

SUN VALLEY APARTMENTS

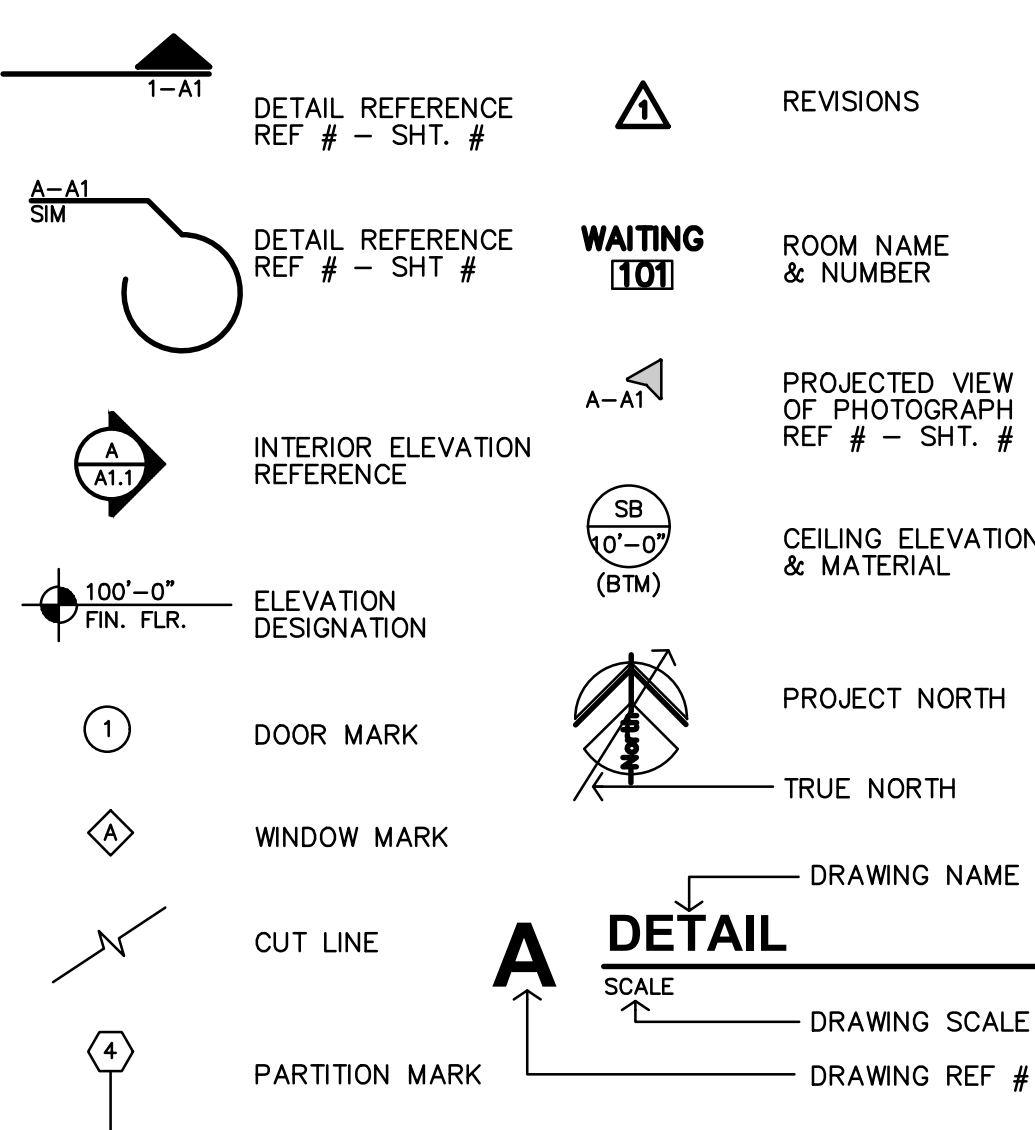
REHAB APARTMENTS

WICHITA FALLS,

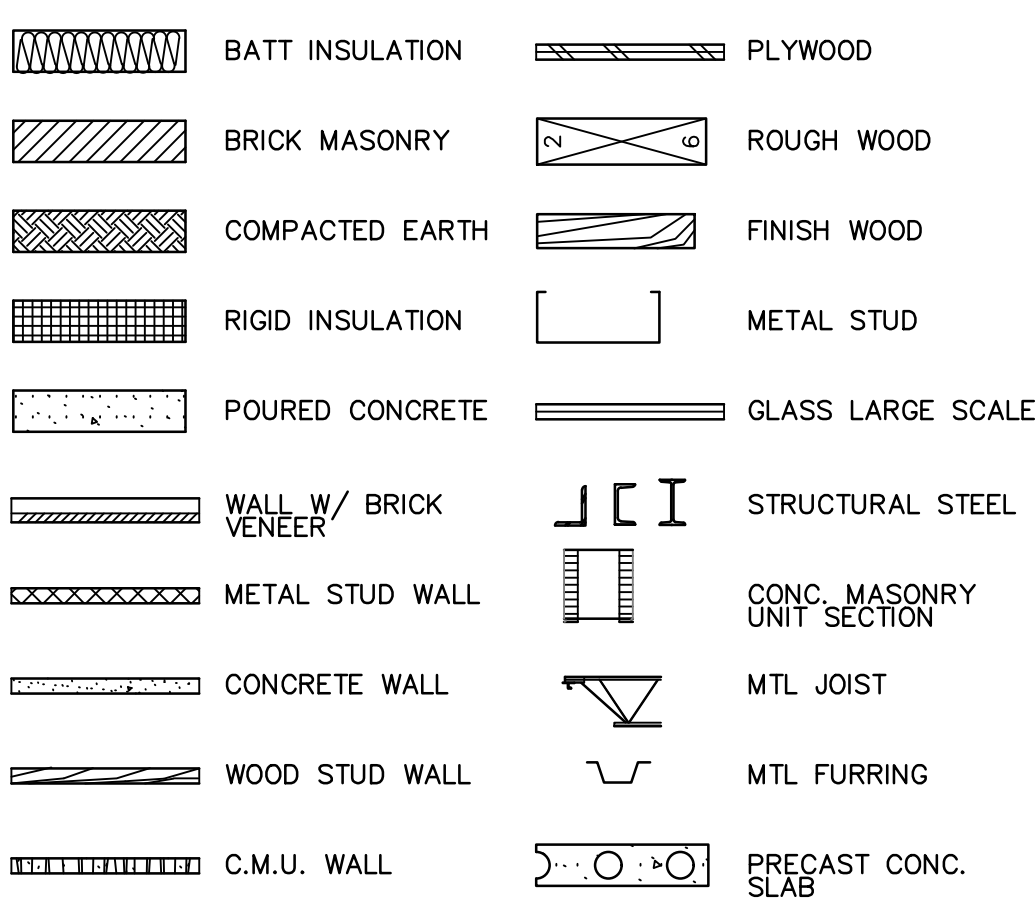
24-3391

TEXAS

REFERENCE LEGEND



MATERIAL LEGEND



ABBREVIATIONS

&	AND	Cntr.	Center	Exp.	Expansion	Hr.	Hour	N.	North	Reinf.	Reinforced	Temp.	Tempered
@	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	N.I.C.	Not In Contract	Reqd.	Required	T.&G.	Tongue & Groove
A	At	Conc.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	No. or #	Number	Resil.	Resilient	Thk.	Thick
C	Centerline	C.T.	Ceramic Tile	F.D.	Fire Alarm	Insul.	Insulation	Nom.	Nominal	Rm.	Room	T.O.M.	Top Of Masonry
#	Diameter or Round	CMU	Concrete Masonry Unit	F.D.	Fire Alarm	Int.	Interior	N.T.S.	Not To Scale	R.O.	Rough Opening	T.O.S.	Top Of Steel
	Pound or Number	Ctr.	Center	F.E.	Fire Extinguisher			O/	On or Over			T.P.	Top Of Pavement
Acous.	Acoustical	Dbl.	Double	F.E.C.	Fire Extinguisher Cabinet	Jan	Janitor	Obs.	Obscure	S.	South	T.P.D.	Toilet Paper Dispenser
Adj.	Adjustable	Det.	Detail	Fl.	Finish	Jt.	Joint	O.C.	On Center	S.B.	Splash Block	T.V.	Television
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Flash.	Flashing	Kit.	Kitchen	O.D.	Outside Diameter	S.C.	Solid Core	T.W.	Trackwall
Aggr.	Aggregate	Dia.	Diameter	Fl.	Flow line	Lab.	Laboratory	Off.	Office	Sched.	Schedule	Typ.	Typical
Al.	Aluminum	Dm.	Down	Fl.	Foot or feet	Lam.	Laminate	Opp.	Opposite	S.D.	Soap Dispenser	Trd.	Tread
Approx.	Approximate	Dr.	Door	Ft.	Foot or feet	Lav.	Lavatory			Sect.	Section		
Arch.	Architect or Architectural	Dwg.	Downspout	Fur.	Furring	Lckr.	Locker			Shr.	Shower		
Asb.	Asbestos	Dwr.	Drawer	Fut.	Future	Lt.	Light	P	Paint	Sim.	Similar		
Asph.	Asphalt	(E)	Existing	Ga.	Gauge	Mas.	Masonry	Pi.	Plate	S.N.D.	Sanitary Napkin Disp.	U.O.N.	Unless Otherwise Noted
A.V.	Audio Visual	E.C.	East or Existing	Galv.	Galvanized	Max.	Maximum	P.Lam.	Plastic Laminate	S.	Sanitary Napkin Recep.	Ur.	Urinal
Bd.	Board	E.J.	Each	G.B.	Grab Bar	M.C.	Medicine Cabinet	Plas.	Plaster	Spec.	Specification	V.C.T.	Vinyl Composition Tile
Bitum.	Bituminous	Elev.	Elevation	Gl.	Glass	Mech.	Mechanical	Plywd.	Plywood	Sq.	Square	V.B.	Vapor Barrier
Bldg.	Building	El.	Electrical	Gr.	Grade	Membr.	Membrane	P.	Point	Sst.	Stainless Steel	Vest.	Vestibule
Blk.	Block	Eq.	Equipment	Gyp.	Gypsum	Met.	Metal	P.T.D.	Paper Towel Dispenser	Std.	Standard	Vyl.	Vinyl
Blk'g.	Blocking	Exp.	Expansion Joint	H.B.	Hose Bibb	Mfr.	Manufacturer	P.T.R.	Paper Towel Receptacle	Stor.	Storage		
Bm.	Beam	Exp.	Expansion	H.C.	Hollow Core	Mir.	Mirror	Q.T.	Quarry Tile	Str.	Structural		
Bot.	Bottom	Exp.	Expansion	Hdwd.	Hardwood	Misc.	Miscellaneous	R.	Riser	Susp.	Suspended		
Br.	Bearing	Exp.	Expansion	Hdw.	Hardware	M.O.	Masonry Opening	Rad.	Radius	Sym.	Symmetrical		
Brk.	Brick	Exp.	Expansion	H.M.	Hollow Metal	Mtd.	Mounted	R.D.	Roof Drain	Tex.	Texture		
Cab.	Cabinet	Exp.	Expansion	Horiz.	Horizontal			Ref.	Reference	T.B.	Towel Bar		
Cig.	Ceiling									T.Bd.	Tack Board		
Cir.	Clear												

