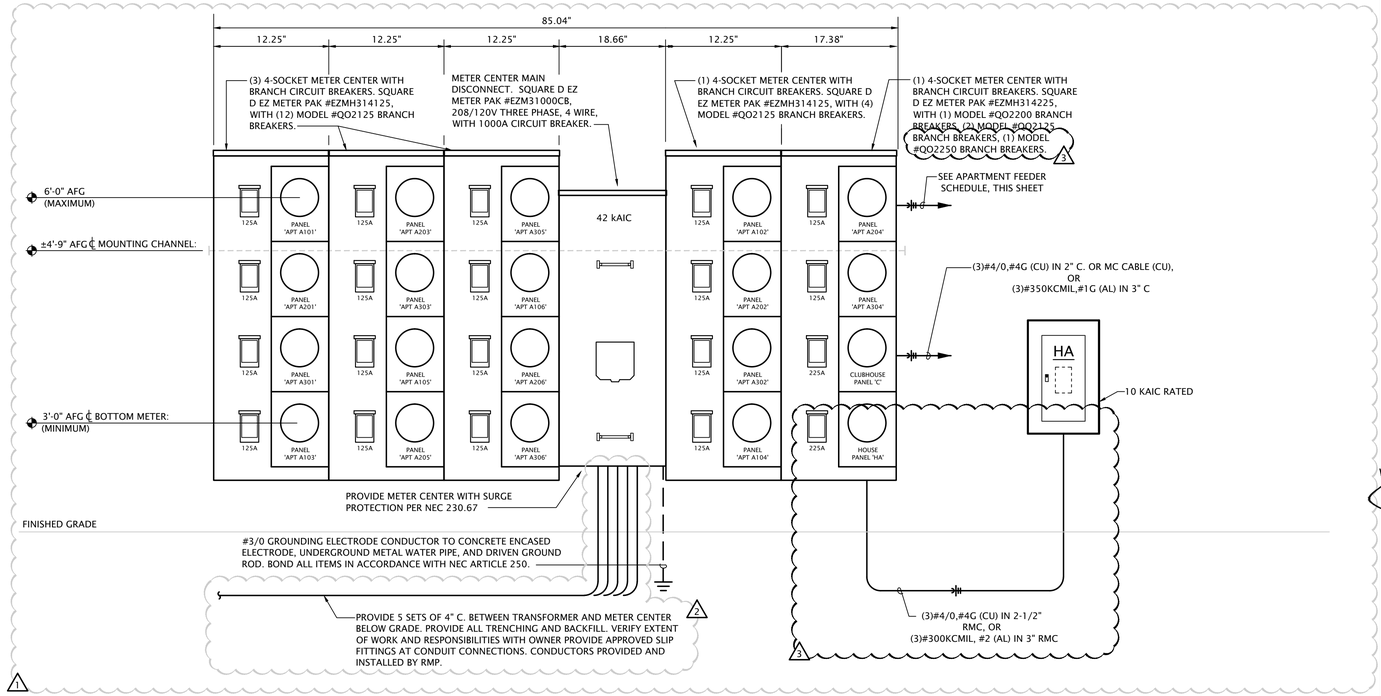
NOTES:

- See sheets E1.0 and ME1.1, ME1.2 for meter center locations.
- Main disconnect section shall be rated for maximum 42,000A peak let through.
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with utility company and pay associated fees. Contact Information:
  Thayne Cranford
  Rocky Mountain Power
  thayne.cranford@pacificorp.com
  307-721-7916
- Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- All meter center components shall be NEMA 3R
- All dimensions based on Square D equipment, it is the contractor's responsibility to verify the dimensions of substitute equipment and receive approval from utility for substitution.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/8" letters, minimum.



2 ELECTRICAL RISER DIAGRAM - BULDING B

No Scale



1 ELECTRICAL RISER DIAGRAM - BULDING A

No Scale

LST Consulting Engineers, PA
MANHATTAN
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785.587.8042
WICHITA
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Project 24037 July 2023

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Salina, KS 67401
785.827.0386

THE RESERVES AT GRAND VIEW HEIGHTS

NEW APARTMENT COMPLEX

LARAMIE, WYOMING

Professional Engineer JOHN F. LEWIS-SMITH 20170 WYOMING Date 7/17/2024

REVISION:
1 9-27-2024
2 ASI#3 10-14-2024
3 ASI #7 - 4-18-2025
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

E6.2

Designation: C **Manufacturer:** Square D 'NQ'
Location: MECH ROOM **Bus Amps:** 225
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 1 **AIC Rating:** 10 KAIC
Mounting: Surface **Other:** Integral Surge Protection

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - CLUB,OFFICE,LIBRARY	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - OFFICE 112	2
3	LTG - HALL,STOR,FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - CLUB 101	4
5	SPARE BREAKER	---	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - WARMING COUNTER	6
7	RCPT - LIBRARY	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - WARMING COUNTER	8
9	RCPT - HALL,STOR,TLTS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	---	SPARE BREAKER	10
11	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - DISHWASHER	12
13	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - REFRIGERATOR	14
15	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - DISPOSER	16
17	RCPT - STOR 103	2#12,#12G., 1/2"C.	20 / 1	45 / 2	2#8,#10G., 3/4"C.	HEAT PUMP 'HP' 15 MCA	18
19	RCPT - STOR 103	2#12,#12G., 1/2"C.	20 / 1				20
21	HEATER 'EH-1'	2#10,#10G., 3/4"C.	25 / 2	60 / 2	2#4,#10G., 1"C.	BLOWER COIL 'BC' CIRCUIT #1 7.2 KW	22
23							24
25	WATER HEATER	2#10,#10G., 3/4"C.	30 / 2	25 / 2	2#10,#10G., 3/4"C.	BLOWER COIL 'BC' CIRCUIT #2 3.6 KW	26
27			---				28
29	FUTURE DE-ICING SYSTEM	1"C. WITH PULL STRING	--- 2	---	---	SPACE	30
31				---	---	SPACE	32
33	FUTURE DE-ICING SYSTEM	1"C. WITH PULL STRING	--- 2	---	---	SPACE	34
35				---	---	SPACE	36
37	SPACE	---	---	---	---	SPACE	38
39	SPACE	---	---	---	---	SPACE	40
41	SPACE	---	---	---	---	SPACE	42

Designation: HB **Manufacturer:** Square D 'NQ'
Location: EXTERIOR WALL **Bus Amps:** 225
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 3R **AIC Rating:** 42 KAIC (2)
Mounting: Surface **Other:** Integral Surge Protection

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	EXTERIOR BUILDING LIGHTS	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	FACP	2
3	WALL HEATER	2#12,#12G., 1/2"C.	20 / 2	20 / 1	2#12,#12G., 1/2"C.	RECEPTACLES	4
5				20 / 1	2#10,#10G., 3/4"C.	FUTURE RADON FANS	6
7	PARKING LOT CANOPY LIGHTING	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#10,#10G.,3/4"C.	PARKING LOT LIGHTS	8
9	FIRE SPRINKLER AIR COMPRESSOR	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	EXTERIOR LIGHTING CONTROLS	10
11	SPARE BREAKER	---	20 / 1	20 / 1	2#12,#12G., 1/2"C.	TELECOMM	12
13	SPARE BREAKER	---	20 / 1	20 / 1	2#10,#10G.,3/4"C.	MONUMENT SIGN LIGHTING	14
15	WEST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1	--- 2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	16
17	EAST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1				18
19	FUTURE DE-ICING SYSTEM	1"C. WITH PULL STRING	--- 2	--- 2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	20
21							22
23	FUTURE DE-ICING SYSTEM	1"C. WITH PULL STRING	--- 2	--- 2	1"C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	24
25							26
27	SPACE	---	---	25 / 2	2#10,#10G.,3/4"C.	HEAT PUMP EAST BREEZEWAY	28
29	SPACE	---	---			(15 MCA)	30
31	SPACE	---	---	40 / 2	2#6,#8G., 1"C.	BLOWER COIL EAST BREEZEWAY	32
33	SPACE	---	---			(38 MCA)	34
35	SPACE	---	---	40 / 2	2#8,#10G., 3/4"C.	BLOWER COIL WEST BREEZEWAY	36
37	SPACE	---	---			(38 MCA)	38
39	FUTURE SOLAR SPACE	---	---	25 / 2	2#10,#10G.,3/4"C.	HEAT PUMP WEST BREEZEWAY	40
41					---	(15 MCA)	42

Designation: HA **Manufacturer:** Square D 'NQ'
Location: EXTERIOR WALL **Bus Amps:** 225
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 3R **AIC Rating:** 42 KAIC (2)
Mounting: Surface **Other:** Integral Surge Protection

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	EXTERIOR BUILDING LIGHTS	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	FACP	2
3	WALL HEATER	2#12,#12G., 1/2"C.	20 / 2	20 / 1	2#12,#12G., 1/2"C.	RECEPTACLES	4
5				20 / 1	2#10,#10G., 3/4"C.	FUTURE RADON FANS	6
7	PARKING LOT CANOPY LIGHTING	2#10,#10G., 3/4"C.	20 / 1	20 / 1	2#10,#10G., 3/4"C.	PARKING LOT LIGHTS	8
9	FIRE SPRINKLER AIR COMPRESSOR	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	EXTERIOR LIGHTING CONTROLS	10
11	SPARE BREAKER	---	20 / 1	20 / 1	2#12,#12G., 1/2"C.	TELECOMM	12
13	SPARE BREAKER	---	20 / 1	---	---	SPACE	14
15	WEST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1	--- 2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	16
17	EAST BREEZEWAY LIGHTS	2#10,#10G., 3/4"C.	20 / 1				18
19	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	--- 2	--- 2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	20
21							22
23	FUTURE DE-ICING SYSTEM	1" C. WITH PULL STRING	--- 2	--- 2	1" C. WITH PULL STRING	FUTURE DE-ICING SYSTEM	24
25							26
27	SPACE ONLY	---	---	25 / 2	2#10,#10G.,3/4"C.	HEAT PUMP EAST BREEZEWAY	28
29	SPACE ONLY	---	---			(15 MCA)	30
31	SPACE ONLY	---	---	40 / 2	2#6,#8G., 1"C.	BLOWER COIL EAST BREEZEWAY	32
33	SPACE ONLY	---	---			(38 MCA)	34
35	SPACE ONLY	---	---	40 / 2	2#8,#10G., 3/4"C.	BLOWER COIL WEST BREEZEWAY	36
37	SPACE ONLY	---	---			(38 MCA)	38
39	FUTURE SOLAR SPACE	---	---	25 / 2	2#10,#10G.,3/4"C.	HEAT PUMP WEST BREEZEWAY	40
41					---	(15 MCA)	42

(1)

CLUBHOUSE ELECTRICAL SERVICE LOAD SUMMARY

Load Types	Connected VA	VA/ft²	NEC Demand Factor	Demand VA
General Lighting	735	0.00	125%	919
Convenience Receptacles	6,480	0.00	100% of 1st 10 KVA, 50% of Remainder	6,480
Dedicated Outlets	3,000	0.00	100%	3,000
Motors	516	0.00	125%	645
Air Conditioning*	5,408	0.00	0%	0
Electric Space Heating*	14,776	0.00	125%	18,470
Water Heaters	4,500	0.00	125%	5,625
Future Snow Melt	4,000	0.00	100%	4,000
			Total NEC Demand VA	39,139
			Spare Capacity = 10%	3,914
			Total Service VA	43,053
		Minimum Ampacity at	208/120V-1Ph-3W	207

* Demand load incorporates greater of heating and A/C loads

Service Size = 225 A

2 Bed / 2 Bath Unit - Feeder Calculation

Area 880 SF

				Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV					
B GENERAL LOADS					
B1 General Lighting & Receptacles (220.82 (B)(1))					
a) Lighting & Receptacles	3 VA/SF	880 SF		2,640	
B2 Small Appliance & Laundry Branch Circuits (220.82 (B)(2))					
a) Laundry Circuit	1,500 VA/Circuit	1 Circuit		1,500	
b) Kitchen Circuits	1,500 VA/Circuit	2 Circuit		3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))					
a1) Dishwasher	840 VA/Circuit	1 ea		840	
a2) Refrigerator	1,000 VA/Circuit	1 ea		1,000	
a3) Microwave	1200 VA/Circuit	1 ea		1,200	
a4) Disposal	1175 VA/Circuit	1 ea		1,175	
b) Electric Range	8,000 VA/Circuit	1 ea		8,000	
c) Clothes Dryer	5,000 VA/Circuit	1 ea		5,000	
d) Water Heater	4,500 VA/Circuit	1 ea		4,500	
B4 Nameplate Ratings of Motors (220.82 (B)(4))					
1) Blower Coil Fan	150 VA/Circuit	1 ea		150	
1) Exhaust Fan - Kitchen	20 VA/Circuit	1 ea		20	
1) Exhaust Fan - RR	20 VA/Circuit	2 ea		40	
			Part (B) Connected Load Total	29,065	
			Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)		17,626
C HEATING AND AIR-CONDITIONING LOAD					
C3 100% of Heat Pump & 65% Supplemental Electric Heat (220.82 (C)(3))					
1) Heat Pump #1 (VTAC-18)	1,893 VA/Circuit	1 ea		5,988	
2) kW of Electric Heat	6 kW	65%			
			Part (C) Connected Load Total	5,988	
			Part (C) Demand Load		5,988
			Total Dwelling Unit Demand Load		**23,614**
			Total NEC Demand VA		**23,614**
			Total Amps @ 208/120V-1Ph-3W		**114**

Provide 125A Load Center & Feed with 125A/2P Breaker

3 Bed / 2 Bath Unit - Feeder Calculation

Area 1105 SF

				Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV					
B GENERAL LOADS					
B1 General Lighting & Receptacles (220.82 (B)(1))					
a) Lighting & Receptacles	3 VA/SF	1105 SF		3,315	
B2 Small Appliance & Laundry Branch Circuits (220.82 (B)(2))					
a) Laundry Circuit	1,500 VA/Circuit	1 Circuit		1,500	
b) Kitchen Circuits	1,500 VA/Circuit	2 Circuit		3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))					
a1) Dishwasher	840 VA/Circuit	1 ea		840	
a2) Refrigerator	1,000 VA/Circuit	1 ea		1,000	
a3) Microwave	1200 VA/Circuit	1 ea		1,200	
a4) Disposal	1175 VA/Circuit	1 ea		1,175	
b) Electric Range	8,000 VA/Circuit	1 ea		8,000	
c) Clothes Dryer	5,000 VA/Circuit	1 ea		5,000	
d) Water Heater	4,500 VA/Circuit	1 ea		4,500	
B4 Nameplate Ratings of Motors (220.82 (B)(4))					
1) Blower Coil Fan	150 VA/Circuit	1 ea		150	
1) Exhaust Fan - Kitchen	20 VA/Circuit	1 ea		20	
1) Exhaust Fan - RR	20 VA/Circuit	2 ea		40	
			Part (B) Connected Load Total	29,740	
			Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)		17,896
C HEATING AND AIR-CONDITIONING LOAD					
C3 100% of Heat Pump & 65% Supplemental Electric Heat (220.82 (C)(3))					
1) Heat Pump #2 (VTACT-24)	1,893 VA/Circuit	1 ea		5,988	
2) kW of Electric Heat	6 kW	65%			
			Part (C) Connected Load Total	5,988	
			Part (C) Demand Load		5,988
			Total Dwelling Unit Demand Load		**23,884**
			Total NEC Demand VA		**23,884**
			Total Amps @ 208/120V-1Ph-3W		**115**

Provide 125A Load Center & Feed with 125A/2P Breaker

(1)

Panel Designation: 3BR APT # **Mounting:** Flush
Location: 3 Bedroom Apartment **Bus Amps:** 125
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO (2)
Enclosure: NEMA 1 **Other:** 10 KAIC (4)
Panel is typical for 3BR units

	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
1	1	HALLWAY RCPTS	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	1
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6	2
3	7	REFRIGERATOR	2#12, #12G, 1/2"C	20 / 1				8	
3	9	COUNTER TOP RCPTS	2#12, #12G, 1/2"C	20 / 1	40 / 2	3#8, #10G, 1"C	RANGE	10	2
3	11	COUNTER TOP/ KITCHEN RCPTS	2#12, #12G, 1/2"C	20 / 1				12	
1	13	LIVING ROOM RCPTS	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10,#10G,3/4"C	WATER HEATER 'HWH'	14	
	15	HALL BATHROOM	2#12, #12G, 1/2"C	20 / 1				16	
1	17	MASTER BEDROOM	2#12, #12G, 1/2"C	20 / 1	45 / 2	2#6,#10G,3/4"C	VTAC	18	(1)
1	19	HALLWAY BEDROOM	2#12, #12G, 1/2"C	20 / 1				20	
	21	KITCHEN EXHAUST 'EF-2'	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	MASTER BATHROOM	22	
	23	SPACE ONLY	---	---	20 / 1	2#12, #12G, 1/2"C	CORNER BEDROOM	24	1

Panel Designation: 2BR APT # **Mounting:** Flush
Location: 2 Bedroom Apartment **Bus Amps:** 125
Voltage: 208/120V-1Ph-3W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Panel is typical for 2BR units

	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	
1	1	HALLWAY RCPTS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	KITCHEN/LIVING/HALL LTS	2	1
3	3	DISHWASHER/DISPOSAL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER RCPT	4	1
3	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	20 / 1	30 / 2	3#10, #10G, 3/4"C	CLOTHES DRYER	6	2
3	7	REFRIGERATOR	2#12, #12G, 1/2"C	20 / 1				8	
3	9	COUNTER TOP RCPTS	2#12, #12G, 1/2"C	20 / 1	40 / 2	3#8, #10G, 1"C	RANGE	10	2
3	11	COUNTER TOP/ KITCHEN RCPTS	2#12, #12G, 1/2"C	20 / 1				12	
1	13	LIVING ROOM RCPTS	2#12, #12G, 1/2"C	20 / 1	30 / 2	2#10, #10G, 3/4"C	WATER HEATER 'HWH'	14	
	15	BATHROOM	2#12, #12G, 1/2"C	20 / 1				16	
1	17	MASTER BEDROOM	2#12, #12G, 1/2"C	20 / 1	45 / 2	2#6,#10G,3/4"C	VTAC	18	
1	19	HALLWAY BEDROOM	2#12, #12G, 1/2"C	20 / 1				20	
	21	KITCHEN EXHAUST 'EF-2'	2#12, #12G, 1/2"C	20 / 1	---	---	SPACE ONLY	22	
	23	SPACE ONLY	---	---	---	---	SPACE ONLY	24	

PANEL SCHEDULE NOTES BY SYMBOL

1. ARC FAULT CIRCUIT INTERRUPTING (AFCI) TYPE BREAKER.
2. CLASS 'A', 5mA RATED GROUND FAULT CIRCUIT INTERRUPTING (GFCI) TYPE BREAKER.
3. COMBINATION AFCI/GFCI TYPE BREAKER.
4. ELECTRIC PANELS IN UNITS A105, A106, A205, A206, A305, B107, B108, B208, AND B308 SHALL BE 22 KAIC RATED.

(2)

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Project 24037 July 2023

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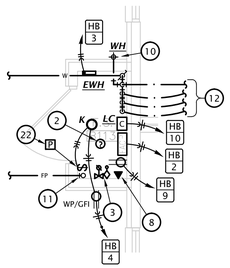
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

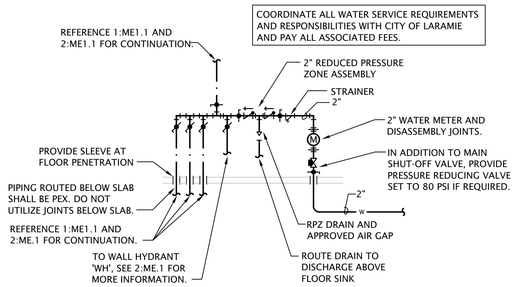
Professional Engineer, John F. Lewis-Smith, 20170, Date: 7-17-2024, WYOMING

REVISION:
(1) 9-27-2024
(2) ASI#3 10-14-2024
(3) ASI #7 - 4-18-2025
DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

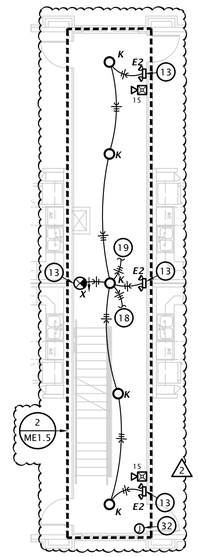
E6.3



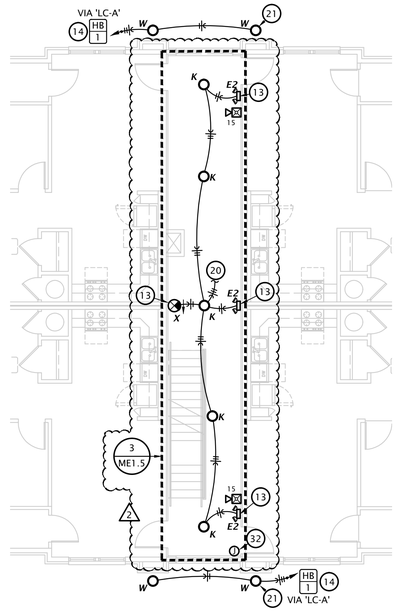
2 BUILDING - B WATER RISER CLOSET
1/4" = 1'-0"



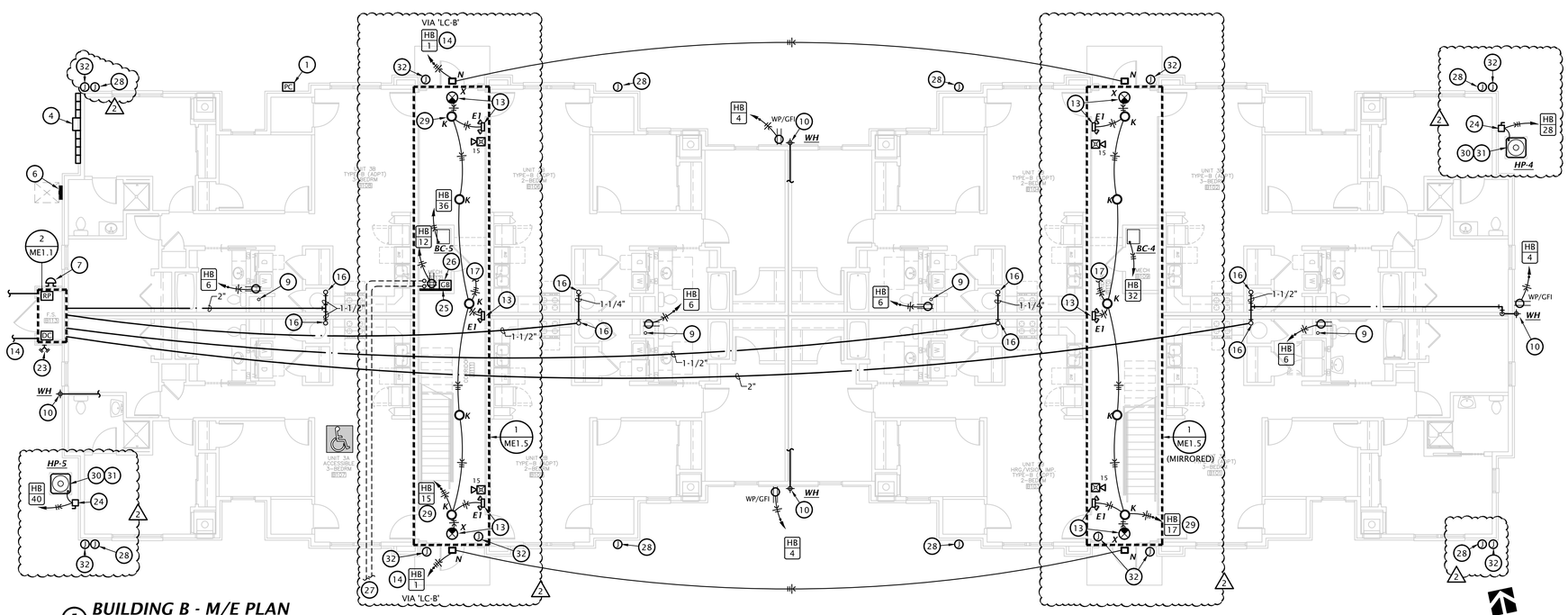
3 BUILDING - B WATER SERVICE RISER
NO SCALE



4 2ND FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



5 3RD FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



1 BUILDING B - M/E PLAN
1/8" = 1'-0"

M/E NOTES BY SYMBOL

1. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS, SEE DETAIL 2:E6.1 FOR MORE INF ORMATION.
2. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
3. CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
4. FIRST FLOOR ONLY: ELECTRIC SERVICE AND METER. SEE RISER DIAGRAMS ON SHEET E6.2. SEE M/E SITE PLAN FOR EXACT LOCATION AT EACH BUILDING AND COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
5. HOUSE PANEL 'HA'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
6. HOUSE PANEL 'HB'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
7. EXTERIOR FIRE ALARM BELL, CONNECT TO FIRE ALARM PANEL SYSTEM COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
8. PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
9. 4" PVC PIPE FOR FUTURE RADON SYSTEM BY OTHERS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT. PROVIDE OUTLET IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.
10. CONNECT NON-FREEZE WALL HYDRANT WITH 1/2" CW BRANCH TO SERVICE PIPING AHEAD OF TENANT WATER METER AND PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C. (TYPICAL)
11. FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
12. SEE OVERALL PLAN ON THIS SHEET FOR CONTINUATION. COORDINATE FINAL ROUTING OF MAIN WATER PIPING WITH G.C. PRIOR TO ROUGHING IN. (TYPICAL)
13. CONNECT EMERGENCY LIGHT/EXIT SIGN TO UNSWITCHED CIRCUITRY SERVING LIGHTING IN BREEZEWAY.
14. EXTERIOR LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND CON TACTOR, SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
15. WHERE FIRE PROTECTION PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF WATER PIPING. COORDINATE WITH E.C.
16. COLD WATER RISER, SEE RISER DIAGRAM S ON SHEET P5.2 FOR MORE INFORMATION.
17. TO LIGHTS ON 2ND FLOOR BREEZEWAY.
18. FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
19. TO LIGHTS ON 3RD FLOOR BREEZEWAY.
20. FROM LIGHTS ON 2ND FLOOR BREEZEWAY.
21. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
22. PROVIDE MANUAL PULL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
23. COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
24. PROVIDE 30A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE FLEXIBLE LIQUID TIGHT CONDUIT BETWEEN DISCONNECT AND HEAT PUMP.
25. TELEPHONE TERMINAL BOARD: COVER WALL AS INDICATED ON PLAN WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
26. TELECOMMUNICATION GROUND BAR AT 18" AFF SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14LO6PT OR EQUAL. BOND TO EQUIPMENT GROUND BUS AT METER CENTER MAIN AND HOUSE PANEL WITH #4 AWG INSULATED STRANDED COPPER. INSTALL GROUNDING / BONDING CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE. ALL CONNECTION TO GROUND BAR SHALL BE MEADE USING COMPRESSION TYPE LUGS (MECHANICAL LUGS ARE NOT ACCEPTABLE).
27. (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. SEE SITE PLAN, E1.0 FOR CONTINUATION.
28. PROVIDE JUNCTION BOX IN SOFFIT FOR FUTURE ROOF AND GUTTER DE-ICING CABLE. PROVIDE 1" CONDUIT WITH PULL STRING FROM JUNCTION BOX TO HOUSE PANEL. PROVIDE JUNCTION BOX WITH WEATHER PROOF BLANK COVER.
29. CIRCUIT BREEZWAY LIGHTS FOR CONTINUOUS OPERATION.
30. MOUNT HEAT PUMP ON 3-1/2" CONCRETE PAD. COORDINATE EXACT LOCATION WITH OWNER.
31. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER.
32. PROVIDE ROUGH-IN FOR CAMERA. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH OWNER.

NOTE:
ALL AREAS OF BUILDINGS TO BE PROTECTED WITH SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13R. FIRE PROTECTION CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO AHJ FOR APPROVAL. BREEZEWAYS, BALCONIES, AND OTHER UNHEATED AREAS ARE TO BE PROVIDED WITH FREEZE-PROOF HEADS AND PIPING.

SEE SHEET P4.1 FOR DOMESTIC WATER DISTRIBUTION IN INDIVIDUAL APARTMENTS.

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Project 24037 July 2023

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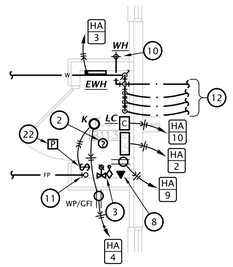
THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
JOHN F. LEWIS-SMITH
20170
WYOMING
Date 7/17/2024

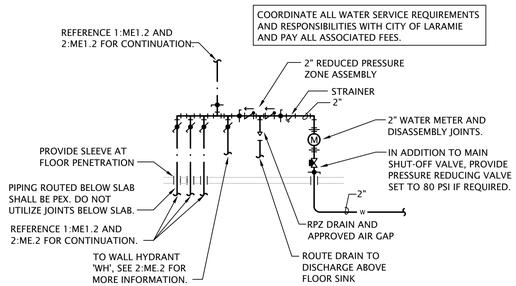
REVISION:
2 ASI #7 - 4-18-2025

DATE: 7–17–2024
JOB: 22–3262
SHEET NO.:

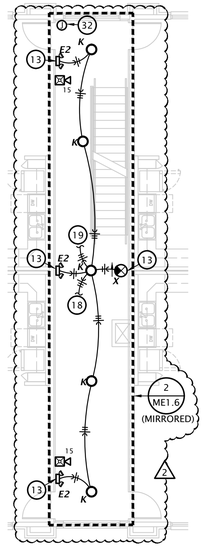
ME1.1



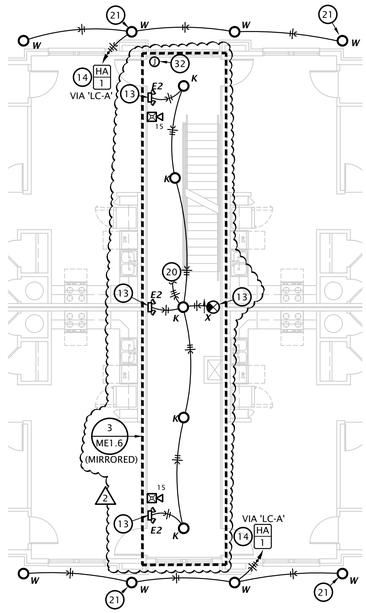
2 BUILDING - A WATER RISER CLOSET
1/4" = 1'-0"



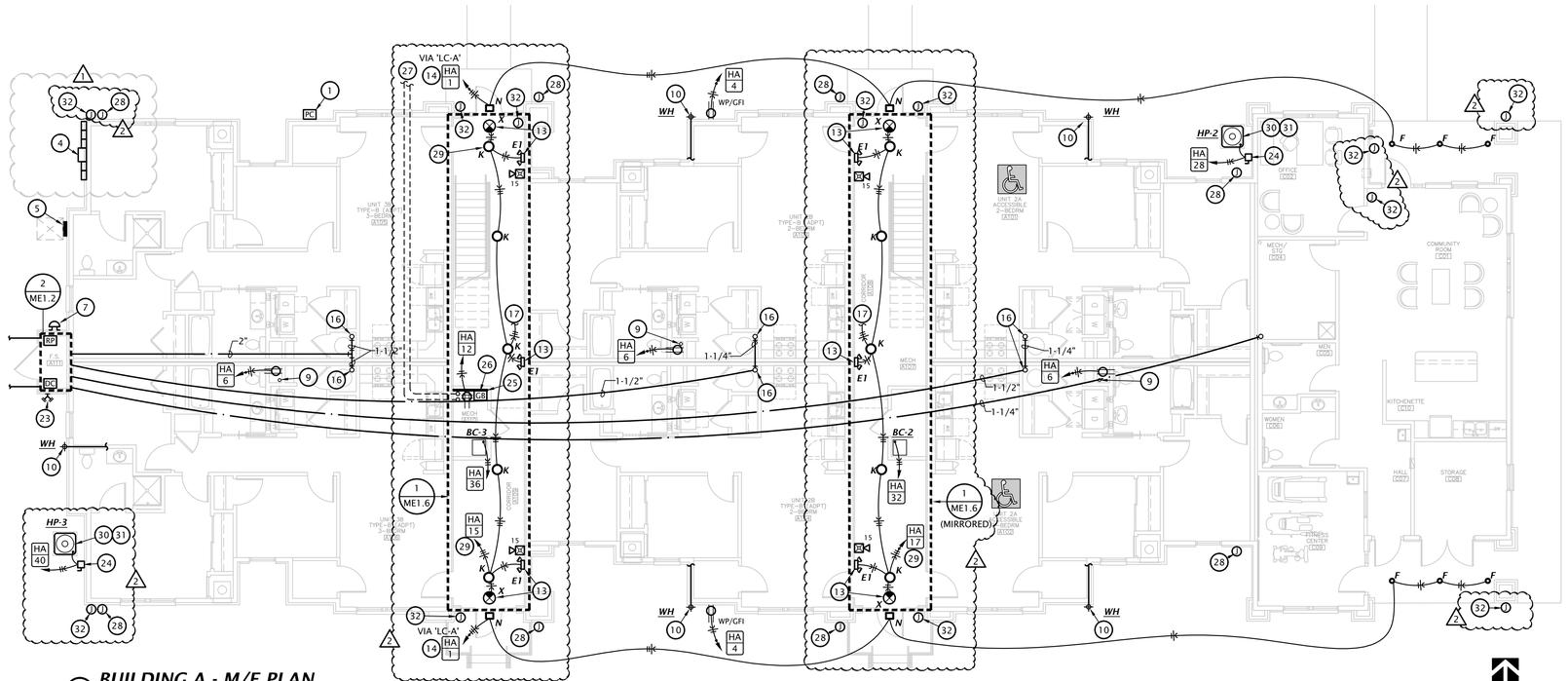
3 BUILDING - A WATER SERVICE RISER
NO SCALE



4 2ND FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



5 3RD FLOOR BREEZEWAY PLAN
1/8" = 1'-0"



1 BUILDING A - M/E PLAN
1/8" = 1'-0"

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Project 24037 July 2023

M/E NOTES BY SYMBOL

1. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF BREEZEWAY AND BUILDING MOUNTED LIGHTS, SEE DETAIL 2:E6.1 FOR MORE INF ORMATION.
2. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
3. CONNECT FIRE SPRINKLER FLOW AND TAMPER SWITCHES TO FIRE ALARM SYSTEM.
4. FIRST FLOOR ONLY: ELECTRIC SERVICE AND METER. SEE RISER DIAGRAMS ON SHEET E6.2. SEE M/E SITE PLAN FOR EXACT LOCATION AT EACH BUILDING AND COORDINATE EXACT LOCATION WITH UTILITY COMPANY.
5. HOUSE PANEL 'HA'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
6. HOUSE PANEL 'HB'. PROVIDE RESERVED SPACE TO ALLOW INSTALLATION OF A 2-POLE BREAKER FOR FUTURE SOLAR POWER SYSTEM. THIS SPACE IS TO BE LABELED 'FOR FUTURE SOLAR ELECTRIC'. THE RESERVED SPACE IS TO BE POSITIONED AT THE END OF THE PANEL THAT IS OPPOSITE FROM THE PANEL SUPPLY CONDUCTOR CONNECTION.
7. EXTERIOR FIRE ALARM BELL, CONNECT TO FIRE ALARM PANEL SYSTEM COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
8. PROVIDE (2) PHONE LINES FOR MONITORING OF FIRE SPRINKLER SYSTEM. REFERENCE SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
9. 4" PVC PIPE FOR FUTURE RADON SYSTEM BY OTHERS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT. PROVIDE OUTLET IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.
10. CONNECT NON-FREEZE WALL HYDRANT WITH 1/2" CW BRANCH TO SERVICE PIPING AHEAD OF TENANT WATER METER AND PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C. (TYPICAL)
11. FIRE PROTECTION RISER - SEE DETAIL ON P6.1.
12. SEE OVERALL PLAN ON THIS SHEET FOR CONTINUATION. COORDINATE FINAL ROUTING OF MAIN WATER PIPING WITH G.C. PRIOR TO ROUGHING IN. (TYPICAL)
13. CONNECT EMERGENCY LIGHT/EXIT SIGN TO UNSWITCHED CIRCUITRY SERVING LIGHTING IN BREEZEWAY.
14. EXTERIOR LIGHTS TO BE CONTROLLED VIA PHOTOCELL AND CON TACTOR, SEE DETAIL 2:E6.1 FOR MORE INFORMATION.
15. WHERE FIRE PROTECTION PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF WATER PIPING. COORDINATE WITH E.C.
16. COLD WATER RISER, SEE RISER DIAGRAM S ON SHEET P5.2 FOR MORE INFORMATION.
17. TO LIGHTS ON 2ND FLOOR BREEZEWAY.
18. FROM LIGHTS ON 1ST FLOOR BREEZEWAY.
19. TO LIGHTS ON 3RD FLOOR BREEZEWAY.
20. FROM LIGHTS ON 2ND FLOOR BREEZEWAY.
21. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR. (TYPICAL)
22. PROVIDE MANUAL PULL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
23. COORDINATE EXACT LOCATION OF FIRE DEPARTMENT CONNECTION WITH AUTHORITY HAVING JURISDICTION.
24. PROVIDE 30A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE FLEXIBLE LIQUID TIGHT CONDUIT BETWEEN DISCONNECT AND HEAT PUMP.
25. TELEPHONE TERMINAL BOARD: COVER WALL AS INDICATED ON PLAN WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
26. TELECOMMUNICATION GROUND BAR AT 18" AFF SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14LO6PT OR EQUAL. BOND TO EQUIPMENT GROUND BUS AT METER CENTER MAIN AND HOUSE PANEL WITH #4 AWG INSULATED STRANDED COPPER. INSTALL GROUNDING / BONDING CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE. ALL CONNECTION TO GROUND BAR SHALL BE MEADE USING COMPRESSION TYPE LUGS (MECHANICAL LUGS ARE NOT ACCEPTABLE).
27. (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. SEE SITE PLAN, E1.0 FOR CONTINUATION.
28. PROVIDE JUNCTION BOX IN SOFFIT FOR FUTURE ROOF AND GUTTER DE-ICING CABLE. PROVIDE 1" CONDUIT WITH PULL STRING FROM JUNCTION BOX TO HOUSE PANEL. PROVIDE JUNCTION BOX WITH WEATHER PROOF BLANK COVER.
29. CIRCUIT BREEZWAY LIGHTS FOR CONTINUOUS OPERATION.
30. MOUNT HEAT PUMP ON 3-1/2" CONCRETE PAD. COORDINATE EXACT LOCATION WITH OWNER.
31. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER.
32. PROVIDE ROUGH-IN FOR CAMERA. COORDINATE EXACT REQUIREMENTS AND LOCATION WITH OWNER.