PROJECT ADDRESS

1301 EAST CENTRAL FREEWAY
BLOCK 3 SUN VALLEY, SECTION THREE
WICHITA FALLS, WICHITA COUNTY, TX



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

CITY ADOPTED CODES

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FIRE CODE
- 2017 NATIONAL ELECTRIC CODE
- 2006 INTERNATIONAL ENERGY CODE

ADDENDUM 1_8-15-2024 ASI #1 - 8-25-2025

TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL
BARRIERS PROJECT REGISTRATION NUMBER
TABS2024022874

SHEET INDEX

GENERAL

- UFAS1 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- UFAS2 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- UFAS3 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
- TAS1 TEXAS ACCESSIBILITY STANDARDS DIAGRAMS
- TAS2 TEXAS ACCESSIBILITY STANDARDS DIAGRAMS
- ADA 2010 ADA STANDARD FOR ACCESSIBLE DESIGN

ARCHITECTURAL

- A1.1 SITE PLAN
- A1.2 SITE DETAILS
- A1.3 SITE DETAILS
- S.O.W.1 OWNERS SCOPE OF WORK SCHEDULE
- S.O.W.2 OWNERS SCOPE OF WORK SCHEDULE
- S.O.W.3 OWNERS SCOPE OF WORK SCHEDULE
- A2.1 BUILDING PLANS
- A2.2 BUILDING PLANS
- A2.3 BUILDING PLANS
- A2.4 BUILDING PLANS
- A2.5 CLUBHOUSE FLOOR PLAN
- A2.6 EXISTING UNIT PLANS
- A2.7 EXISTING UNIT PLANS
- A2.8 ACCESSIBLE UNIT PLANS
- A2.9 ACCESSIBLE UNIT PLANS
- A2.10 UNIT KITCHEN ELEVATIONS & DETAILS
- A2.11 UNIT BATH PLANS & ELEVATIONS
- A2.12 SITE PHOTOS
- A2.13 STAIR SECTIONS & DETAILS
- A2.14 WINDOW & DOOR SCHEDULES
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A3.3 BUILDING ELEVATIONS

CIVIL

- C1.0 EXISTING SURVEY
- C1.1 EXISTING SURVEY
- C2.0 DEMO PLAN
- C2.1 DEMO PLAN
- C3.0 GRADING PLAN
- C3.1 GRADING PLAN
- C4.0 DETAILS
- C5.0 EXISTING LANDSCAPE
- C5.1 EXISTING LANDSCAPE

STRUCTURAL

- S1.0 NOTES & SPECIFICATIONS
- S1.1 CLUBHOUSE FRAMING
- S1.2 APARTMENT FRAMING
- S1.3 APARTMENT FRAMING
- S1.4 APARTMENT EXTERIOR
- S1.5 STAIR DETAILS
- S5.1 SCHEDULES

MECHANICAL

- ME1.1 UNIT DEMO PLANS
- ME1.2 UNIT DEMO PLANS
- ME1.3 STANDARD UNIT PLANS
- M0.1 SPECIFICATIONS
- M1.1 ACCESSIBLE UNIT PLUMBING
- M1.2 ACCESSIBLE UNIT HVAC
- M1.3 CLUBHOUSE WATER/WASTE/VENT
- M1.4 CLUBHOUSE MECHANICAL PLAN
- M6.1 PLUMBING FIXTURE SCHEDULE

ELECTRICAL

- EQ.1 SPECIFICATIONS
- E1.0 SITE LIGHTING
- E1.1 ACCESSIBLE UNIT ELECTRICAL PLANS
- E1.2 CLUBHOUSE ELECTRICAL PLANS
- E6.1 LIGHT FIXTURE SCHEDULE

CONSULTANTS

Civil Engineer ;

Corlett, Probst, & Boyd, PLLC

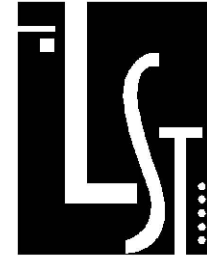
4605 Old Jacksboro Highway
Wichita Falls, TX 76302
ph. (940) 723-1455

Structural Engineer ;

Shinpaugh Engineering, Inc.

4 Eureka Circle
WICHITA FALLS, TX. 76308
ph. (940) 692-0505
brad@shinpaugheng.com

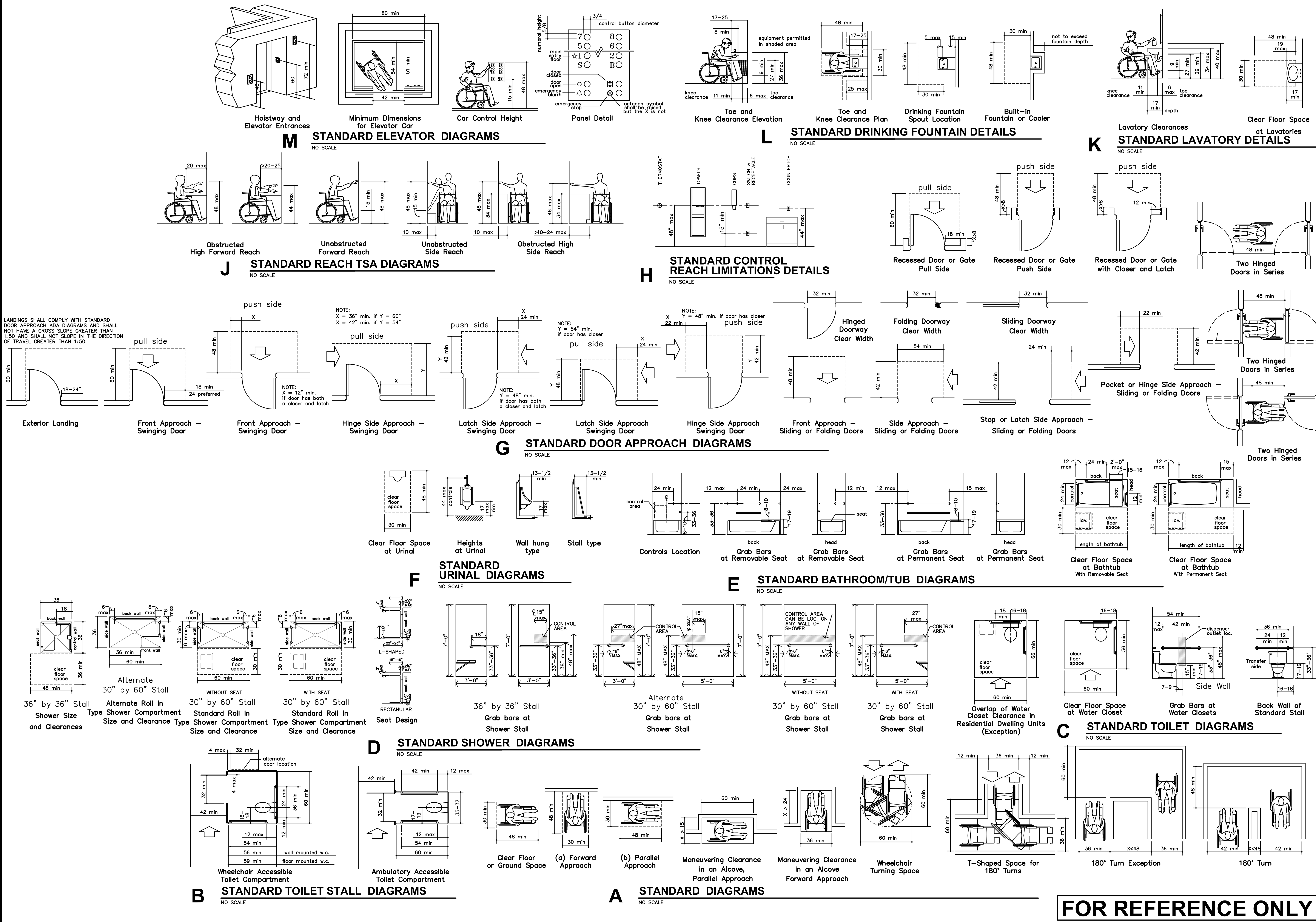
Mechanical & Electrical Engineer ;

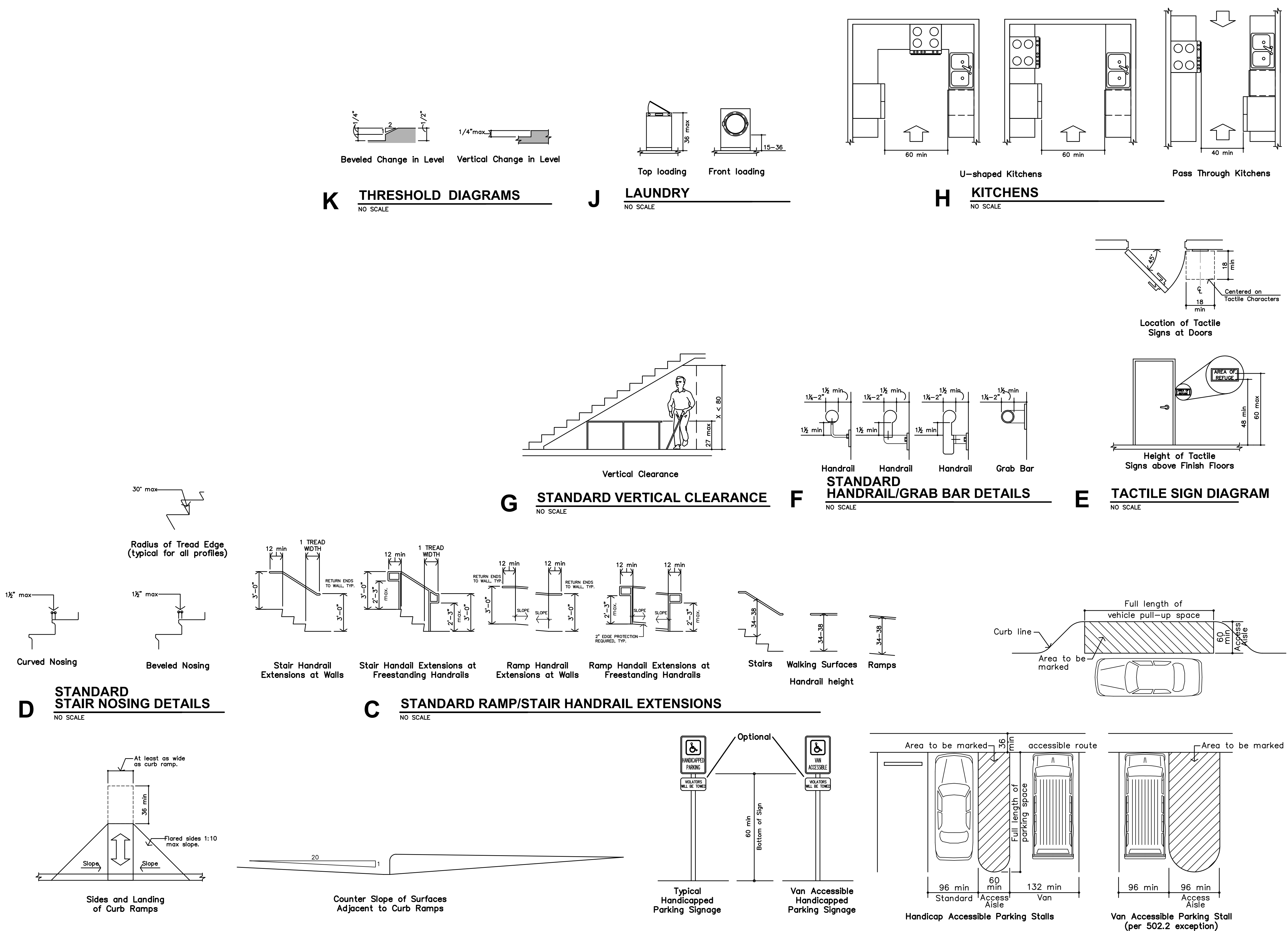


LST Consulting Engineers, PA

4809 Vue Du Lac Place, Suite 301
MANHATTAN, KS. 66503
ph. (785) 587-8042
fax (785) 587-8039
mail@LSTengineers.com

PERMIT SET 7-17-2024





K THRESHOLD DIAGRAMS
NO SCALE

J LAUNDRY
NO SCALE

H KITCHENS
NO SCALE

G STANDARD VERTICAL CLEARANCE
NO SCALE

F STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

E TACTILE SIGN DIAGRAM
NO SCALE

D STANDARD STAIR NOSING DETAILS
NO SCALE

C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY



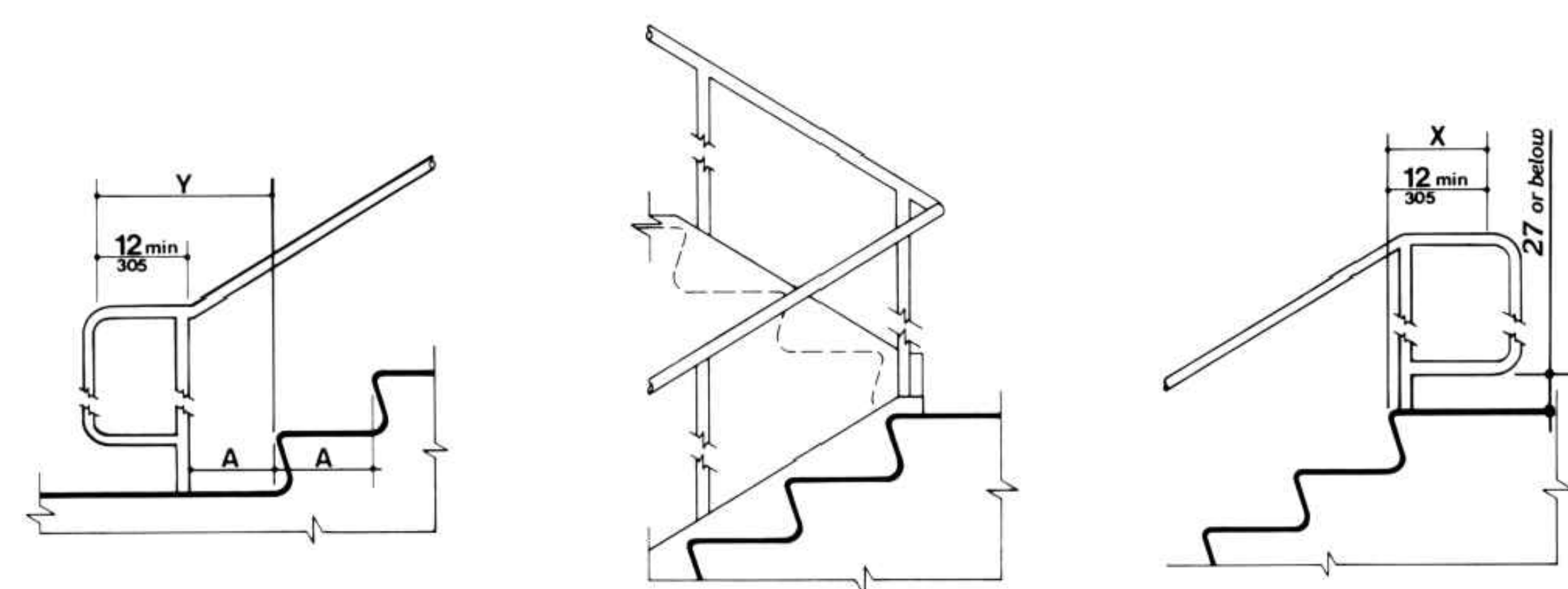


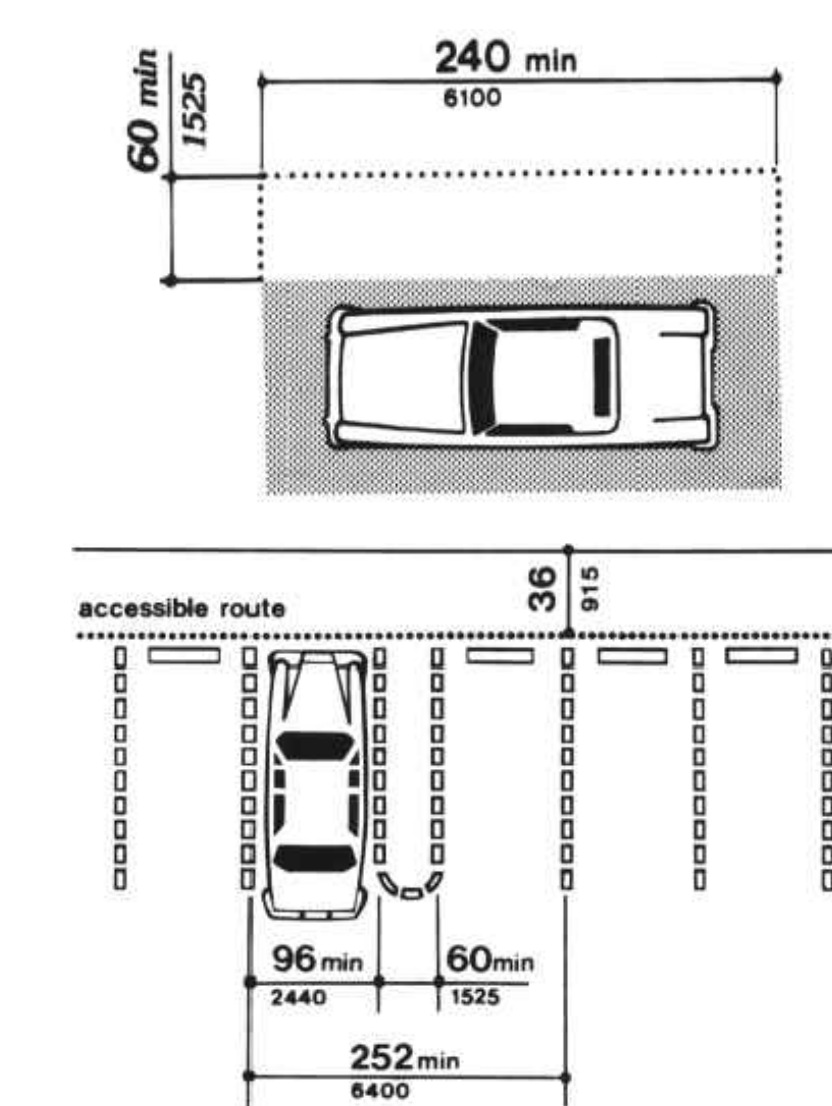
Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