NOTE:
ALL AREAS OF BUILDINGS TO BE PROTECTED WITH SPRINKLER SYSTEM DESIGNED IN ACCORDANCE WITH NFPA 13R. FIRE PROTECTION CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO AHJ FOR APPROVAL. BREEZEWAYS, BALCONIES, AND OTHER UNHEATED AREAS ARE TO BE PROVIDED WITH FREEZE-PROOF HEADS AND PIPING.

SEE SHEET P4.1 FOR DOMESTIC WATER DISTRIBUTION IN INDIVIDUAL APARTMENTS.

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NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
GARY F. LEWIS-SMITH
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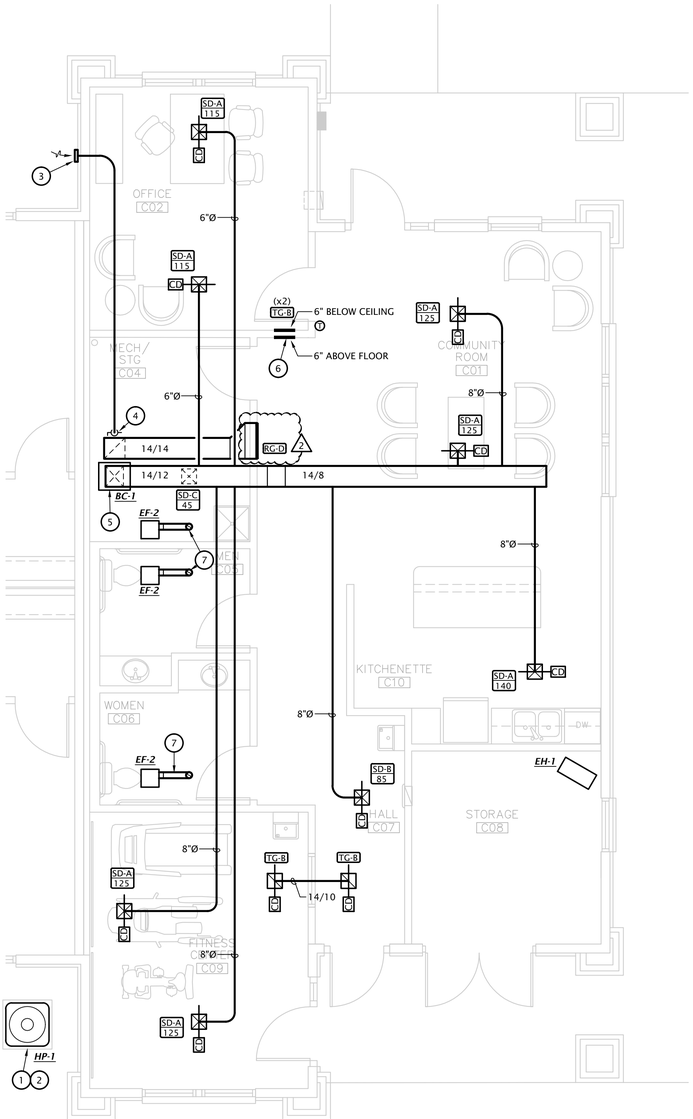
Date 7/17/2024
WYOMING

REVISION:	
1	9-27-2024
2	ASI #7 - 4-18-2025

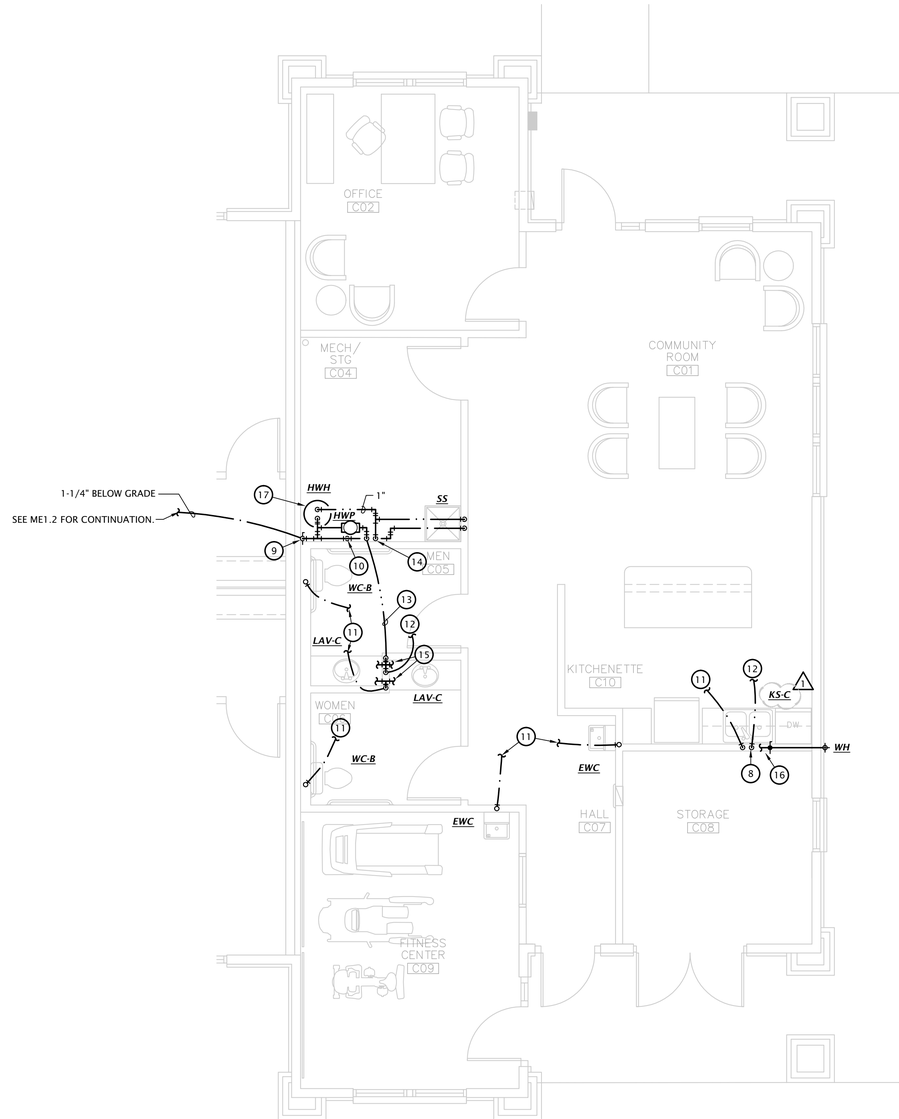
DATE:	7-17-2024
JOB:	22-3262
SHEET NO.:	

ME1.2



1 CLUBHOUSE HVAC PLAN

1/4" = 1'-0"



2 CLUBHOUSE DOMESTIC WATER PLAN

1/4" = 1'-0"

SEE P1.3 FOR CLUBHOUSE WASTE AND VENT PIPING

MECHANICAL PLAN NOTES BY SYMBOL

1. MOUNT HEAT PUMP ON 3-1/2 CONCRETE PAD. COORDINATE EXACT LOCATION WITH OWNER.
2. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO MATCHING BLOWER COIL. PENETRATE WALL 18" ABOVE GRADE AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. COORDINATE LINE SIZE WITH MANUFACTURER.
3. ROUTE 8"Ø OUTDOOR AIR INTAKE DUCTWORK TO WALL CAP WITH BIRDSCREEN.
4. CONNECT OUTDOOR AIR DUCTWORK TO RETURN DUCT AND BALANCE TO 160 CFM.
5. EXTEND CONDENSATE DRAIN FROM BLOWER COIL TO FLOOR DRAIN. INSTALL DRAIN LINES WITH UNION AND P-TRAP AT UNIT. TERMINATE PIPING WITH AIR GAP BETWEEN END OF PIPE AND DRAIN RECEIVER.
6. LINE TRANSFER AIR PATH WITH SHEET METAL INSIDE STUD CAVITY.
7. ROUTE 4" EXHAUST DUCT TO MANUFACTURERS ROOF JACK WITH BACK-DRAFT DAMPER AND BIRD SCREEN.
8. PROVIDED VALVED 1/2" HOT WATER BRANCH FROM KITCHEN SINK AND CONNECT DISHWASHER.
9. PROVIDE SHUT -OFF VALVE IN RISER.
10. PROVIDE 1-1/4" COPPER COLD WATER MANIFOLD WITH BRASS BALL VALVES AT EACH BRANCH. PROVIDE PEX PIPING FROM MANIFOLD BELOW SLAB TO EACH FIXTURE AS INDICATED ON PLANS. SEE PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL SIZING INFORMATION.
11. ROUTE CW BRANCH BELOW GRADE TO MANIFOLD AT MECH CLOSET. PIPING BELOW GRADE SHALL BE PEX WITH NO FITTINGS LOCATED BELOW SLAB. SEE PLUMBING FIXTURE SCHEDULE FOR INDIVIDUAL PIPE SIZING UNLESS OTHERWISE NOTED.
12. ROUTE 1/2" HW PIPING BELOW GRADE TO MANIFOLD. PIPING BELOW GRADE SHALL BE PEX WITH NO FITTINGS LOCATED BELOW SLAB.
13. 1/2" PEX HOT WATER RECALCULATION LINE BELOW SLAB TO HWP. PROVIDE 1/2" SHUT OFF VALVE PRIOR TO CONNECTION TO HWP.
14. PROVIDE 1" COPPER HOT WATER MANIFOLD WITH BRASS BALL VALVES AT EACH BRANCH. PROVIDE PEX PIPING FROM MANIFOLD BELOW SLAB TO EACH FIXTURE AS INDICATED ON PLANS. SEE PLUMBING FIXTURE SCHEDULE FOR ADDITIONAL SIZING INFORMATION.
15. ROUTE 1/2" HW AND CW BRANCHES UP IN WALL AND PROVIDE FIXTURE BRANCHES BELOW COUNTER ALONG WALL TO FIXTURE. COORDINATE EXACT ROUTING WITH G.C.
16. PROVIDE VALVED 1/2" CW BRANCH FROM KITCHEN SINK ROUGH-IN AND ROUTE LOW IN WALL TO WALL HYDRANT. PROVIDE ACCESS PANEL IN CABINET TO SHUT-OFF VALVE.
17. CONNECT 1" HW AND CW TO 'HWH' SEE DETAIL 1:P6.1 FOR ADDITIONAL INFO.

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THE RESERVES AT GRAND VIEW HEIGHTS

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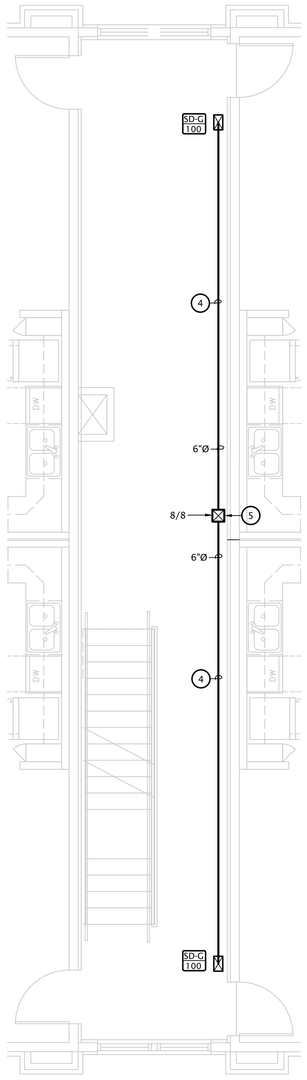
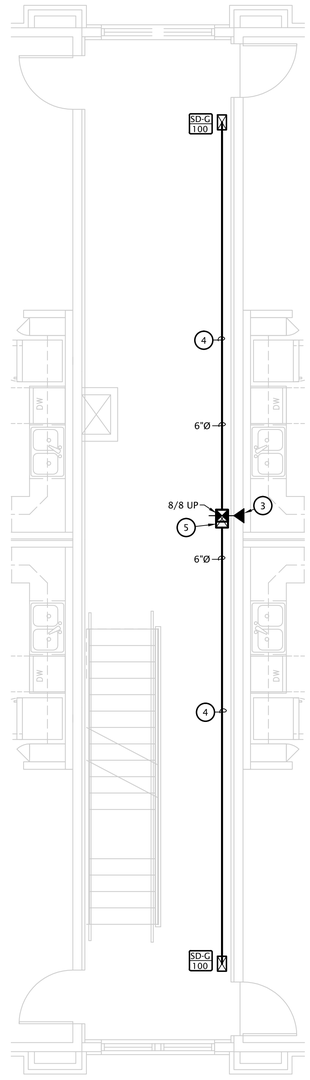
MECHANICAL PLAN NOTES BY SYMBOL

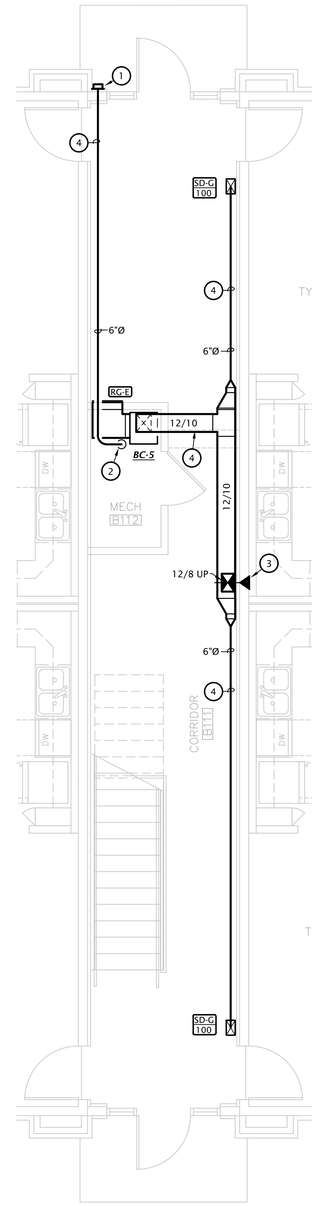
1. ROUTE 6"Ø OUTDOOR AIR INTAKE DUCTWORK TO WALL CAP WITH BIRDSCREEN.
2. CONNECT OUTDOOR AIR DUCTWORK TO RETURN DUCT AND BALANCE TO 85 CFM. SEE DETAIL 2:M6.1 FOR MORE INFORMATION.
3. PROVIDE FIRE DAMPER WHERE DUCT PENETRATES RATED FLOOR ASSEMBLY.
4. ROUTE DUCTWORK IN SOFFIT, COORDINATE WITH ARCHITECT.
5. ROUTE DUCTWORK IN CHASE, COORDINATE WITH ARCHITECT.



3 BUILDING B - 3RD FLOOR ENLARGED BREEZEWAY HVAC PLAN
1/4" = 1'-0"



2 BUILDING B - 2ND FLOOR ENLARGED BREEZEWAY HVAC PLAN
1/4" = 1'-0"



1 BUILDING B - 1ST FLOOR ENLARGED BREEZEWAY HVAC PLAN
1/4" = 1'-0"

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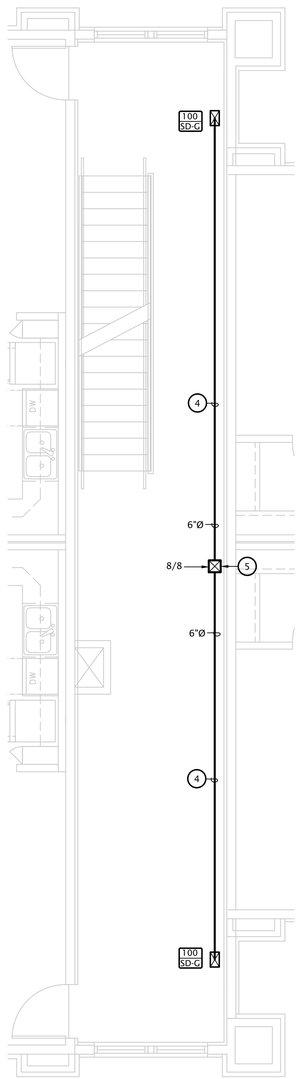
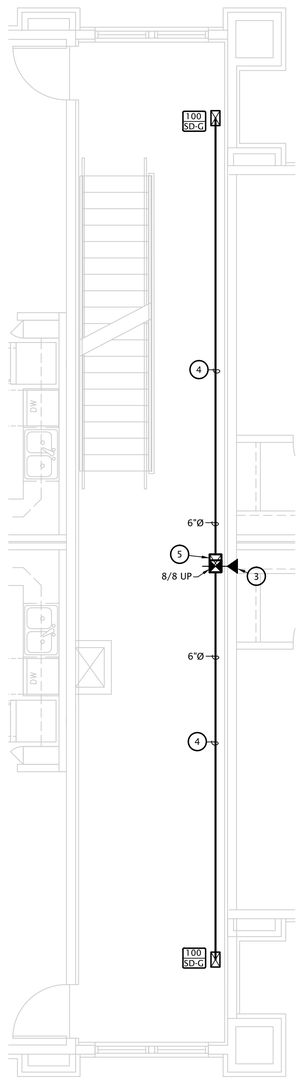
MECHANICAL PLAN NOTES BY SYMBOL

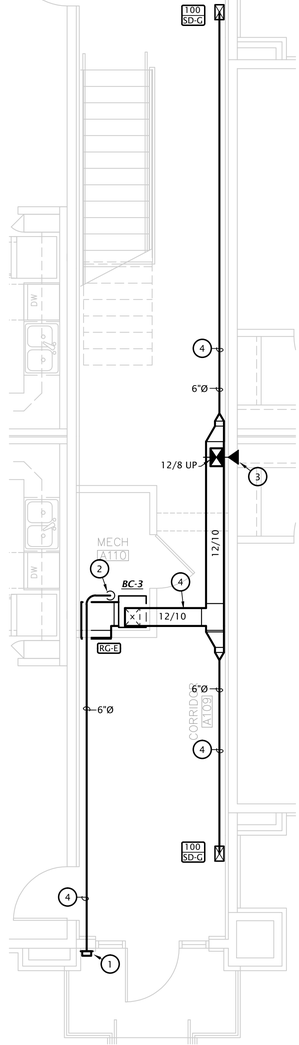
1. ROUTE 6"Ø OUTDOOR AIR INTAKE DUCTWORK TO WALL CAP WITH BIRDSCREEN.
2. CONNECT OUTDOOR AIR DUCTWORK TO RETURN DUCT AND BALANCE TO 85 CFM. SEE DETAIL 2:M6.1 FOR MORE INFORMATION.
3. PROVIDE FIRE DAMPER WHERE DUCT PENETRATES RATED FLOOR ASSEMBLY.
4. ROUTE DUCTWORK IN SOFFIT, COORDINATE WITH ARCHITECT.
5. ROUTE DUCTWORK IN CHASE, COORDINATE WITH ARCHITECT.



3 BUILDING A - 3RD FLOOR ENLARGED BREEZEWAY HVAC PLAN
1/4" = 1'-0"



2 BUILDING A - 2ND FLOOR ENLARGED BREEZEWAY HVAC PLAN
1/4" = 1'-0"



1 BUILDING A - 1ST FLOOR ENLARGED BREEZEWAY HVAC PLAN
1/4" = 1'-0"

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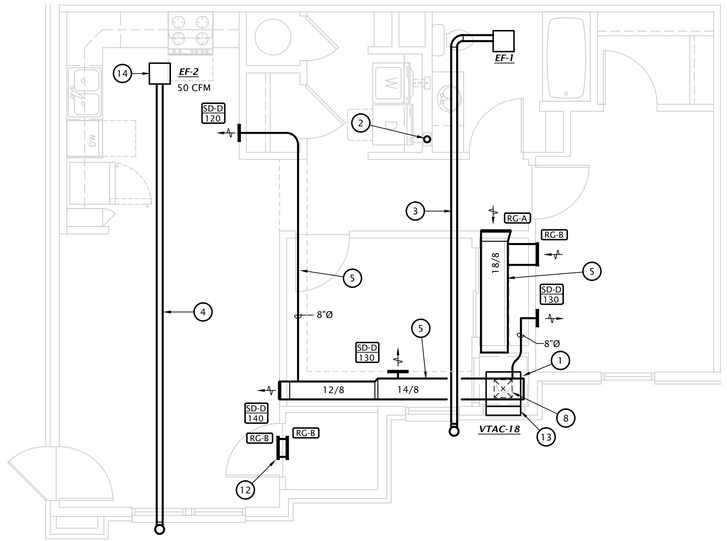
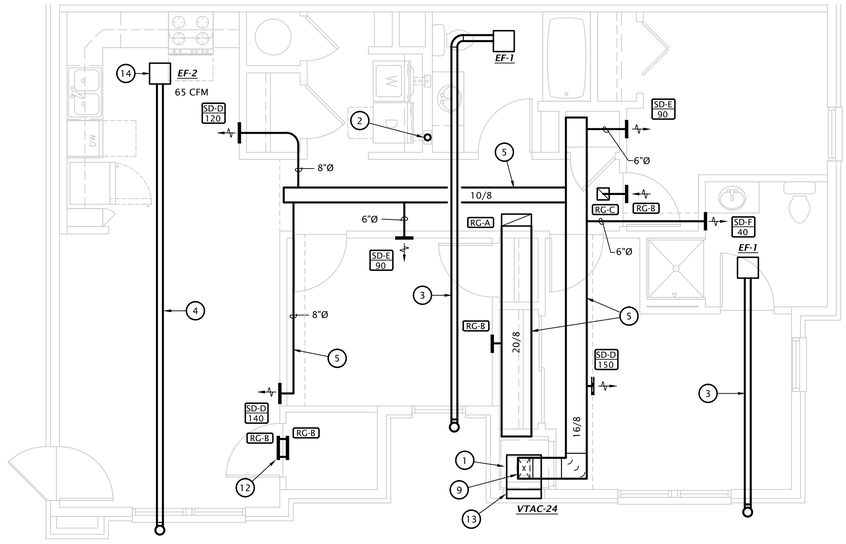
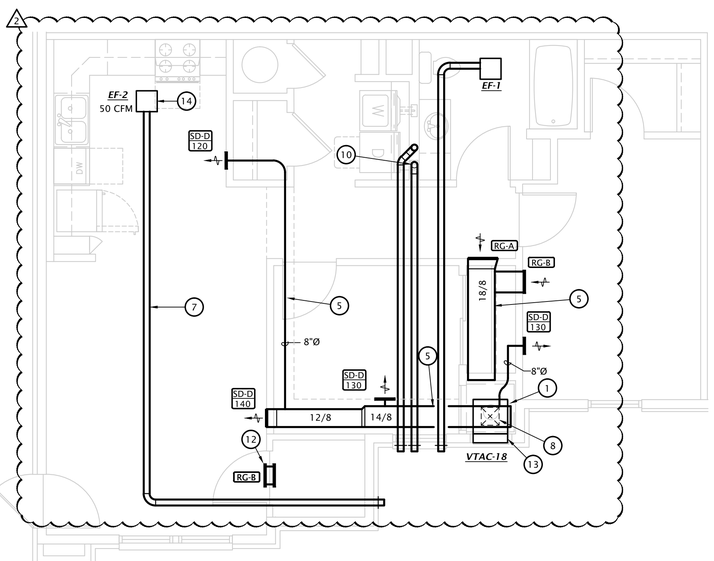


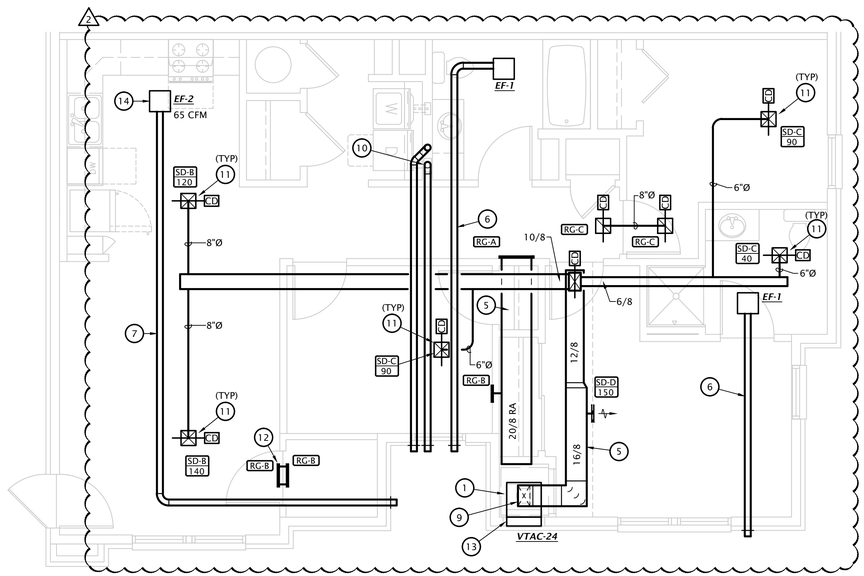
1 2 BEDROOM ENLARGED FLOOR PLAN - 3RD FLOOR
1/4" = 1'-0"



2 3 BEDROOM ENLARGED FLOOR PLAN - 3RD FLOOR
1/4" = 1'-0"



3 2 BEDROOM ENLARGED FLOOR PLAN - 1ST & 2ND FLOORS
1/4" = 1'-0"



4 3 BEDROOM ENLARGED FLOOR PLAN - 1ST & 2ND FLOORS
1/4" = 1'-0"

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MECHANICAL NOTES BY SYMBOL

NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

1. ROUTE 3/4" CONDENSATE DRAIN FROM VTAC TO ABOVE FLOOR DRAIN.
2. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT BELOW FLOOR TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90° ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
3. ROUTE 4"Ø EXHAUST DUCT TO SOFFIT VENT EQUAL TO PANASONIC EZSOFFIT VENT.
4. ROUTE 6"Ø EXHAUST DUCT FROM EXHAUST FAN TO SOFFIT VENT EQUAL TO PANASONIC EZSOFFIT VENT. TRANSITION TO CONNECTIONS AT SOFFIT VENT AND FAN.
5. ROUTE SUPPLY AND RETURN DUCTWORK IN SOFFITS OR DROPPED CEILING AREAS. SUPPLY AND RETURN DUCTWORK SHALL BE ROUTED BELOW DRYWALL AT BOTTOM OF RATED CEILING ASSEMBLY WITHIN BUILDING AIR BARRIER AND THERMAL ENVELOPE. COORDINATE EXACT SOFFIT LOCATION WITH ARCHITECT AND G.C. (2)
6. ROUTE 4"Ø EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
7. ROUTE 6"Ø EXHAUST DUCT TO WALL CAP WITH BIRD SCREEN AND BACKDRAFT DAMPER.
8. TRANSITION FROM CONNECTION AT VTAC TO 12/12 SUPPLY DUCT.
9. TRANSITION FROM CONNECTION AT VTAC TO SUPPLY DUCT.
10. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MANUFACTURER'S MAXIMUM ALLOWABLE DUCT LENGTH = 45' WITH TWO 90° ELBOW. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

    NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
11. PROVIDE U.L. LISTED RADIATION DAMPER AT ALL MEMBRANE PENETRATIONS OF FLOOR CEILING ASSEMBLY. REFERENCE DETAIL 3 SHEET M6.1 FOR MORE INFORMATION. (1)
12. MOUNT RETURN GRILLES ON BOTH SIDES OF WALL. CENTER RETURN GRILLE BETWEEN CEILING AND TOP OF DOOR. PROVIDE TRANSFER DUCT BETWEEN GRILLES.
13. ENSURE VTAC, WALL SLEEVE, AND LOUVER ARE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER.
14. TWO SPEED KITCHEN EXHAUST FAN UTILIZED AS VENTILATION FAN PER REQUIREMENTS OF IMC AND ENERGY STAR. FAN SHALL OPERATE CONTINUOUSLY AT AIRFLOW INDICATED ON PLANS. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE OVERRIDE SWITCH TO ALLOW OCCUPANT TO INCREASE FAN AIRFLOW TO 100 CFM FOR INTERMITTENT OPERATION.

NOTES:
- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.
- ALL DUCTWORK SHALL BE SEALED PER ENERGY STAR REQUIREMENTS. COORDINATE REQUIREMENTS WITH ENERGY RATER.
- DUCTWORK AT SUPPLY, RETURN, AND TRANSFER AIR REGISTERS SHALL BE SEALED TO FLOOR, WALL, OR CEILING USING HVAC TAPE.

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MECHANICAL SYMBOLS

T	THERMOSTAT
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
XX-X / XXX	DIFFUSER DESIGNATION AIRFLOW INDICATED
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
	WALL DIFFUSER
	ROUND DUCT UP
	PIPE TURNING UP
	PIPE TURNING DOWN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
CD	CEILING RADIATION DAMPER
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER

VERTICAL PACKAGED TERMINAL AIR CONDITIONER SCHEDULE

MARK	MANUFATURER	MODEL NUMBER	COOLING					HEATING			AIRFLOW	ESP	FAN SPEED	OA CFM	MIN. CKT. AMPS	MAX. OCPD	ELECTRICAL CHARACTERISTICS	NOTES
			OA DB	ENT DB/WB	SENSIBLE COOLING	TOTAL COOLING	SEER2	TOTAL HEATING	HSPF2	ELECTRIC HEAT OUTPUT								
VTAC-18	FREIDRICH	VHA18K-75RTQ	85	75/63	12,945	17,980	11.9	16,000	6.3	6.1kW	550	0.3"	HIGH	0	41.8	45	208V-1PH	1,2,3,4,5
VTAC-24	FREIDRICH	VHA24K-75RTQ	85	75/63	14,980	21,400	11.9	18,500	6.3	6.1kW	600	0.3"	HIGH	0	41.8	45	208V-1PH	1,2,3,4,5

NOTES:

1. PROVIDE WITH ACCESS PANEL WITH RETURN AIR GRILLE. PROVIDE FILTER BRACKET AT UNIT WITH MIN. MERV 6 FILTER.
2. PROVIDE WITH ACCESSORY DRAIN PAN.
3. PROVIDE WITH WALL PLENUM AND ACCESSORY ARCHITECTURAL LOUVER IN COLOR AS SELECTED BY ARCHITECT
4. PROVIDE WITH WIRED PROGRAMMABLE THERMOSTAT.
5. MOUNT ON 24" TALL METAL PLATFORM - COORDINATE MOUNTING HEIGHT OF UNIT AND EXTERIOR LOUVER WITH G.C.
6. PERMANENTLY SEAL FRESH AIR OPENING IN VTAC UNIT. OUTSIDE AIR IS PROVIDED TO SPACE VIA 'EF-2'.

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE	NOTES
EF-1	PANASONIC	FV-0810VSS1	50	0.45"	21 W	120 / 1	1,2,3,4,5,6
EF-2	PANASONIC	FV-0511VK2	110	0.45"	21 W	120 / 1	1,2,3,4,5,6,7

NOTES:

1. Fixture shall be Energy Star listed.
2. Fixture shall operate at <1 SONE
3. Provide with ec motor with integral disconnect.
4. Provide manufacturer's wall cap or roof jack, see plans.
5. Provide integral backdraft damper.
6. Provide with manufacturer's ceiling radiation damper. Omit radiation dampers where rated ceilings are not present, coordinate with Arch.
7. Provide Panasonic FV-VS15VK1 multi-speed with time delay module set to provide cfm as listed on drawings continuously with a max of 110 cfm for 15min (adj) when wall switch is turned on.

AIR DEVICE SCHEDULE

MARK	MANUFATURER	MODEL	APPLICATION				FINISH	MOUNTING	DAMPER	FACE SIZE	DESCRIPTION	NOTES
			SUPPLY	RETURN	EXHAUST	TRANSFER						
SD-A	HART & COOLEY	684	•				WHITE	SURFACE	YES	12"x12"	Steel square louvered 4-way suppply register	1
SD-B	HART & COOLEY	684	•				WHITE	SURFACE	YES	10"x10"	Steel square louvered 4-way suppply register	1
SD-C	HART & COOLEY	684	•				WHITE	SURFACE	YES	8"x8"	Steel square louvered 4-way suppply register	1
SD-D	HART & COOLEY	661	•				WHITE	SURFACE	YES	12"x6"	Steel wall mounted louvered 2-way supply register	1
SD-E	HART & COOLEY	661	•				WHITE	SURFACE	YES	12"x4"	Steel wall mounted louvered 2-way supply register	1
SD-F	HART & COOLEY	661	•				WHITE	SURFACE	YES	6"x4"	Steel wall mounted louvered 2-way supply register	1
SD-G	HART & COOLEY	683	•				WHITE	SURFACE	YES	10"x6"	Steel square louvered 3-way suppply register	
RG-A	HART & COOLEY	650		•		•	WHITE	SURFACE	NO	20"x8"	Louvered face return grille	
RG-B	HART & COOLEY	650		•		•	WHITE	SURFACE	NO	12"x8"	Louvered face return grille	
RG-C	HART & COOLEY	650		•		•	WHITE	SURFACE	NO	8"x8"	Louvered face return grille	1
RG-D	HART & COOLEY	650		•			WHITE	SURFACE	NO	24"x20"	Louvered face return grille	
RG-E	HART & COOLEY	650		•			WHITE	SURFACE	NO	20"x14"	Louvered face return grille	

GENERAL NOTES

- Maximum noise criteria shall be 25.
- Runouts to diffusers shall be same size as neck, U.N.O.

NOTES:

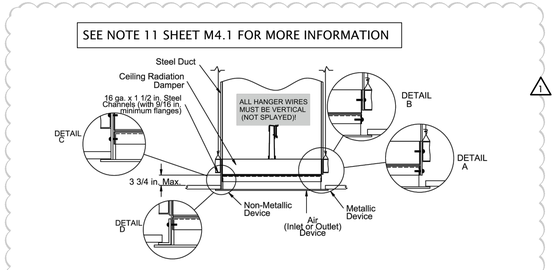
1. Provide transition to neck of diffuser for runout size as indicated on plans.

ELECTRIC HEATER SCHEDULE

MARK	MANUF.	MODEL	MOUNTING	WATTS	VOLTAGE/PHASE	DESCRIPTION	NOTES
EWH	TRANE	UHAA	WALL	3,000	208/1	Architectural fan forced wall heater	1,2,3
EH-1	BERKO	RUX300812	WALL	3,000	208/1	Explosion proof heater	1,2,3,4

NOTES:

1. Provide with integral thermostat, high temp. thermal cutout and fan delay.
2. Provide with unit mounted disconnect switch.
3. Provide with surface mounting frame.



3 CEILING RADIATION DAMPER DETAIL

NO SCALE

HEAT PUMP SCHEDULE

MARK	MANUF.	MODEL	NOMINAL TONS	COOLING CAPACITY					HEATING CAPACITY			MIN HSPF	ELECTRICAL		
				OA DB	ENT AIR DB/WB	SENS MBH	TOT MBH	MIN SEER	OA DB	ENT AIR DB	TOT MBH		MCA	MOCP	V/PH
HP-1	TRANE	4TWR4030H1	2.5	85	75/63	20.9	28.4	16	47	70	28.4	9.75	15	25	208/1
HP-2,3,4,5	TRANE	4TWR4018HN1	1.5	85	75/63	14.2	21.8	16	47	70	19.0	9.75	15	25	208/1

Notes:

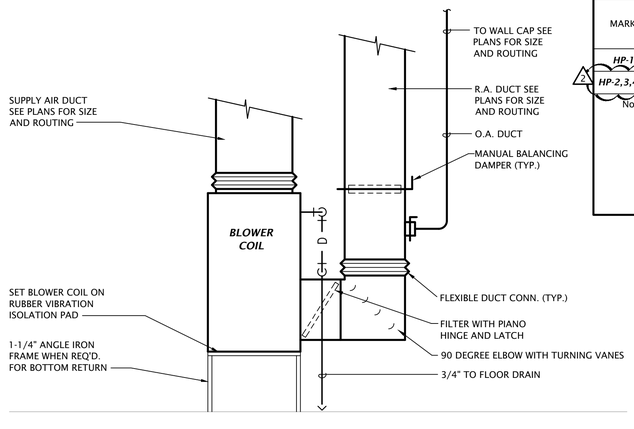
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length of run for each apartment. Provide suction accumulators, etc. as required.
2. Provide 7-day programmable thermostat.
3. Provide with R410a refrigerant.
4. Provide 2 sets of MERV-7 filters.