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

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

J STANDARD UFAS HANDRAILS
NO SCALE



B STANDARD UFAS PARKING SPACES
NO SCALE

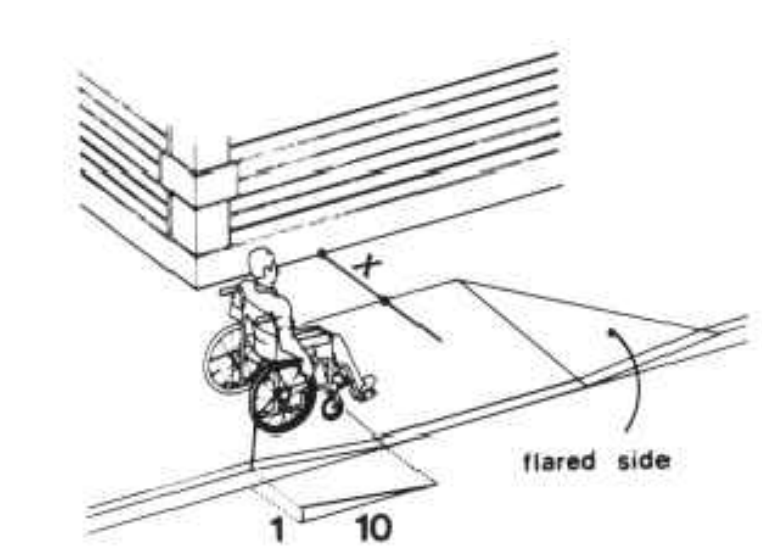


Figure 12(a)

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

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

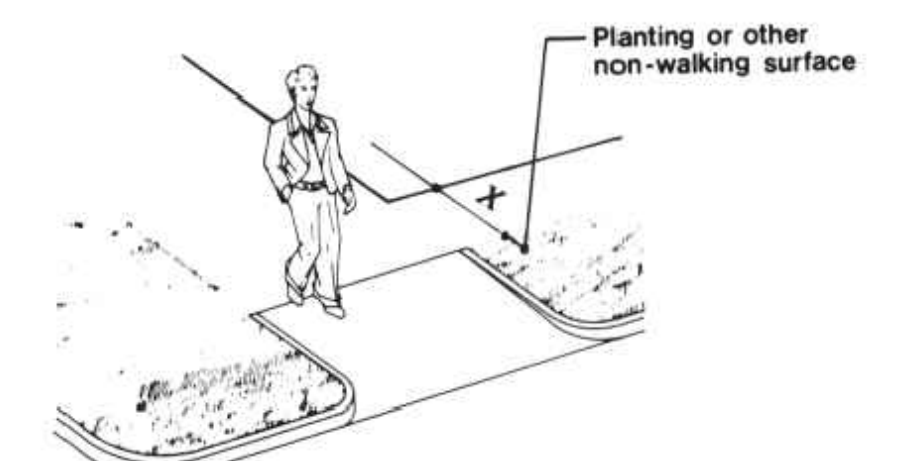
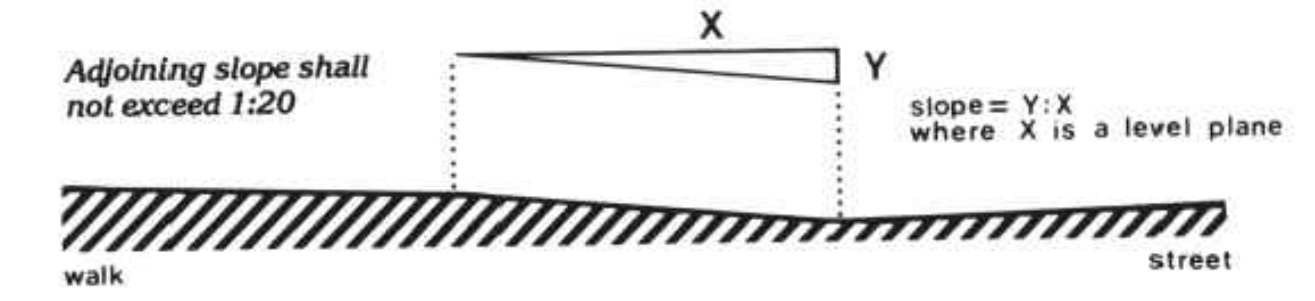
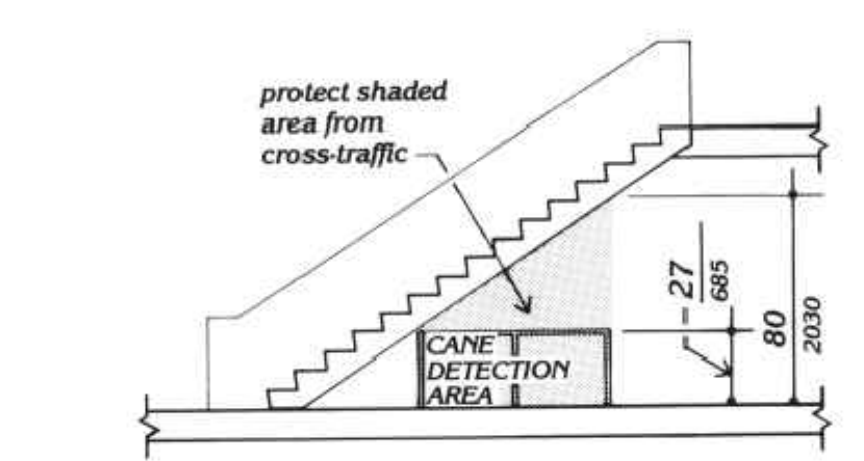


Figure 12(b)