BLOWER COIL SCHEDULE

MARK	MANUF.	MODEL	FAN			HEATING KW	V/Ph	MOTOR FLA	MCA	MOCP
			CFM	ESP	SPEED					
BC-1	TRANE	TEM6A0B30H21	1000	0.7	HIGH	7.2/3.6	208/1	4.3	49/22	50/25
BC-2,3,4,5	TRANE	TEM6A0B24H21	600	0.7	LOW	5.8	208/1	2.5	38	40

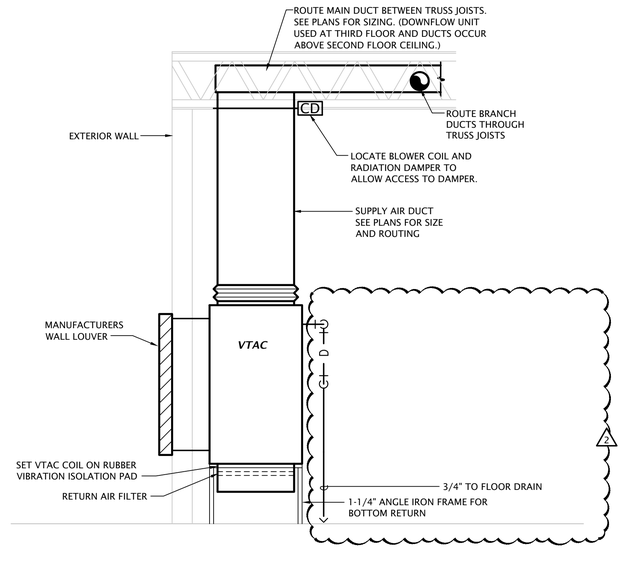
Notes:

1. Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C.
2. Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
3. Provide with integral factory installed disconnect swtich.



2 BLOWER COIL DETAIL

NO SCALE



1 TYPICAL VTAC COIL DETAIL

NO SCALE

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NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
Calvin F. LEWIS-SMITH
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WYOMING
Date 7/17/2024

REVISION:
1 9-27-2024
2 ASI #7 - 4-18-2025

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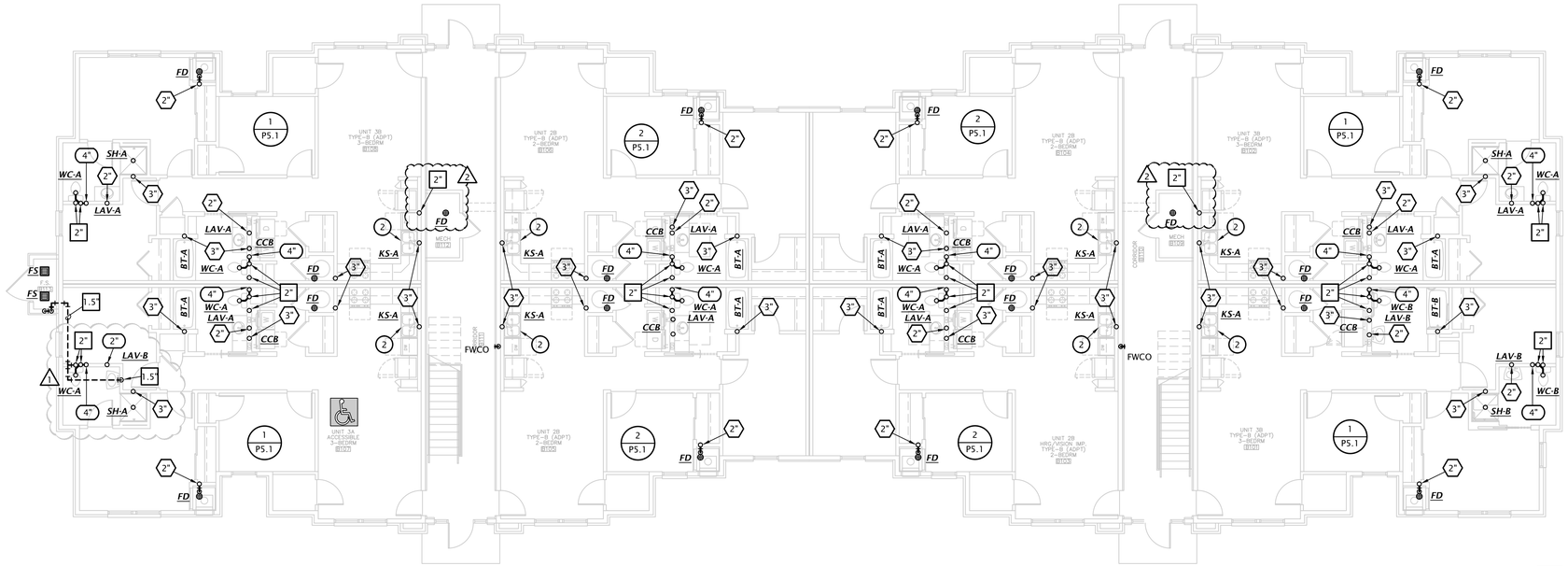
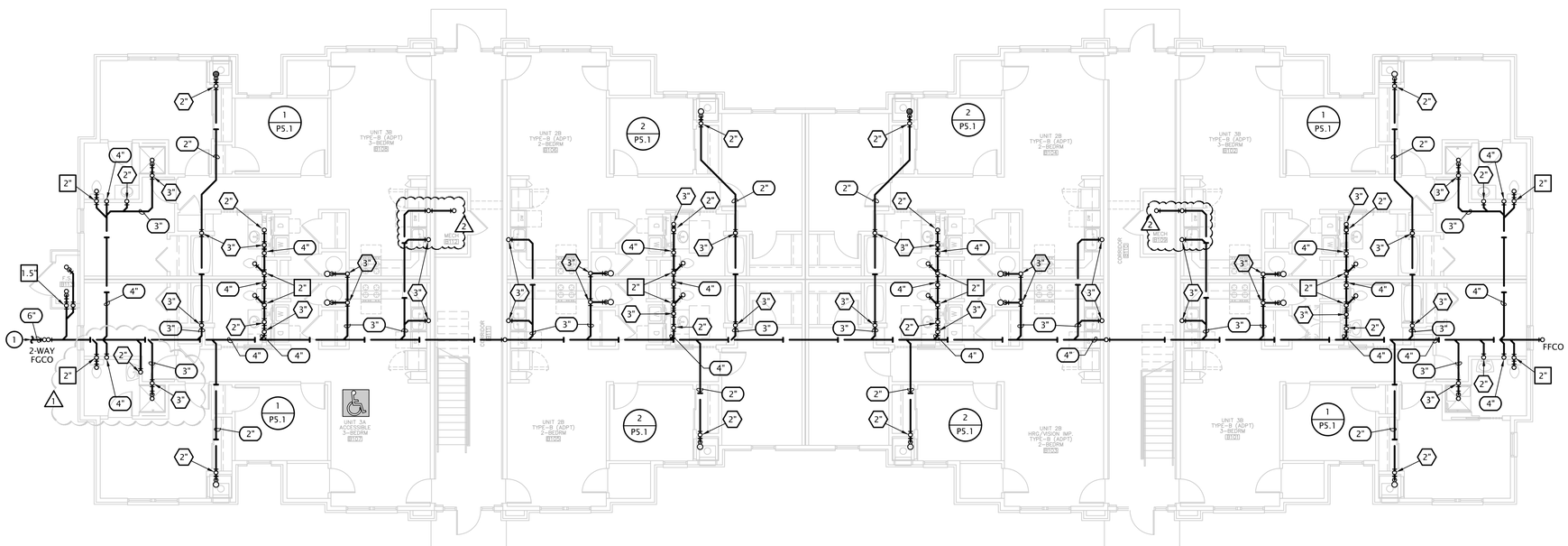
M6.1



2 BUILDING B - FIRST FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING B - UNDER FLOOR WASTE AND VENT PLAN

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Project 24037 July 2023

PLUMBING SIZING SYMBOLS	
X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

W&V PLAN GENERAL NOTES

1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
2. SEE WASTE AND VENT ISOMETRICS ON SHEET P5.1 FOR ADDITIONAL INFO.
3. PIPING SHALL NOT BE ROUTED VERTICALLY IN FIREWALLS SEPARATING UNITS. ALL PIPING SHALL BE ROUTED VERTICALLY IN FURRED OUT WALLS AS INDICATED ON PLANS. VERIFY DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
4. ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.

W&V PLAN NOTES BY SYMBOL

1. SEE CIVIL DRAWINGS FOR CONTINUATION.
2. CONNECT DISHWASHER DRAIN TO INDIRECT CONNECTION AT GARBAGE DISPOSER. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED BY OTHERS.

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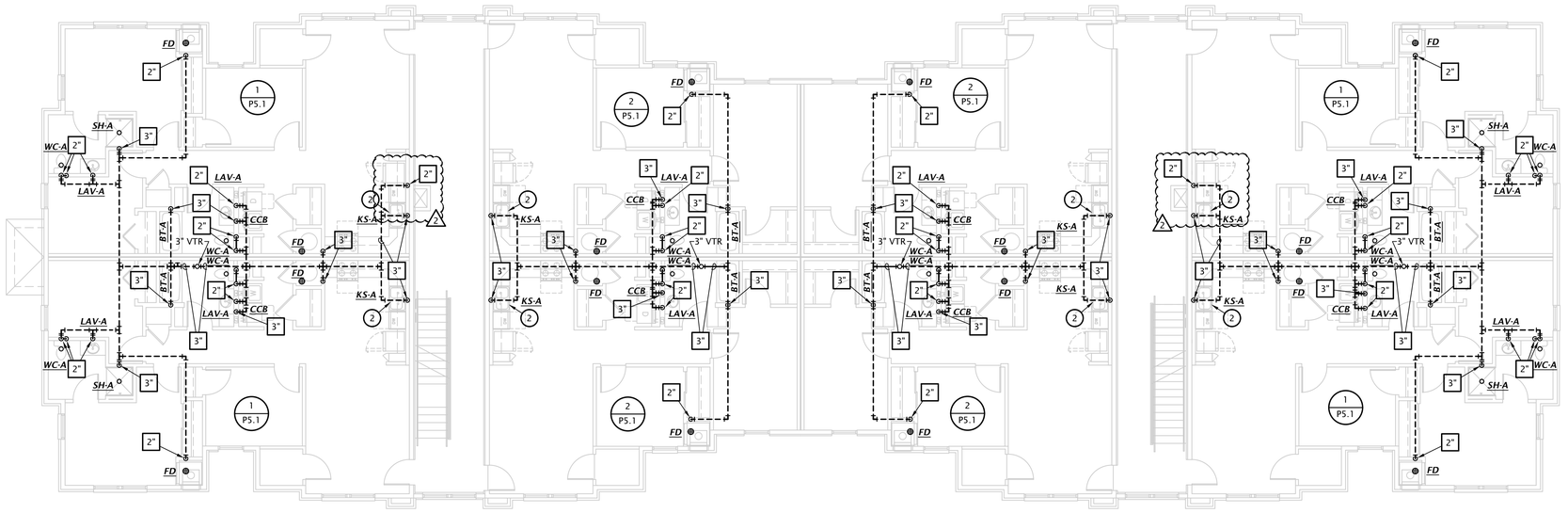
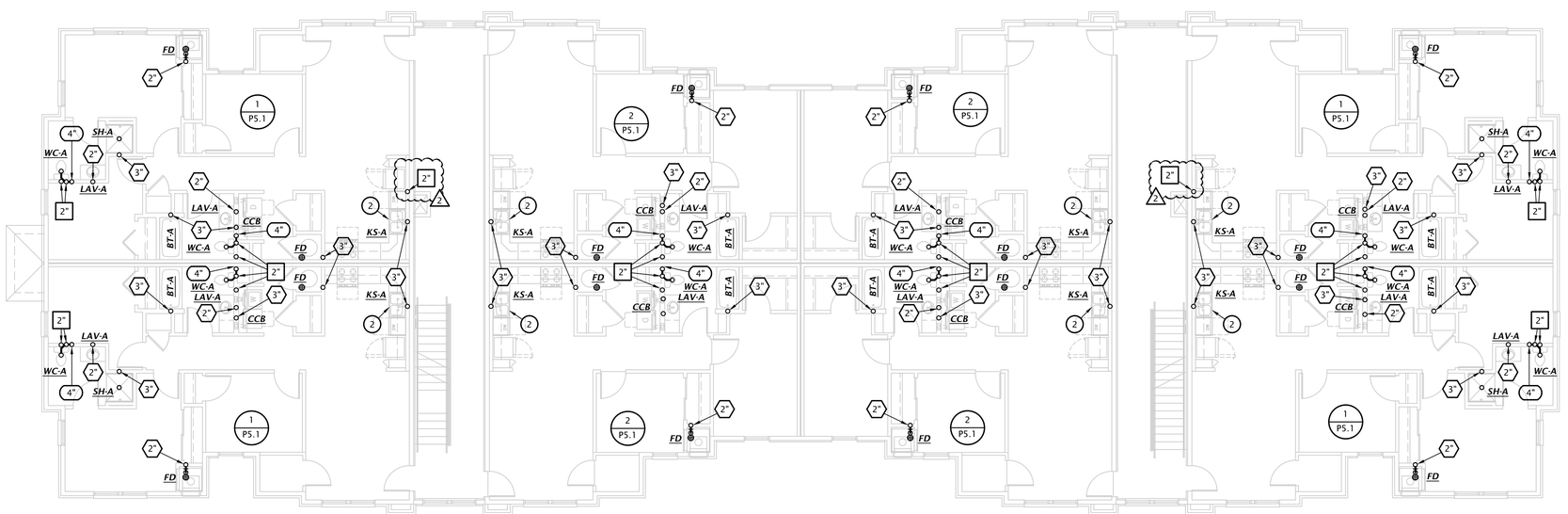


② BUILDING B - THIRD FLOOR WASTE AND VENT PLAN

1/8" = 1'-0"



① BUILDING B - SECOND FLOOR WASTE AND VENT PLAN

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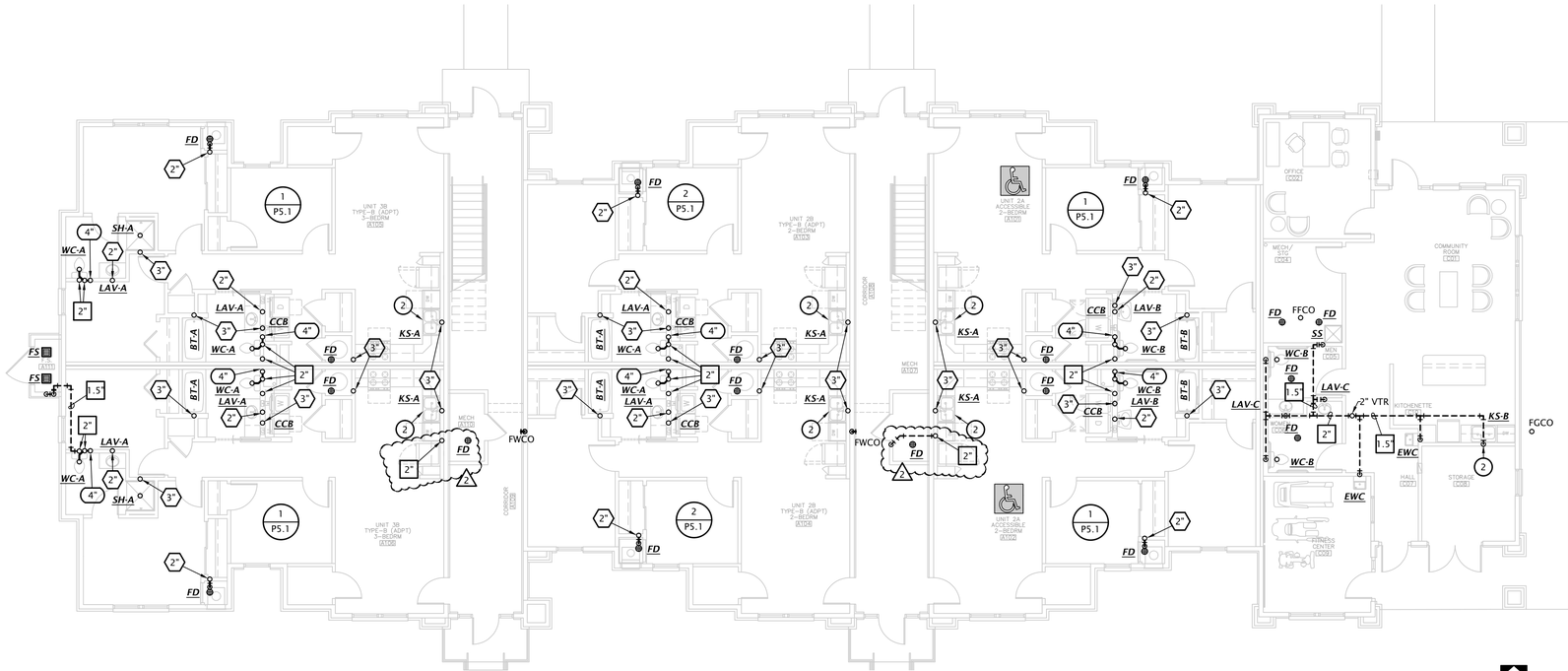

BUILDING A - FIRST FLOOR WASTE AND VENT PLAN

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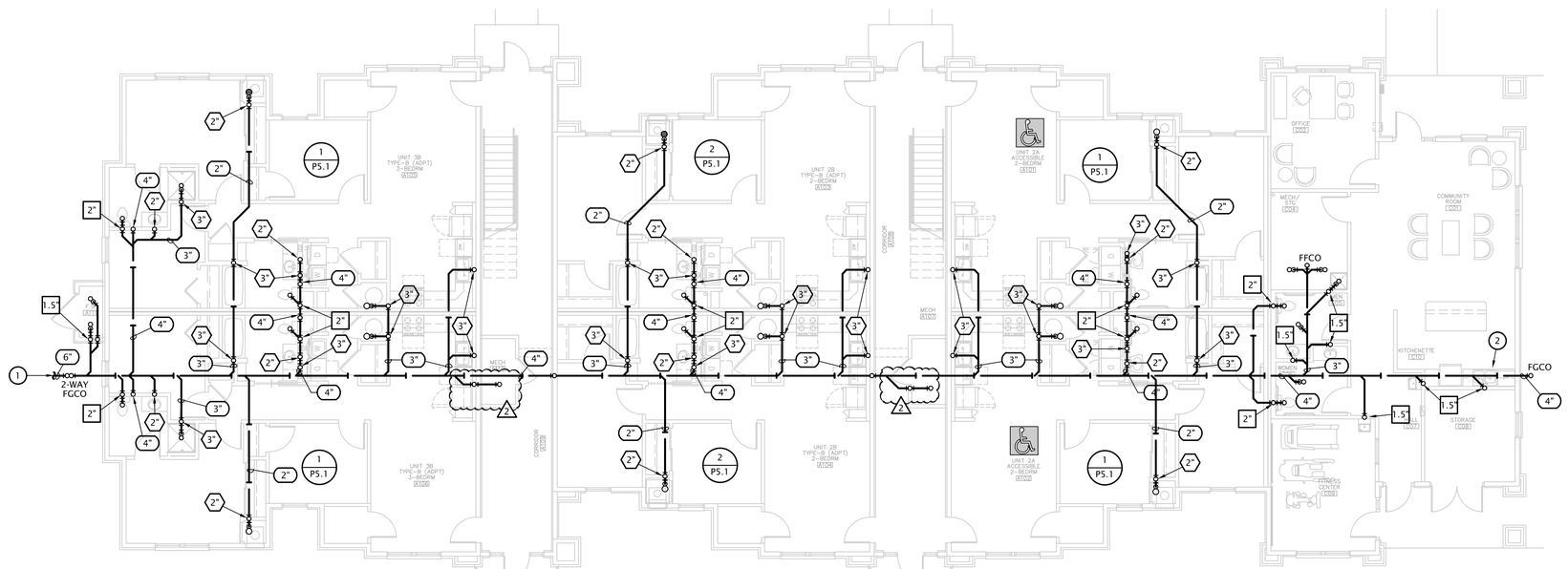

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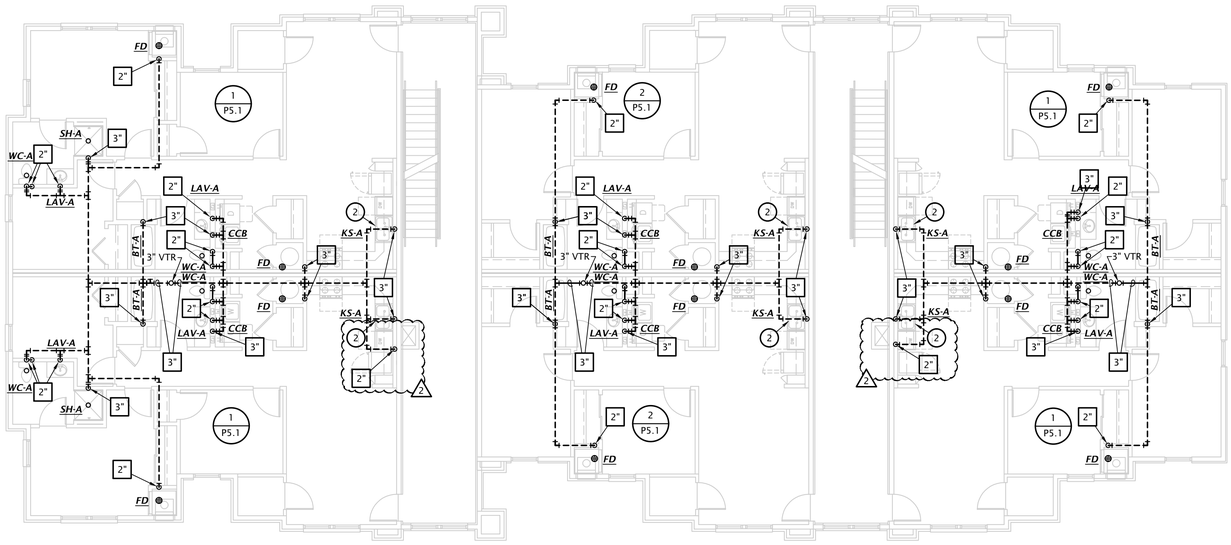

(2) BUILDING A - THIRD FLOOR WASTE AND VENT PLAN

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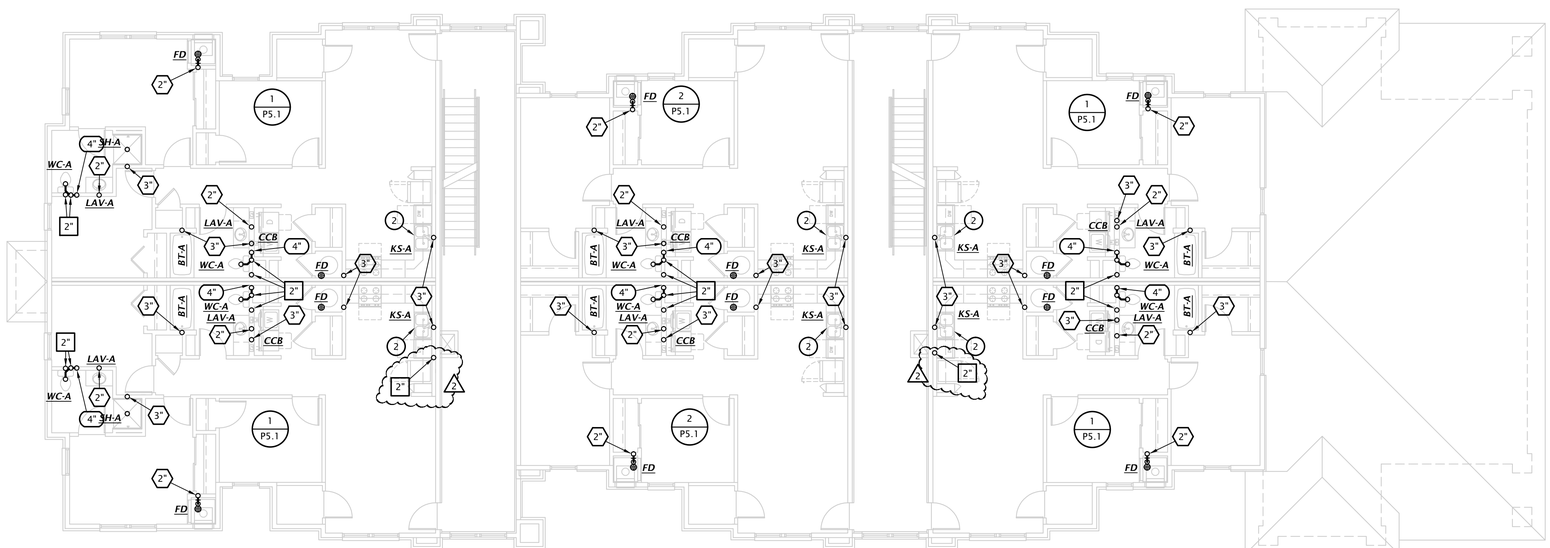

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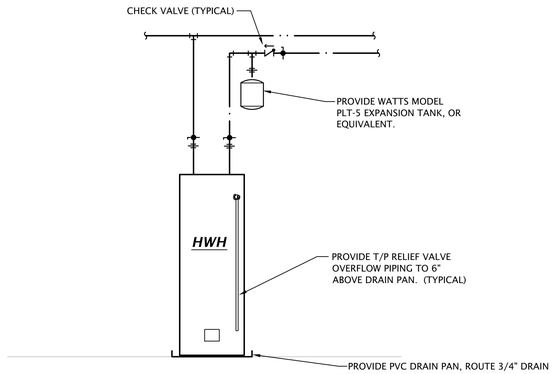
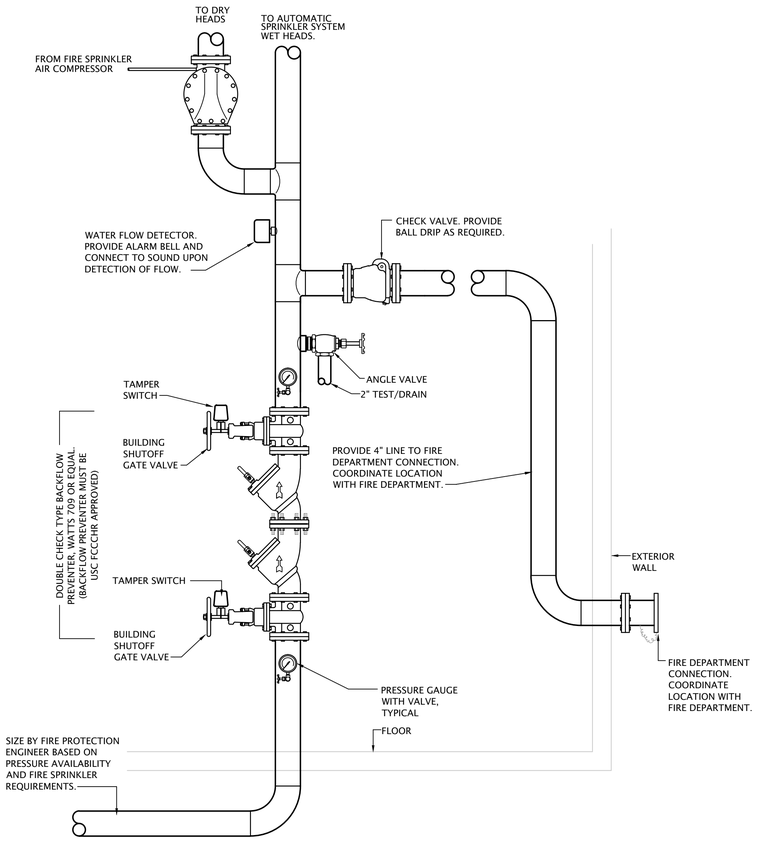
PLUMBING SYMBOLS

	PIPE TURNING UP
	PIPE TURNING DOWN
— · —	COLD WATER PIPING
— · · —	HOT WATER PIPING
— W —	WATER SERVICE PIPING
— FP —	FIRE PROTECTION SERVICE PIPING
— —	WASTE PIPING BELOW GRADE
— —	WASTE PIPING ABOVE GRADE
- - - - - -	VENT PIPING
— G —	NATURAL GAS PIPING
	CHECK VALVE
	GATE VALVE
	BALL VALVE
	UNION
	T/P RELIEF VALVE
DC	DOUBLE CHECK BACKFLOW PREVENTOR
RP	REDUCED PRESSURE BACKFLOW PREVENTOR



2 APARTMENT WATER HEATER DETAIL
Not to Scale



1 FIRE PROTECTION RISER DIAGRAM
NO SCALE

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	
WC-B	KOHLER	Model 5296 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	K-5588 Purefresh white, elongated closed front seat and cover	4"	2"	1/2"	---	1
LAV-A	AMERICAN STANDARD	Model 0610.000.020 under mount lavatory, white vitreous china, 20"W x 16".	DELTA	Model 35855LF-BL, 0.5 GPM, two handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	2,4
LAV-B	KOHLER	Model 2005-0 wall hung lavatory, white vitreous china, 20"W x 17", single faucet hole.	DELTA	Model 15855LF-BL, 0.5 GPM, single handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	1,2,3,4
LAV-C	AMERICAN STANDARD	Model 0610.000.020 under mount lavatory, white vitreous china, 20"W x 16".	DELTA	Model 559HAR-BL-DST single handle faucet. Provide grid drain. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	1,2,3,4
KS-A	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	DELTA IN-SINK-ERATOR	Model 19802Z-SP-DST, 1.5 GPM, single handle kitchen sink faucet with pull down spray. Stainless steel finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	2,4
KS-B	JUST	Model DL-ADA-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x5"D inside, fully undercoated, faucet holes as req., and drain holes center rear.	DELTA IN-SINK-ERATOR	Model 19802Z-SP-DST, 1.5 GPM, single handle kitchen sink faucet with pull down spray. Stainless steel finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	1,3,2,4
KS-C	BLANCO	Model 442079 single compartment 18 GA stainless steel sink, self rimming, 18"x25"x5-1/2"D inside, and drain hole center rear.	DELTA IN-SINK-ERATOR	Model 19802Z-SP-DST, 1.5 GPM, single handle kitchen sink faucet with pull down hose spray. Black finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	1,3,2,4
BT-A	AQUARIUS	Model G 6063 TS reinforced fiberglass tub/shower, 60"W x35-3/4"D x76-1/2"H, with integral soap/toiletry shelves, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13H252 single handle pressure-balancing valve with metal tub filler with pull diverter, 1.5 GPM push-clean showerhead and pop-up drain with overflow.	2"	1-1/2"	1/2"	1/2"	2,4,5
BT-B	AQUARIUS	Model S 6000 TS OT reinforced fiberglass ADA tub/shower, 60"W x33"D x82"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, seat at end of tub, right or left hand rough-in as required, white finish. Coordinate blocking for grab bars and fold up seat per ANSI A117.1 requirements with G.C.	DELTA	Model R10000-UNWS/T13H252 pressure balancing tub/shower valve with non-positive shut-off control and temperature control to ensure maximum 120˚ water with single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar, metal lever handshower, diverter valve, and shower head with arm.	2"	1-1/2"	1/2"	1/2"	1,2,4,5
SH-A	AQUARIUS	Model G-3679-SH cast acrylic shower, 36"W x36"D x79"H, with integral soap/toiletry shelves, right or left hand rough-in as required, center drain, white finish.	DELTA	Model R10000-UNWS/T13H132 single handle pressure-balancing valve, 1.5 GPM push-clean showerhead.	2"	1-1/2"	1/2"	1/2"	5
SH-B	AQUARIUS	Model G-3682 BF ANSI A117.1 compliant cast acrylic shower, 36" square inside, 18 gauge stainless steel grab bars, fold up padded seat, molded soap shelves, brass drain w/chrome strainer, collapsible water dam, right or left hand rough-in as required. Coordinate blocking for grab bars and fold up seat per ANSI A117.1 requirements with G.C.	DELTA	Model R10000-UNWS/T13220-H2OT pressure balancing shower valve with integral temperature limits, single metal lever handle, 1.5 GPM handshower with double check valves, flexible hose, and 24" stainless steel slide bar.	2"	1-1/2"	1/2"	1/2"	1,5
SS	FIAT	Model MSB-2424 one piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	4
EWC	ELKAY	Model EMABFTLDDWSLK ADA compliant dual height, self-contained water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120 volts. Provide unit with EZH20 bottle filling station. Provide unit with Model 98313C Accessory Apron.			2"	1-1/2"	1/2"	---	
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon vacuum breaker, metal handle.			---	---	3/4"	---	
CCB	IPS CORP.	Model W4700 recessed washing machine box with 2"PVC/ABS drain coupling and knockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection.			2"	2"	1/2"	1/2"	
ICB	IPS CORP.	Model FRIB12 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	SIOUX CHIEF	Series 833 adjustable floor drain with nickel bronze strainer. Provide Proset Trapguard trap protection device.			2"	---	---	---	
FS	SIOUX CHIEF	Series 861 PVC floor sink with PVC strainer. Provide Proset Trapguard trap protection device.			4"	---	---	---	
HWH	A.O. SMITH	Model ENJ-40, 40 gallon electric water heater, 0.93 UEF, 4500 watts, 208 volts heating element, 21 GPH recovery @ 90˚F temp rise. Supplied with temperature & pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120˚F or less.							

GENERAL:

- Provide fixtures with all trim necessary for complete installation

NOTES:

1. Fixture and installation to meet accessibility requirements of the Fair Housing Act.
2. Provide 1/4 turn angle stops with escutcheon plates, and chrome plated or braided stainless steel supplies, and 1-1/4" cast brass p-trap.
3. Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.
4. Trim shall be provided with polished chrome finish.
5. Fixture shall be WaterSense labeled.

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

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING

Professional Engineer
JOHN F. LEWIS SMITH
20170
WYOMING
Date 7/17/2024

REVISION:
1 ASI #5 - 3-7-2025
2 ASI 7 4-18-2025

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:
P6.1

WOOD WALL SCHEDULE

Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.O. (See Note 5)
	Level 1	Level 2	Level 3	
Exterior & Breezeway Walls	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	15/32" Structural wood sheathing fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening
Interior Unit Walls (indicated)	(2) 2x4 @ 12" o.c.	(1) 2x4 @ 12" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening
Unit Separation Walls	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening

Notes:
1. Wall stud spacing is to be per schedule unless noted otherwise.
2. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.
3. Bottom sill plate connections shall have a 3"x3" steel plate washer at each anchor bolt on shear walls only.
4. Sill and top plates at all other levels to be fastened w/ (2) 16d nails @ 16" o.c. U.N.O.
5. Shear walls shall be sheathed & fastened per shear wall schedule
6. Non-load bearing walls not shown, refer to architectural drawings.
7. All top plates are to be continuous. Splice per 4/S500
8. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.