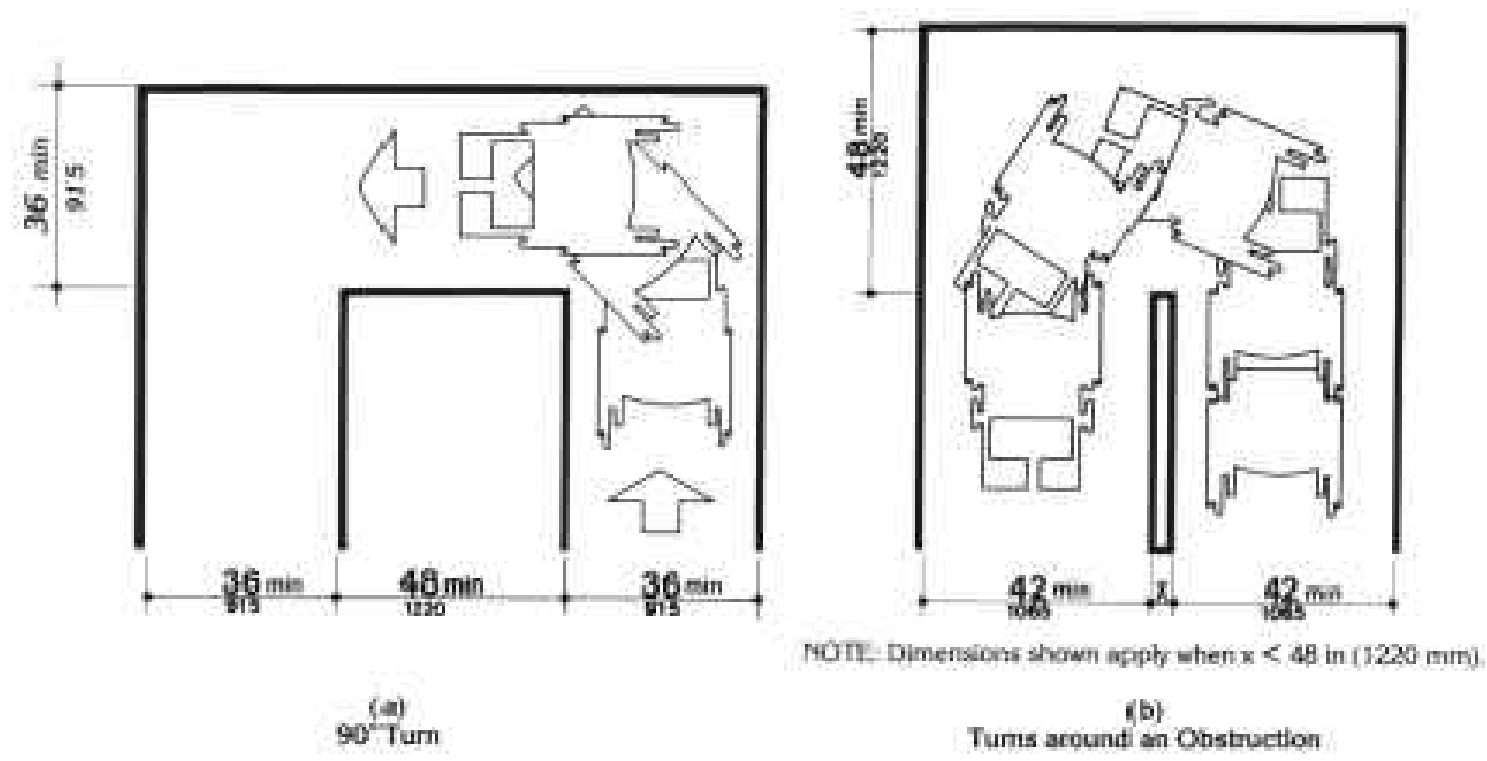
H STANDARD UFAS CURB RAMPS
NO SCALE



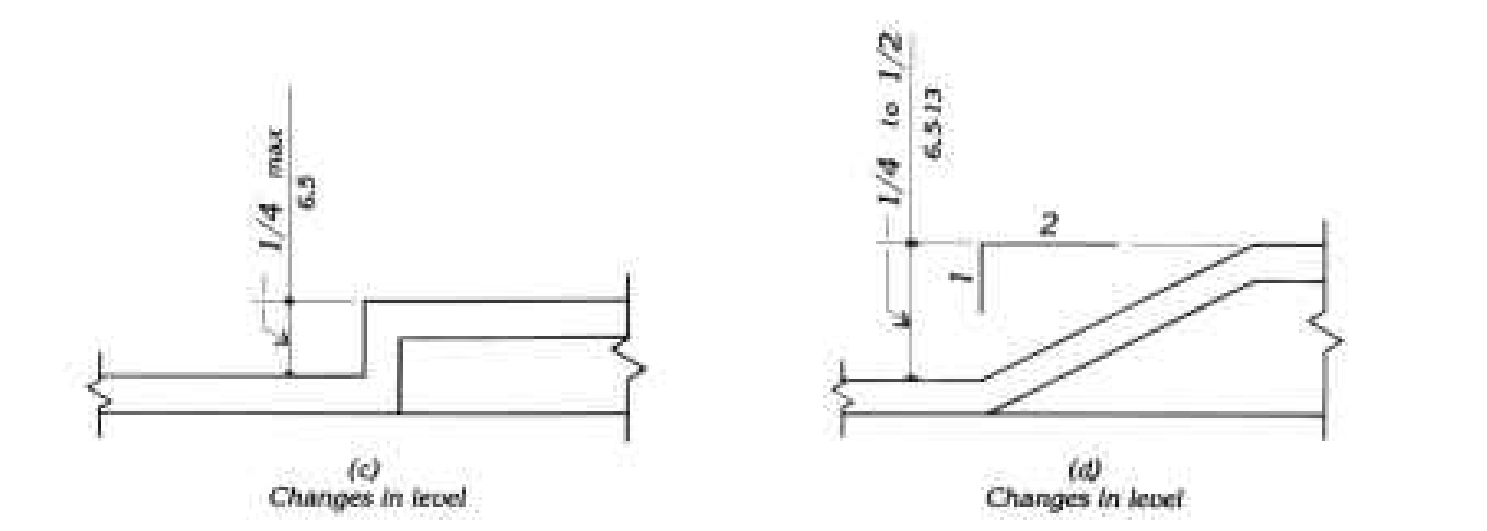
G STANDARD UFAS SLOPE
NO SCALE



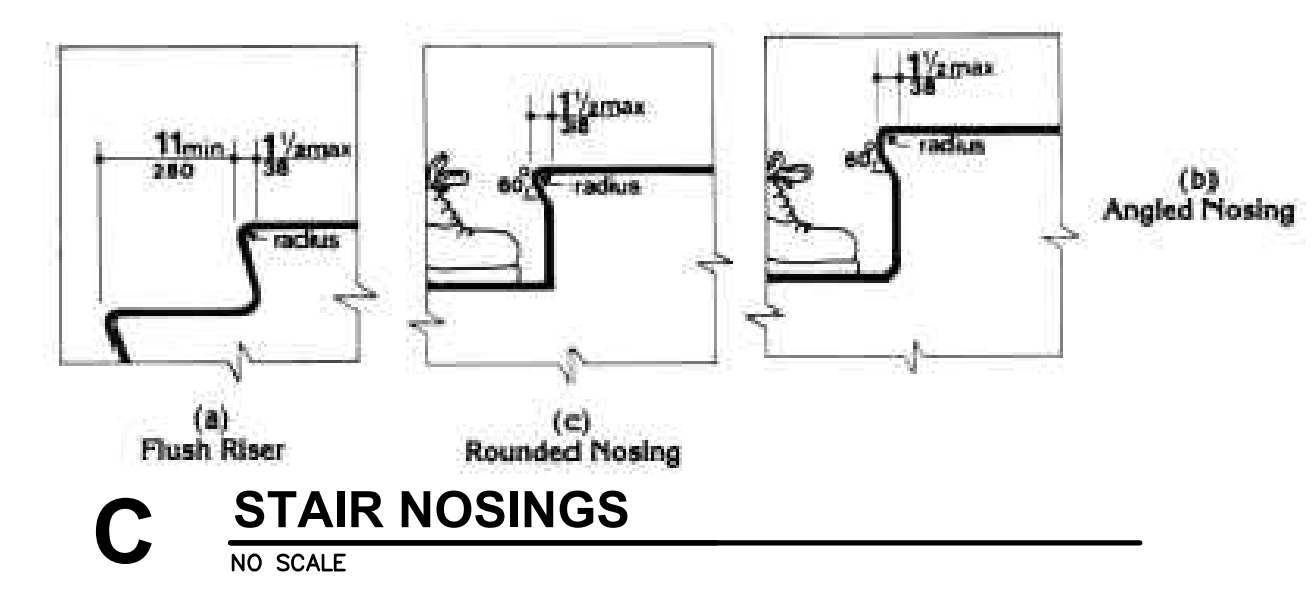
F GENERAL UFAS DIAGRAM
NO SCALE



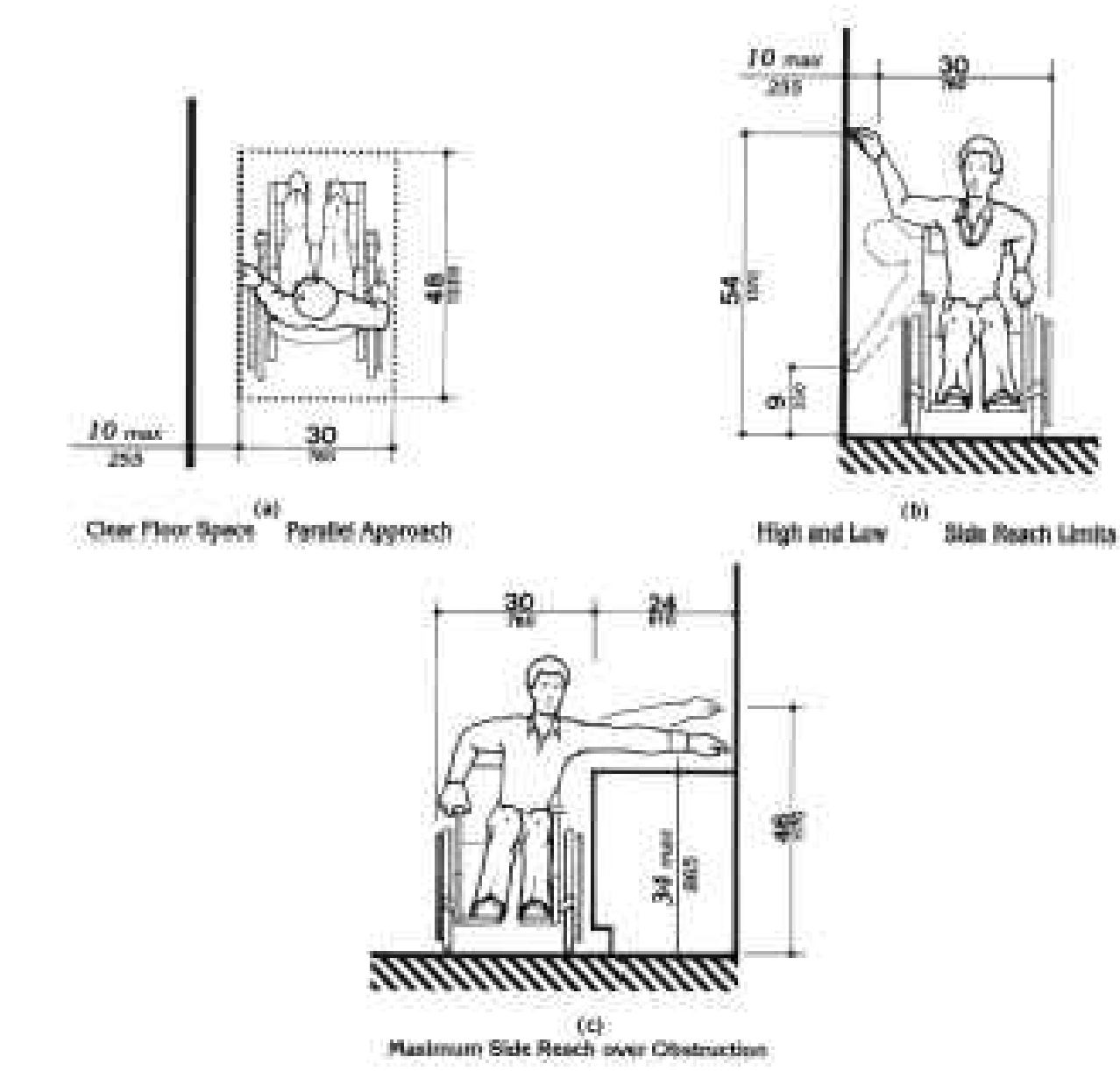
E UFAS WIDTH DIAGRAMS
NO SCALE



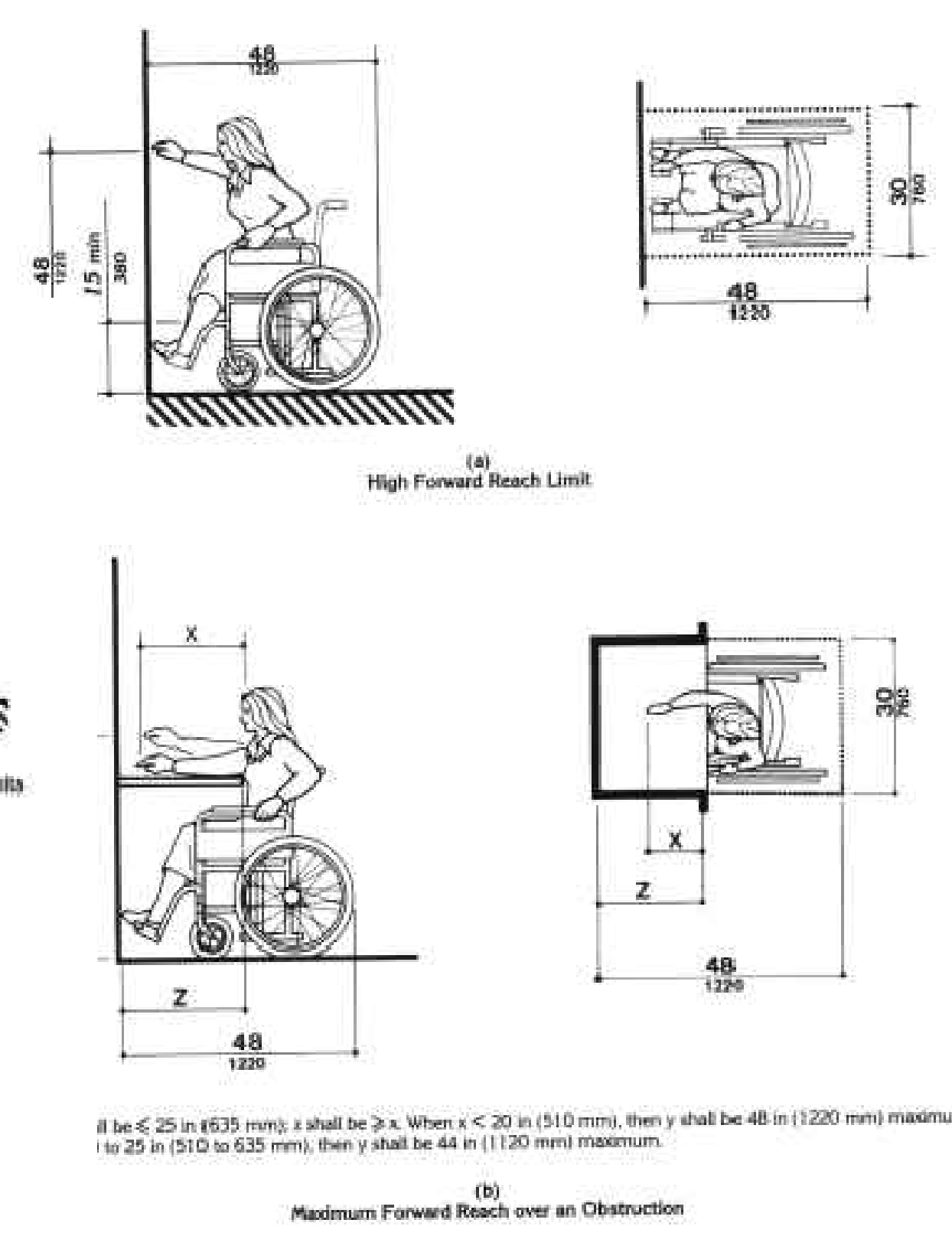
D UFAS CHANGE IN LEVEL DIAGRAM
NO SCALE



C STAIR NOSINGS
NO SCALE

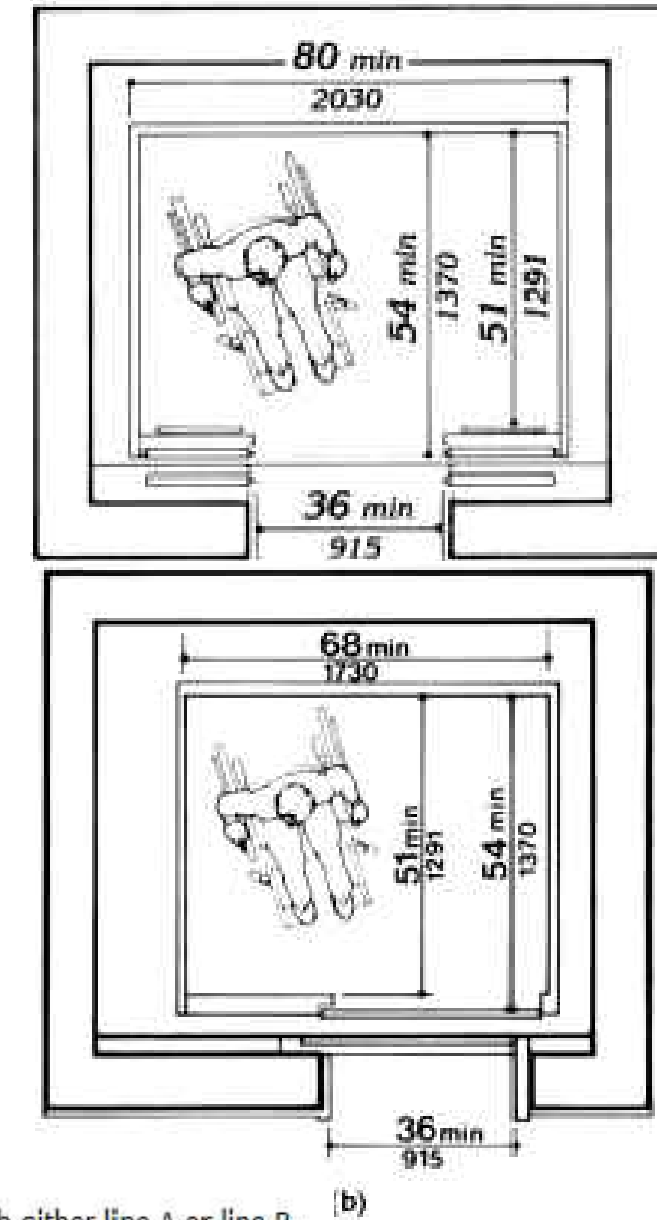
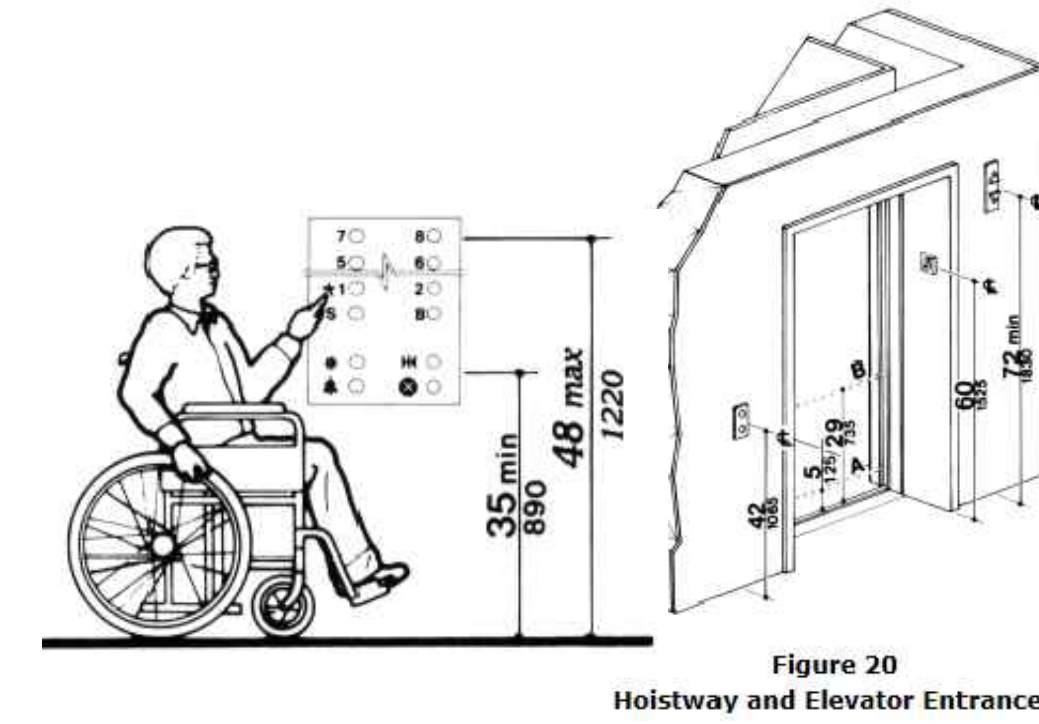
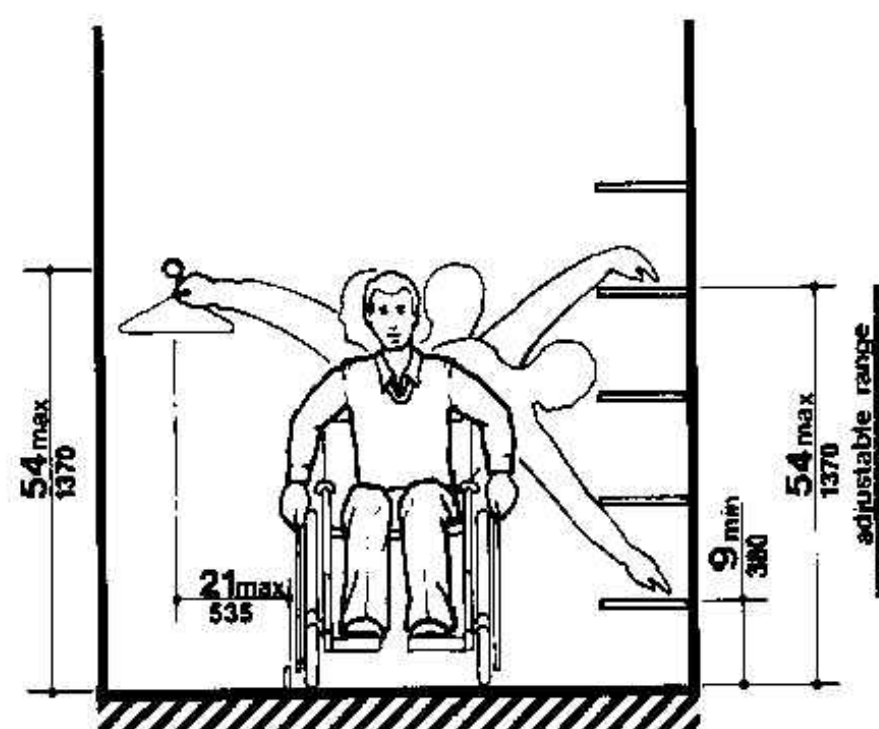
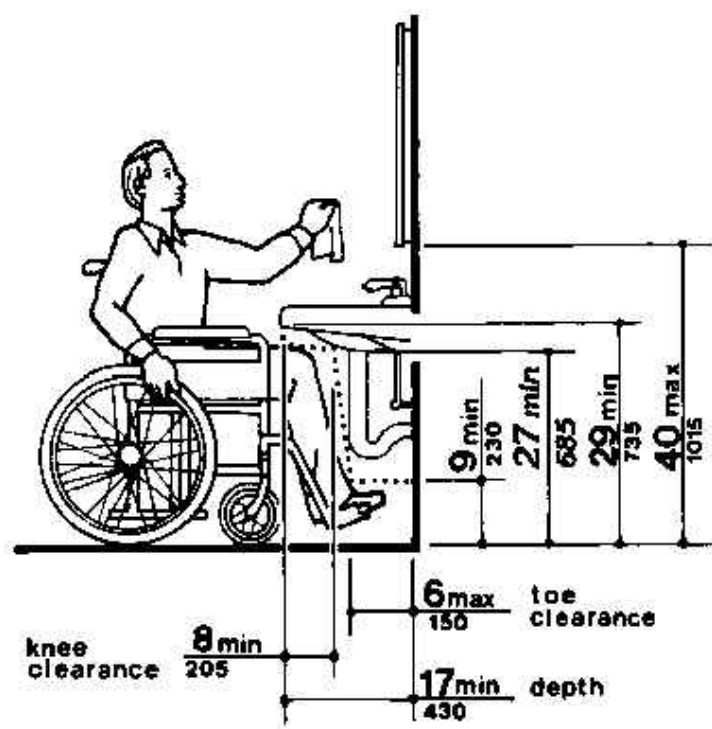
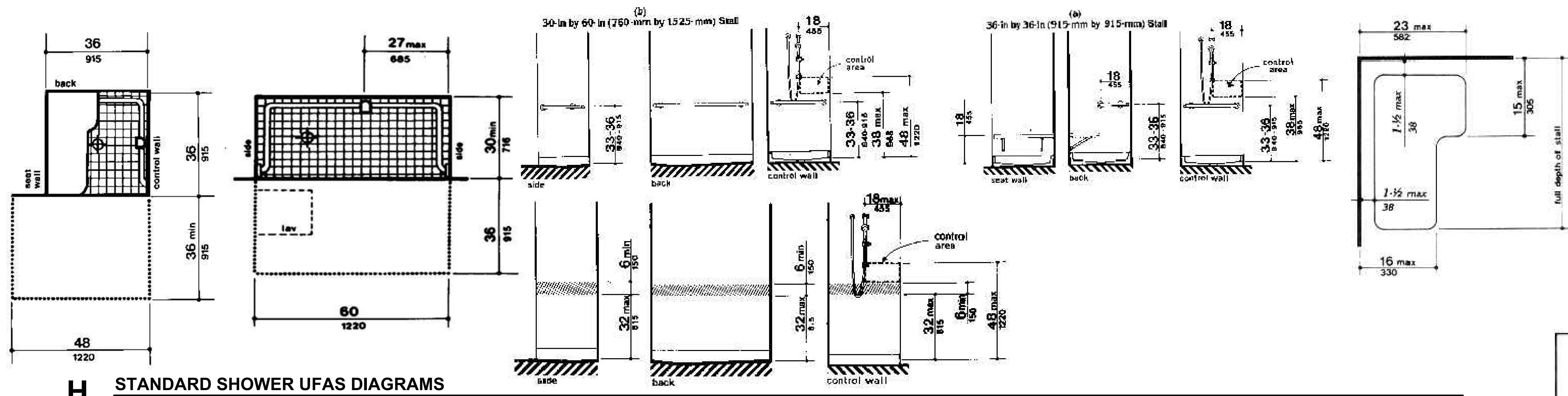