TYPICAL WALL HEADER SCHEDULE (STACKED OPENINGS)

Opening Mark	Max. Span (ft-in)	Header				Kings & Jacks						Sills*
		Level 1	Level 2	Level 3	Header Plates* (All Levels)	Level 1		Level 2		Level 3		All Levels (if applicable)
						Kings	Jacks	Kings	Jacks	Kings	Jacks	
H1	4'-2"	(2) 2x10	(2) 2x10	(2) 2x8	---	(3) 2x4	(1) 2x4	(2) 2x4	(1) 2x4	(1) 2x4	(1) 2x4	(1) 2x4
H2	3'-4"	(2) 2x8	(2) 2x8	(2) 2x8	---	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6
H3	6'-4"	(2) LVL 1-3/4 x 11-7/8	(2) LVL 1-3/4 x 11-7/8	(3) 2x10	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(1) 2x6
H4	9'-8"	(3) LVL 1-3/4 x 11-7/8	---	---	(1) 2x6 T&B	(2) 2x6	(1) 2x6	---	---	---	---	(2) 2x6
H5	6'-4"	---	(3) 2x10	(3) 2x10	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
H6	6'-4"	(3) 2x10	(3) 2x10	(3) 2x12	(1) 2x6 T&B	(2) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6	(2) 2x6	(1) 2x6

1 H = An opening which requires a header

Notes:
1. See S500 for typical opening framing.
2. All openings should stack according to the plans.
3. Coordinate all dimensions and elevations with architectural drawings.
4. Cripple studs should match the adjacent wall framing.
5. * Header top and bottom plates and sills should match the wall stud depths.
6. All LVL shall be stress class 2.0E-2500F

WOOD COLUMN SCHEDULE

Mark	Level 1	Level 2	Level 3
C1	(3) 2x6	(3) 2x6	(3) 2x6
C2	(4) 2x4	(3) 2x4	(3) 2x4

Notes:
1. All exterior columns are to be pressure treated

WOOD BEAM SCHEDULE

Mark	Max. Span (ft-in)	Beam Size	Hanger
B1	8'-6"	(2) 2x12 1	Simpson U210-2
B2	16'-3"	(2) 1-3/4"x11-1/4" LVL	Simpson HU212-2
B3	8'-6"	(2) 1-3/4"x11-1/4" LVL	Simpson HGUS410
B4	4'-2"	(2) 2x10	Simpson HUCQ210-2-SDS
B6	8'-6"	(3) 2x12	Simpson HUCQ210-3-SDS

Notes:
1. All exterior beams are to be pressure treated.
2. All LVL shall be stress class 2.0E-2500F
3. Hangers to be installed with typical fasteners per manufacturer product data

FLOOR AND ROOF SCHEDULE

Type	Membrane/Sheathing	Fastening	Concrete/Topping	Reinforcing
Slab on Grade	12mil Vapor Retarder	Taped Edges	4" NW Concrete U.N.O.	See General Notes
4 Breezeway Floor	3/4" Plywood	10d @ 6/12	3/4" Gypcrete Topping	---
Interior Floors	3/4" Plywood	10d @ 6/12	3/4" Gypcrete Topping	---
Roof	15/32" Plywood	10d @ 6/12 UNO	---	---

Notes:
1. Vapor barrier to be placed over compacted fill per general notes.
2. Plywood sheathing to be fastened per detail 2/S500
3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.
4. Plywood to be Structural Grade 1 Material
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

JOIST & HANGER SCHEDULE

Mark	Joist Size	Hanger
J1	2x12	Simpson LUS28

Notes:
1. Hangers to be installed with typical fasteners per manufacturer product data
2. All exterior members are to be pressure treated

WOOD SHEAR WALL SCHEDULE

Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Min. Sill/Top Plate	Base Connection
SW1	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2x6	MSTA 49 w/ (26) 0.148X2-1/2" nails	(1) 2x6	(2) 16d nails @ 12" o.c.
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 4" Edge fastening	(2) 2x6	MST48 w/ (34) 0.162x2-1/2" nails	(1) 2x6	(2) 16d nails @ 6" o.c.
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 3" Edge fastening	(2) 2x6	HTT4 w/ (18) SD #10x1-1/2 & 5/8"Ø Anchor Rod	(1) 2x6	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.
SW2	Level 3	(1) Sided, Gypsum Wallboard - 1/2" Thick, 5d Nail, 7" Edge Fastening, 16" O.C.	(2) 2x4	LSTA9 w/ (8) 0.148"x2-1/2" nails	(1) 2x4	(2) 16d nails @ 16" o.c.
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening	(2) 2x4	MSTA 49 w/ (26) 0.148X2-1/2" nails	(1) 2x4	(2) 16d nails @ 12" o.c.
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening	(3) 2x4	HTT4 w/ (18) SD #10x1-1/2 & 5/8"Ø Anchor Rod	(1) 2x4	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.
SW3	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 6" Edge fastening	(2) 2x6	MSTA 49 w/ (26) 0.148X2-1/2" nails	(1) 2x6	(2) 16d nails @ 12" o.c.
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 3" Edge fastening	(2) 2x6	MST60 w/ (46) 0.162x2-1/2" nails	(1) 2x6	(2) 16d nails @ 4" o.c.
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" Thick, 10d Nail, 2" Edge fastening	(2) 2x6	HDU8-SDS2.5 w/ (20) 1/4"Øx2-1/2"SDS Screws & 7/8"Ø Anchor Rod	(1) 2x6	(1) HILTI KH-EZ 3/8"Øx 6" @ 8" o.c.

Notes:
1. See S530 for typical shear wall framing
2. All threaded rods shall be F1554 GR105
3. Floor to floor strap ties at top of wall shall match that of the floor above.
4. All hold downs and strap ties are Simpson Strong-Tie brand, U.N.O.
5. Bottom sill plate connections shall have a 3"x3"x1/4" steel plate washer at each anchor bolt on shear walls only.
6. All drag trusses shall be connected to shear walls per detail 4/S530.
7. Provide floor to floor strapping on the same side as the OSB sheathing.
8. Field fastening for all sheathing to be 12" O.C. U.N.O
9. All shear walls to be blocked at all panel joints unless noted "Unblocked."

McCLURE™
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Columbia, MO 65203
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WYOMING CERTIFICATE OF AUTHORITY NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
Date 4-16-2025
WYOMING

17369
12/31/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WYOMING.

No.	Description	Date
1	ASI #1	09/27/2024
4	ASI #7	04/16/2025

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
SCHEDULES

DRAWING NO.
S004

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FRAMING PLAN LEGEND:

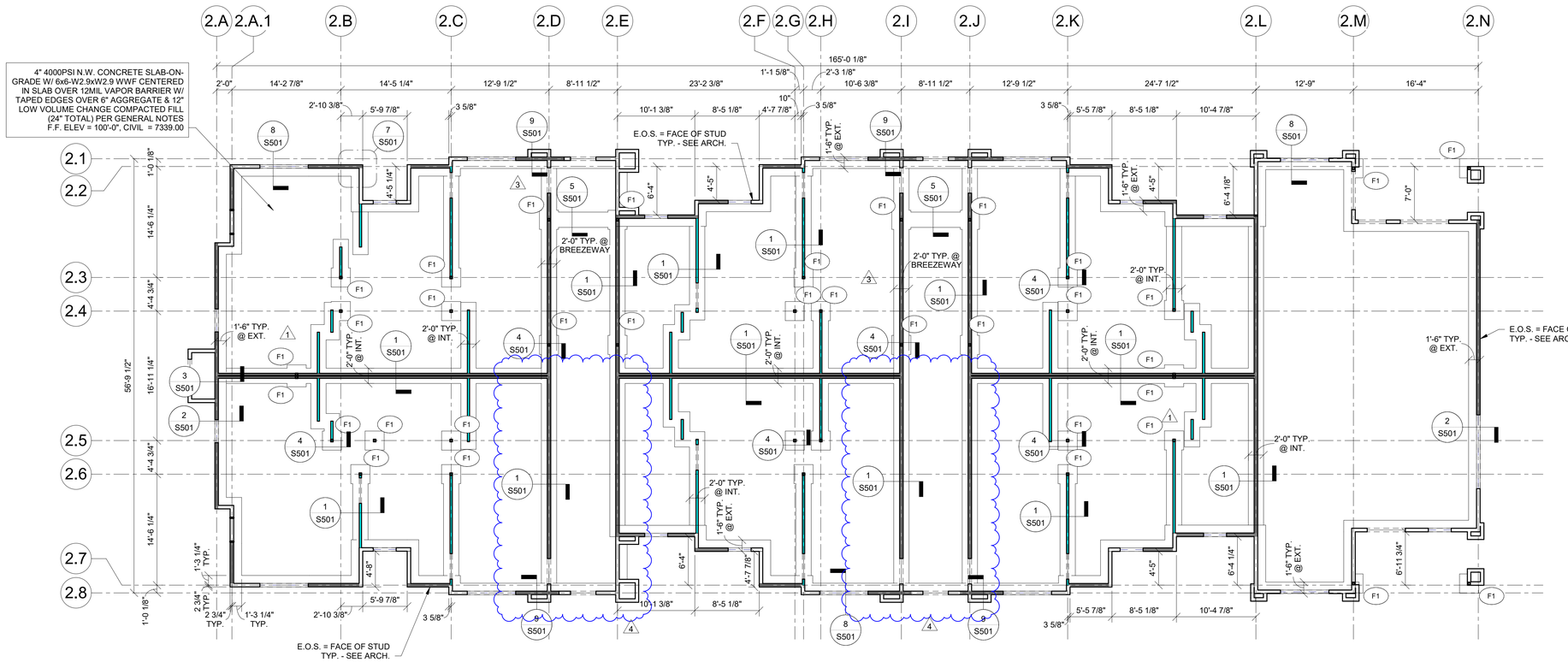
- (H?#) HEADER/OPENING PER OPENING SCHEDULE
- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- (F?) INDICATES FOOTING TYPE
- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- E.O.S. INDICATES EDGE OF CONCRETE SLAB

FOUNDATION PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLABE-ON-GRADE: 100'-0"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. SEE SHEET S501 & S502 FOR DETAILS.

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

Notes:
1. All footings must be centered on walls and columns U.N.O.



1 S110 BLDG A - FOUNDATION
1/8" = 1'-0"

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WYOMING CERTIFICATE OF AUTHORITY
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EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
Date 4-28-2025
WYOMING

17369
12/31/2026

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No.	Description	Date
1	ASI #1	09/27/2024
3	ASI #6	03/19/2025
4	ASI #7	04/16/2025

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING A - FOUNDATION

DRAWING NO. S110

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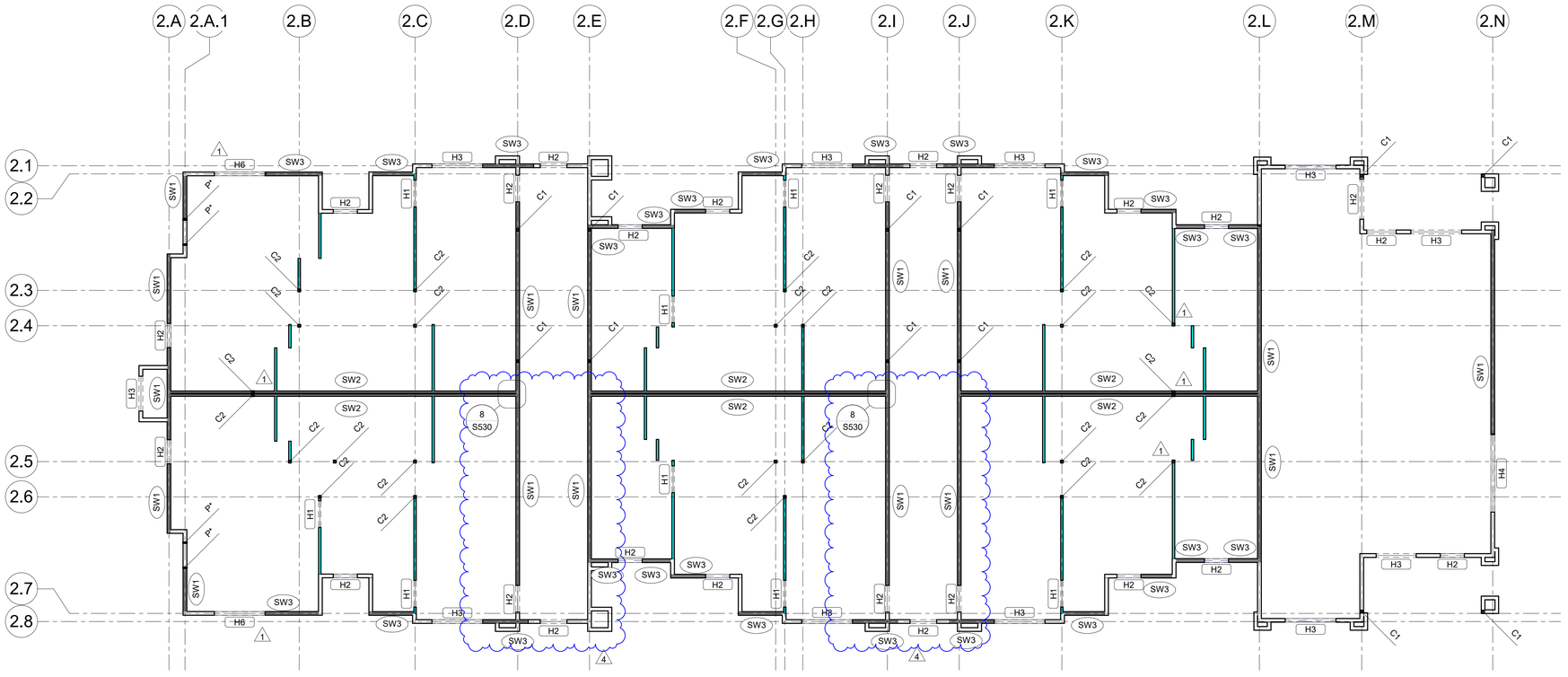
FRAMING PLAN LEGEND:

(H?#)	HEADER/OPENING PER OPENING SCHEDULE
(SW?)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
(F?)	INDICATES FOOTING TYPE
C#	INDICATES COLUMN TYPE
B#	INDICATES BEAM TYPE
P*	JAMB FROM OPENING ABOVE
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.



1 / S111 BLDG A - FIRST FLOOR FRAMING
1/8" = 1'-0"

N

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WYOMING CERTIFICATE OF AUTHORITY
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EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
Date 4-28-2025
WYOMING

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No.	Description	Date
1	ASI #1	09/27/2024
4	ASI #7	04/16/2025

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
BUILDING A - LEVEL 1

DRAWING NO.
S111

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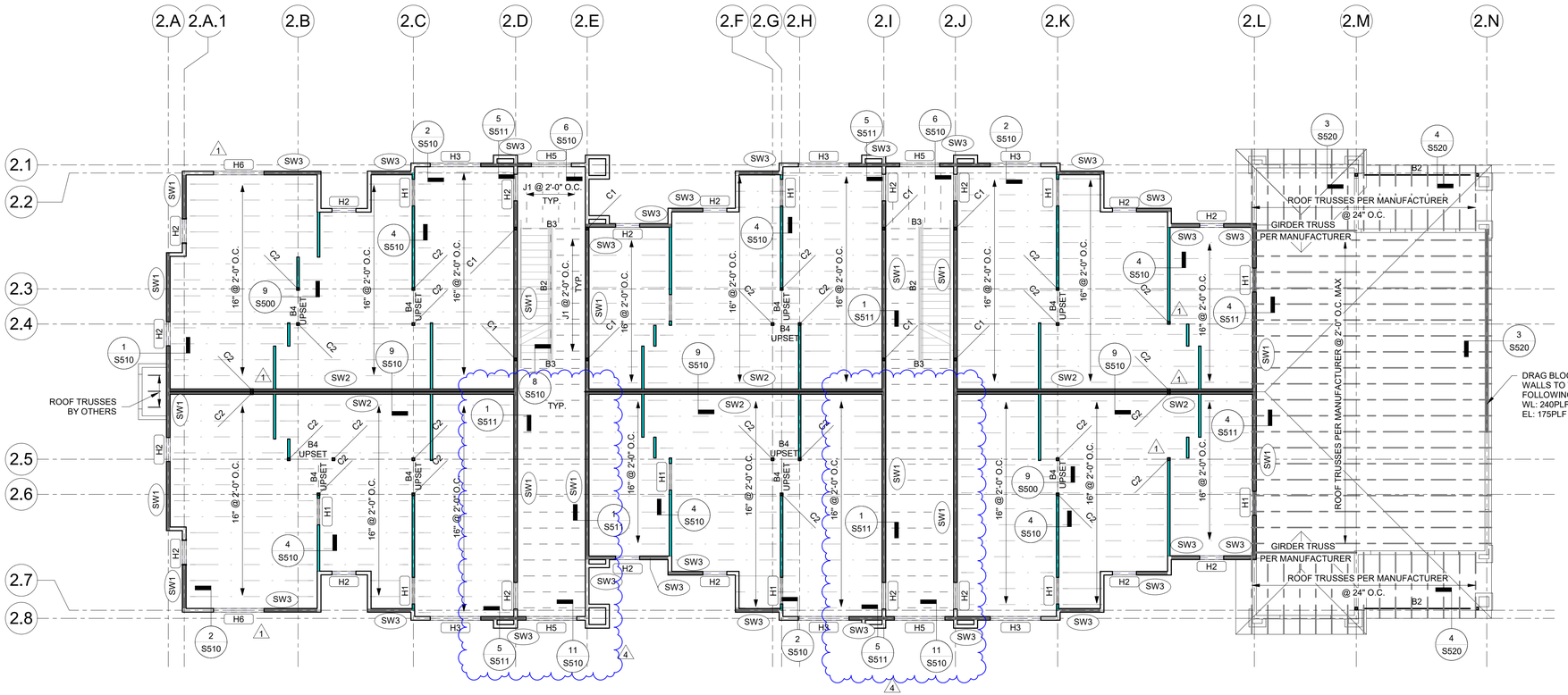
FRAMING PLAN LEGEND:

(H?#)	HEADER/OPENING PER OPENING SCHEDULE
(SW?)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
(F?)	INDICATES FOOTING TYPE
C#	INDICATES COLUMN TYPE
B#	INDICATES BEAM TYPE
P*	JAMB FROM OPENING ABOVE
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.



1 S112 BLDG A - SECOND & THIRD FLOOR FRAMING
1/8" = 1'-0"

N

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Professional Engineer
MARCUS HIMMELBERG
17369
Date 4-28-2025
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No.	Description	Date
1	ASI #1	09/27/2024
4	ASI #7	04/16/2025

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING A - LEVEL 2 & 3

DRAWING NO.
S112

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FRAMING PLAN LEGEND:

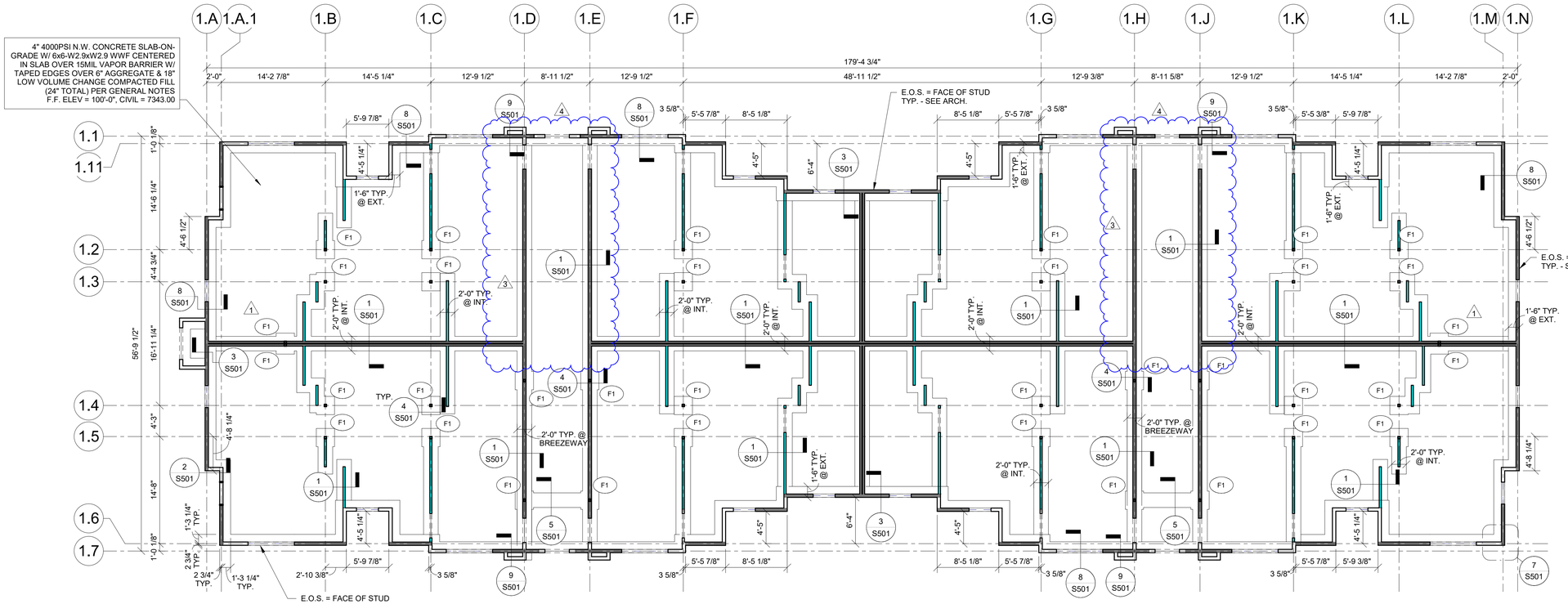
(H?#)	HEADER/OPENING PER OPENING SCHEDULE
(SW?)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY ▬
(F?)	INDICATES FOOTING TYPE
C#	INDICATES COLUMN TYPE
B#	INDICATES BEAM TYPE
P*	JAMB FROM OPENING ABOVE
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

FOUNDATION PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLABE-ON-GRADE: 100'-0"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. SEE SHEET S501 & S502 FOR DETAILS.

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

Notes:
1. All footings must be centered on walls and columns U.N.O.



1 S120 BLDG B - FOUNDATION
1/8" = 1'-0"

McCLURE™
2001 W Broadway
Columbia, MO 65203
P 573-814-1568

WYOMING CERTIFICATE OF AUTHORITY
NO. E-1790
EXPIRES: DECEMBER 31, 2025

Professional Engineer
MARCUS HIMMELBERG
17369
Date 4-28-2025
WYOMING

17369
12/31/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WYOMING.

No.	Description	Date
1	ASI #1	09/27/2024
3	ASI #6	03/19/2025
4	ASI #7	04/16/2025

PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

BUILDING B - FOUNDATION

DRAWING NO.
S120

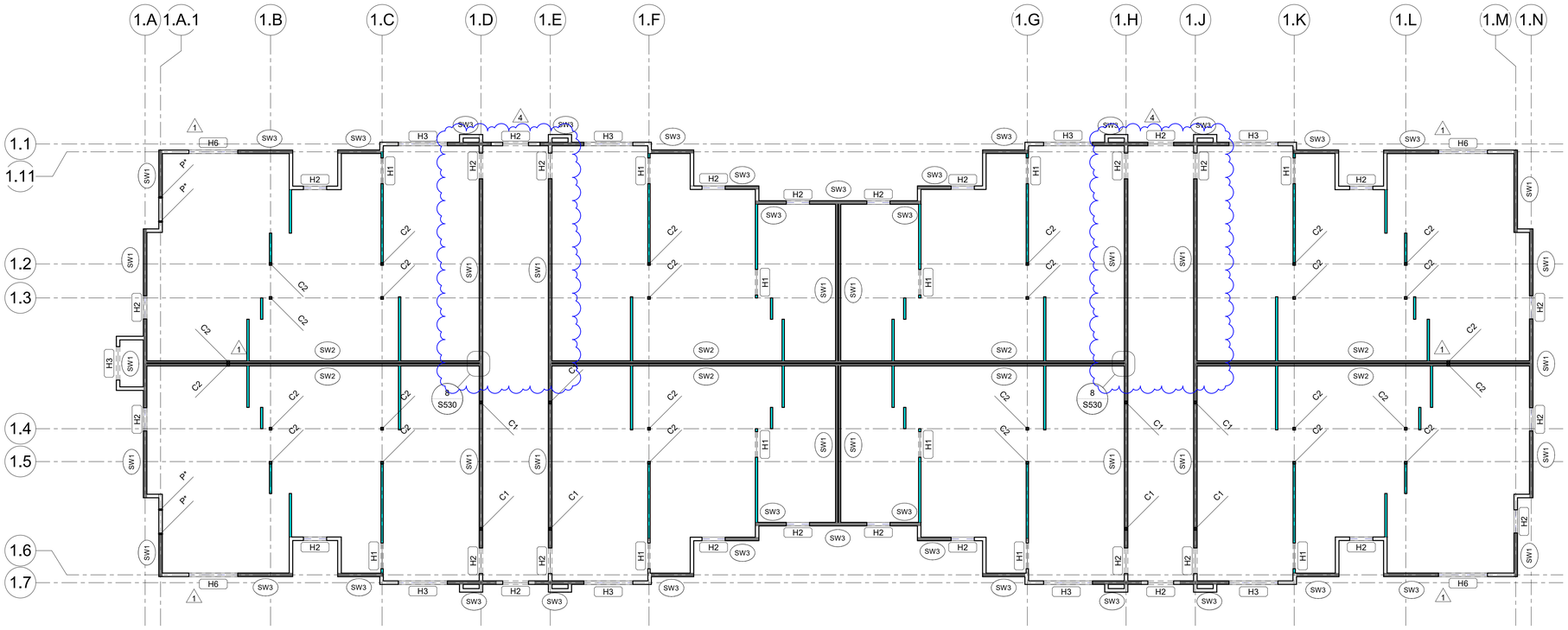
P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

FRAMING PLAN LEGEND:

(H?#)	HEADER/OPENING PER OPENING SCHEDULE
(SW?)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
(F?)	INDICATES FOOTING TYPE
C#	INDICATES COLUMN TYPE
B#	INDICATES BEAM TYPE
P*	JAMB FROM OPENING ABOVE
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.



1 / S121 BLDG B - FIRST FLOOR FRAMING
1/8" = 1'-0"

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PROJECT NUMBER 2024000185
SET ISSUE DATE 07/17/2024
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
BUILDING B - LEVEL 1

DRAWING NO.
S121

P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

FRAMING PLAN LEGEND:

(H?#)	HEADER/OPENING PER OPENING SCHEDULE
(SW?)	SHEAR WALL TYPE, SHEAR WALL INDICATED BY
(F?)	INDICATES FOOTING TYPE
C#	INDICATES COLUMN TYPE
B#	INDICATES BEAM TYPE
P*	JAMB FROM OPENING ABOVE
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

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   - T.O. SLAB-ON-GRADE: 100'-0"
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   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
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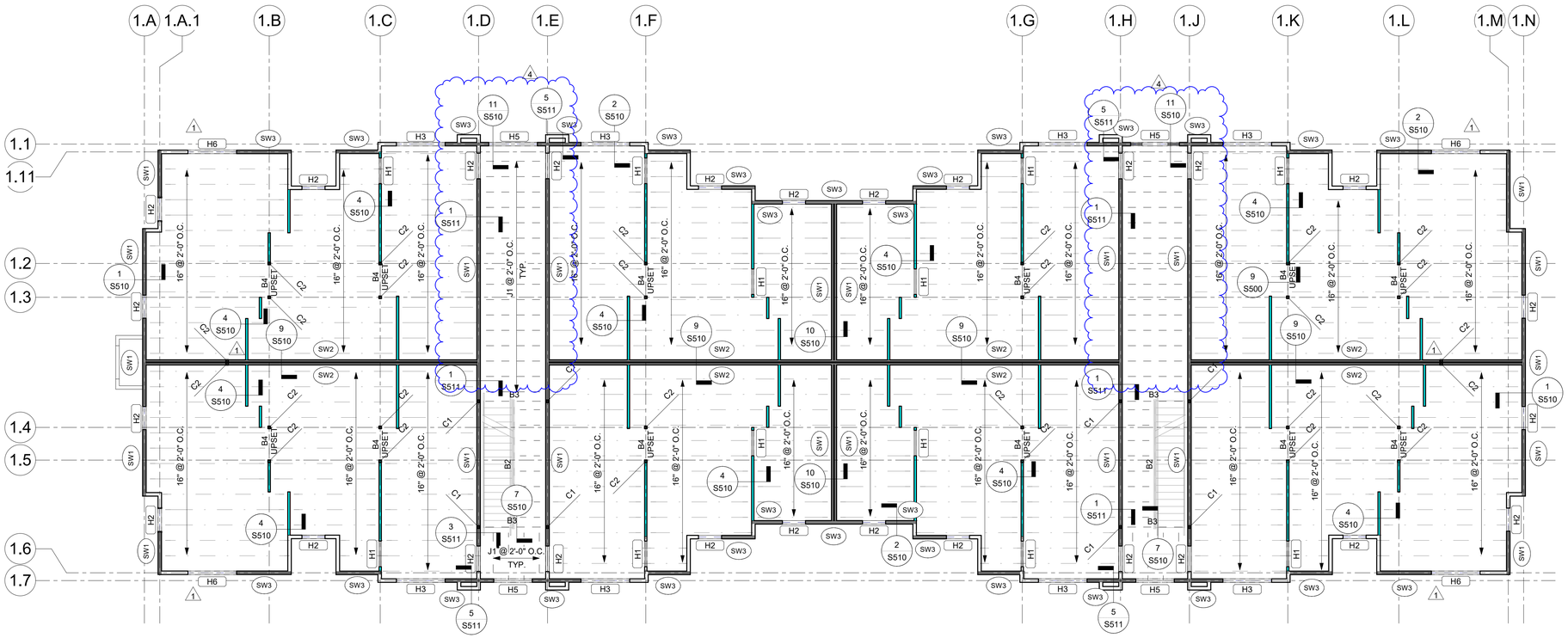
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.



1 S122 BLDG B - SECOND & THIRD FLOOR FRAMING
1/8" = 1'-0"

McCLURE™
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Columbia, MO 65203
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Professional Engineer
MARCUS HIMMELBERG
17369
Date 4-16-2025
WYOMING

17369
12/31/2026

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PROJECT NUMBER 2024000185
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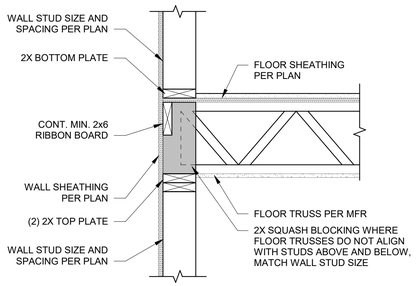
ENGINEER MDH
DRAWN BY CEL
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

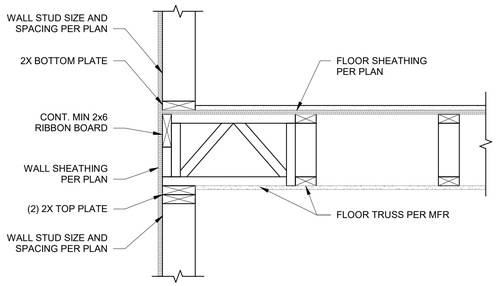
BUILDING B - LEVEL 2 & 3

DRAWING NO.
S122

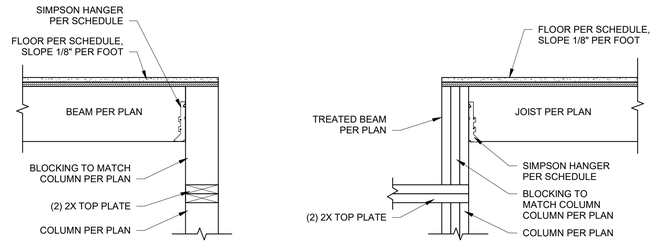
P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt



1 S510 FRAMING AT EXTERIOR WALL - JOIST BEARING
1" = 1'-0"

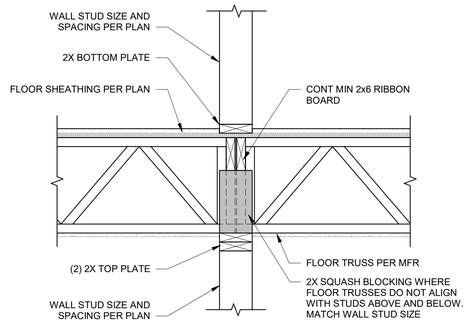


2 S510 FRAMING AT EXTERIOR WALL - JOIST PARALLEL
1" = 1'-0"

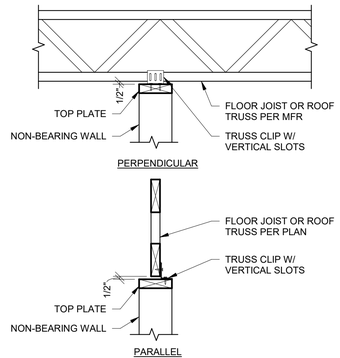


1

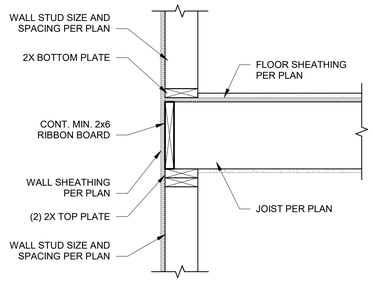
3 S510 BEAM TO COLUMN CONNECTION
1" = 1'-0"



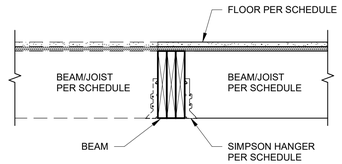
4 S510 FRAMING AT INTERIOR BEARING WALL (NON-SHEAR)
1" = 1'-0"



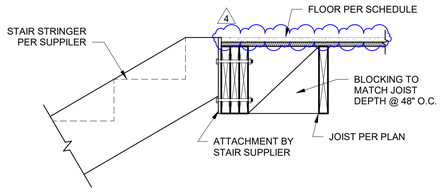
5 S510 NON-BEARING WALL TO JOIST
1" = 1'-0"



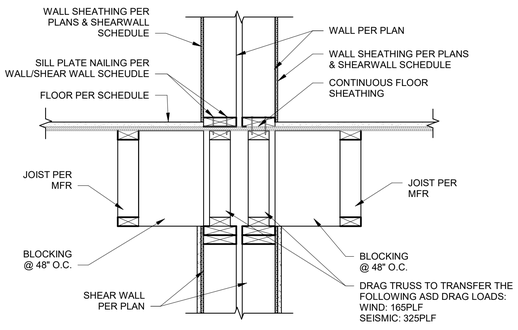
6 S510 JOIST BEARING AT EXTERIOR WALL
1" = 1'-0"



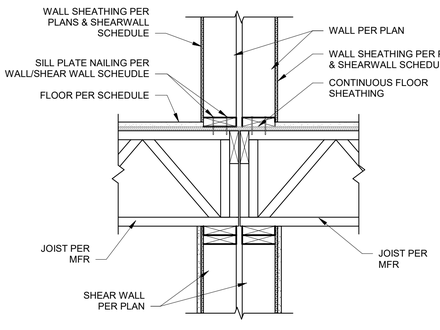
7 S510 BEAM CONNECTIONS
1" = 1'-0"



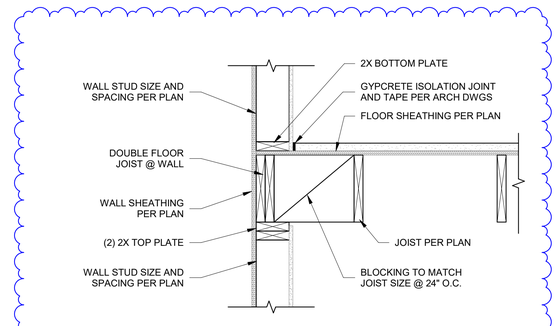
8 S510 LANDING AT FLOOR JOIST
1" = 1'-0"



9 S510 FRAMING AT PARTY WALL - JOIST PARALLEL
1" = 1'-0"



10 S510 FRAMING AT PARTY WALL - JOIST BEARING
1" = 1'-0"



4

11 S510 FRAMING AT EXTERIOR WALL - JOIST PARALLEL
1" = 1'-0"

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PROJECT NUMBER 2024000185
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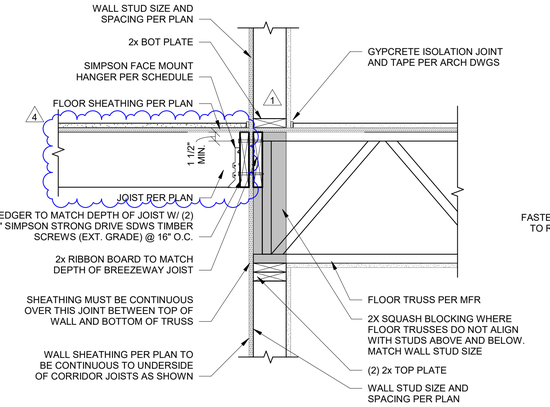
CHECKED BY IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY

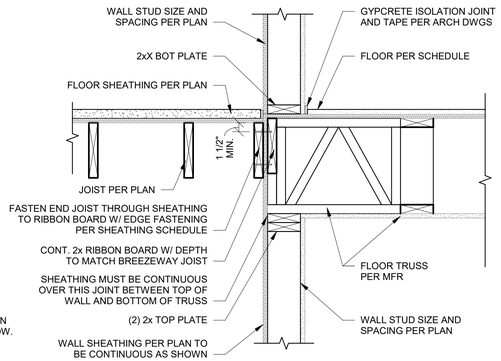
FRAMING DETAILS

DRAWING NO.
S510

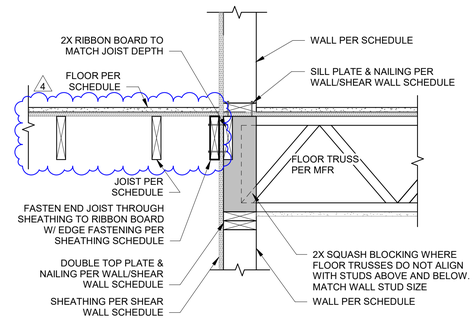
P:\2024000185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt



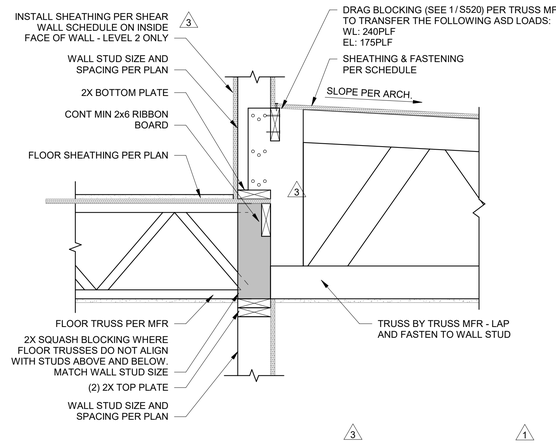
1 S511 FRAMING AT CORRIDOR WALL
1" = 1'-0"



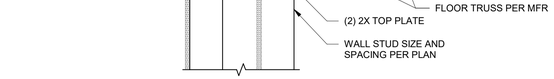
2 S511 FRAMING AT INTERIOR WALL
1" = 1'-0"



3 S511 FRAMING AT BREEZEWAY
1" = 1'-0"



4 S511 FLOOR TRUSS & ROOF TRUSS BEARING
1" = 1'-0"



5 S511 FLOOR FRAMING AT BUMP OUT
1" = 1'-0"

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LARAMIE, WY
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