A STANDARD UFAS REACH DIAGRAMS
NO SCALE

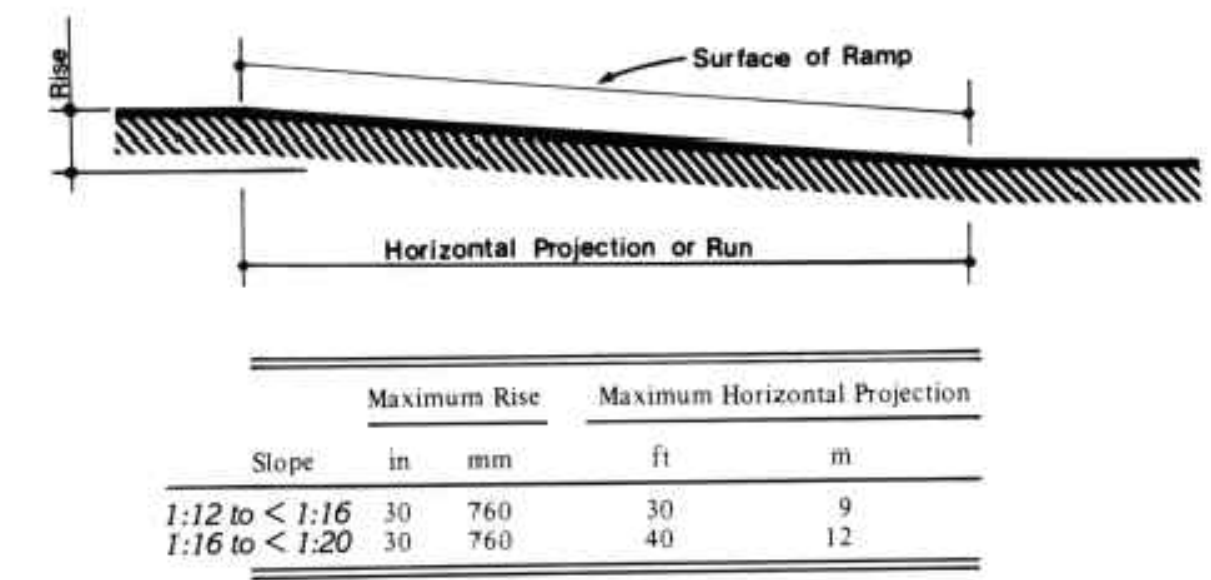
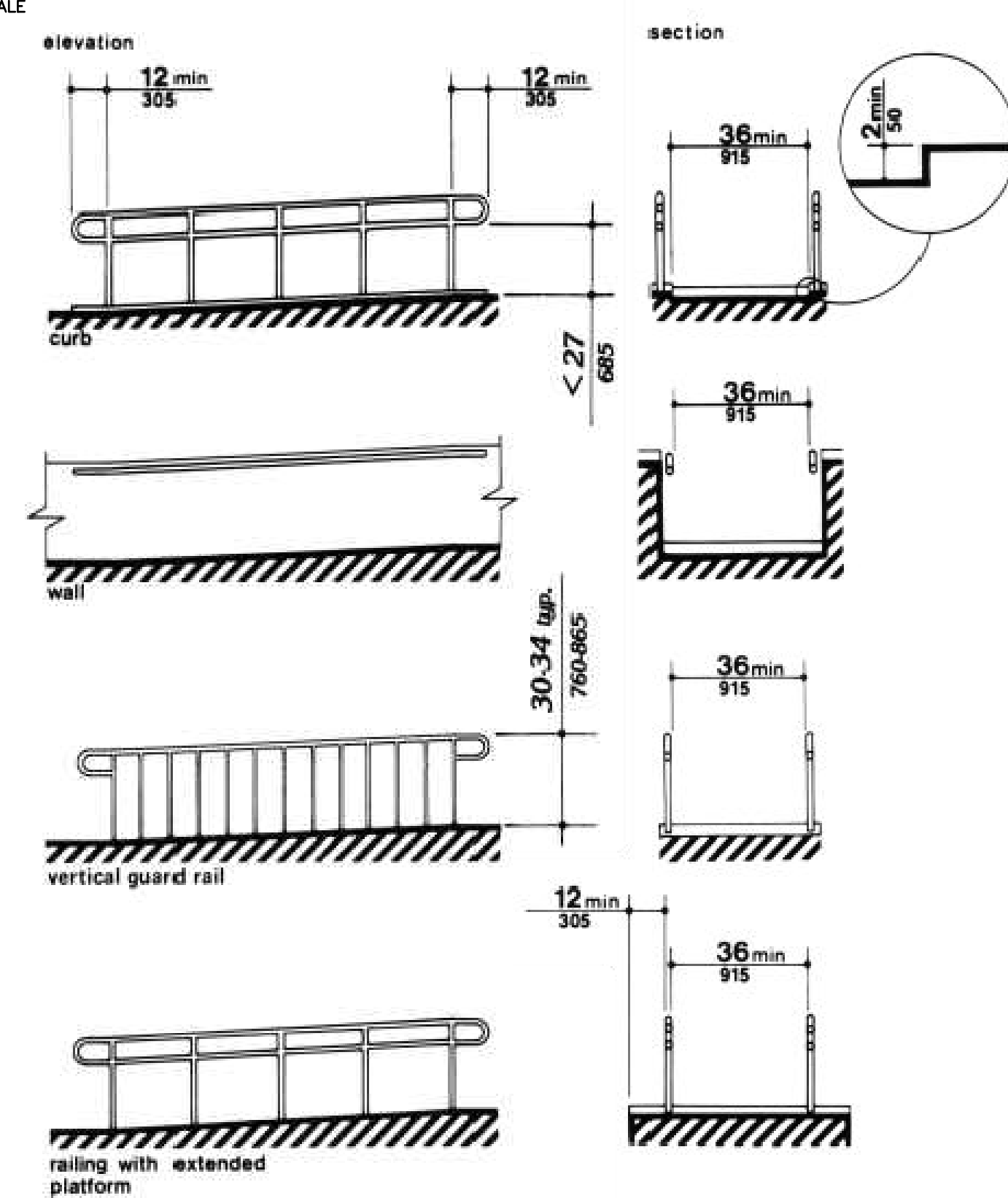
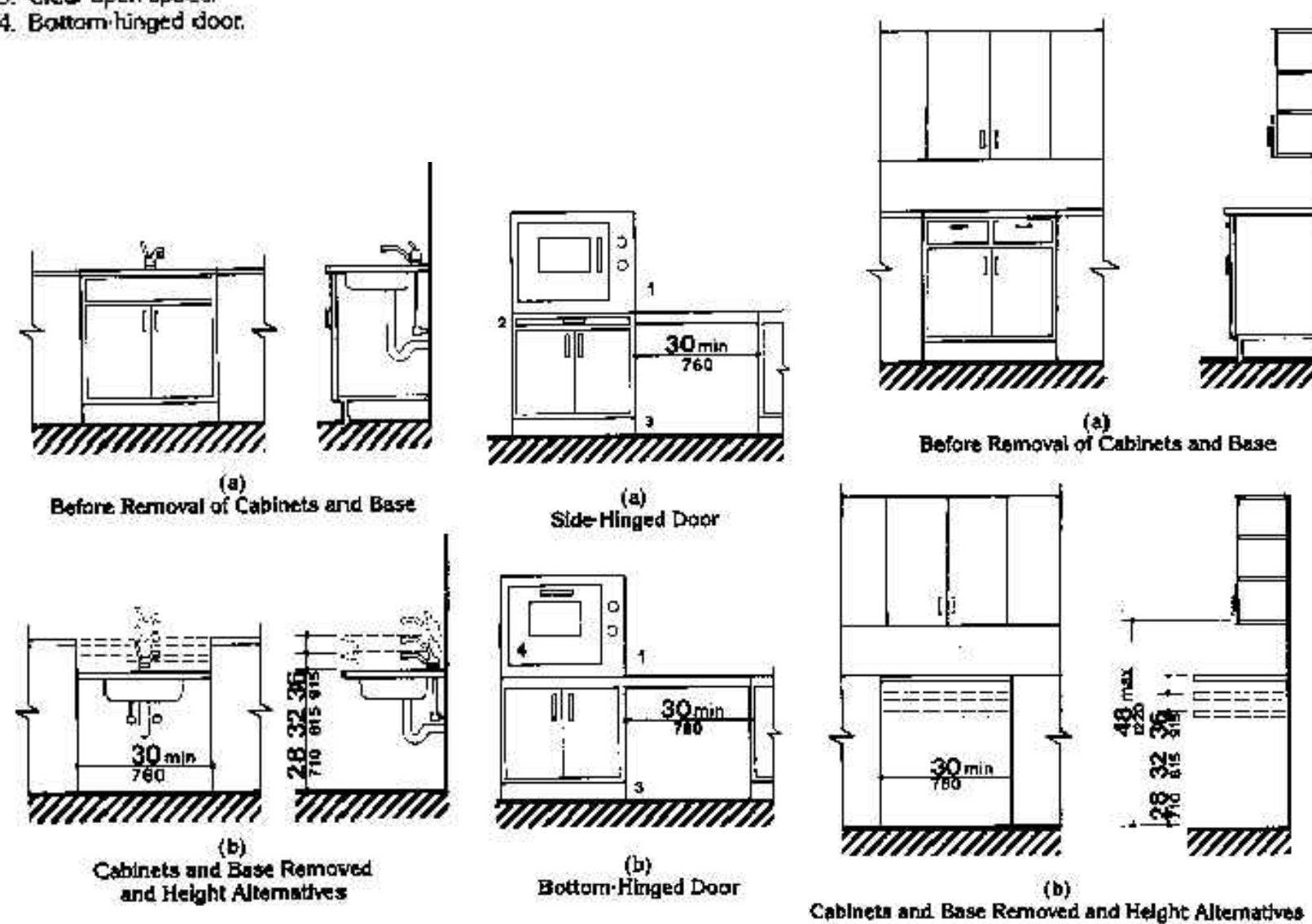


NOTE: REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

FOR REFERENCE ONLY



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



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

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

SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS



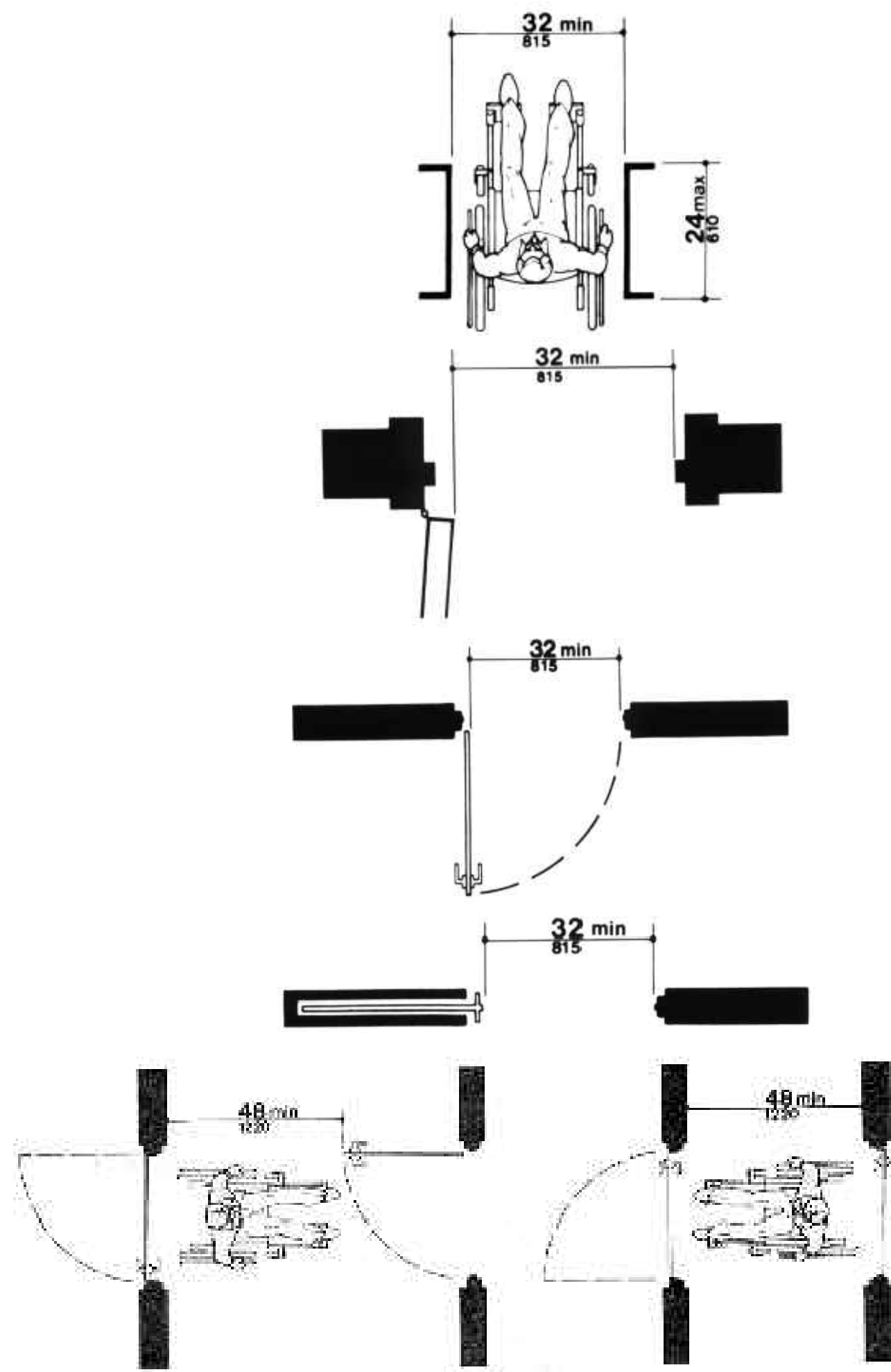
REVISION:
DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

UFAS 2

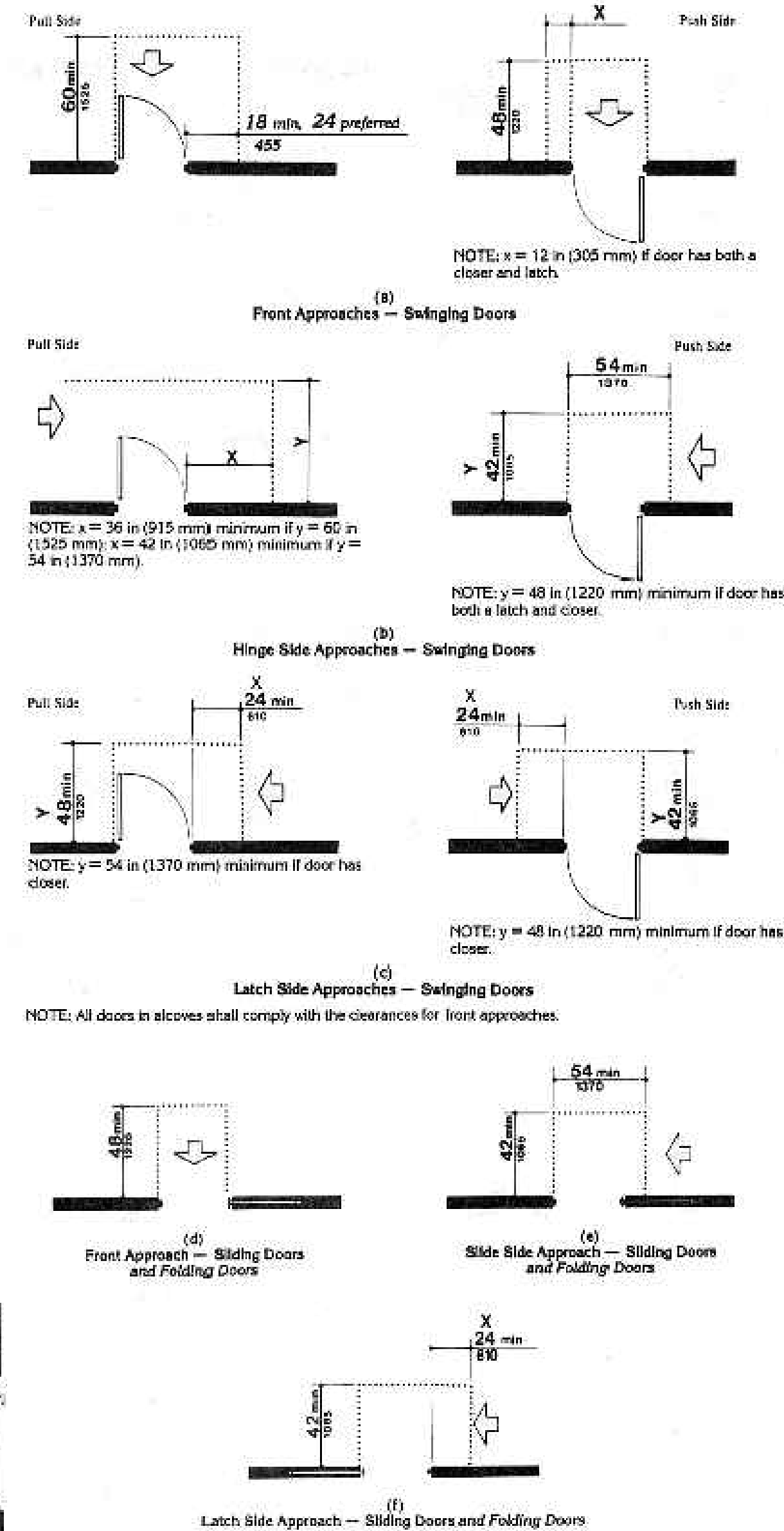
FOR REFERENCE ONLY

COPYRIGHTED ©

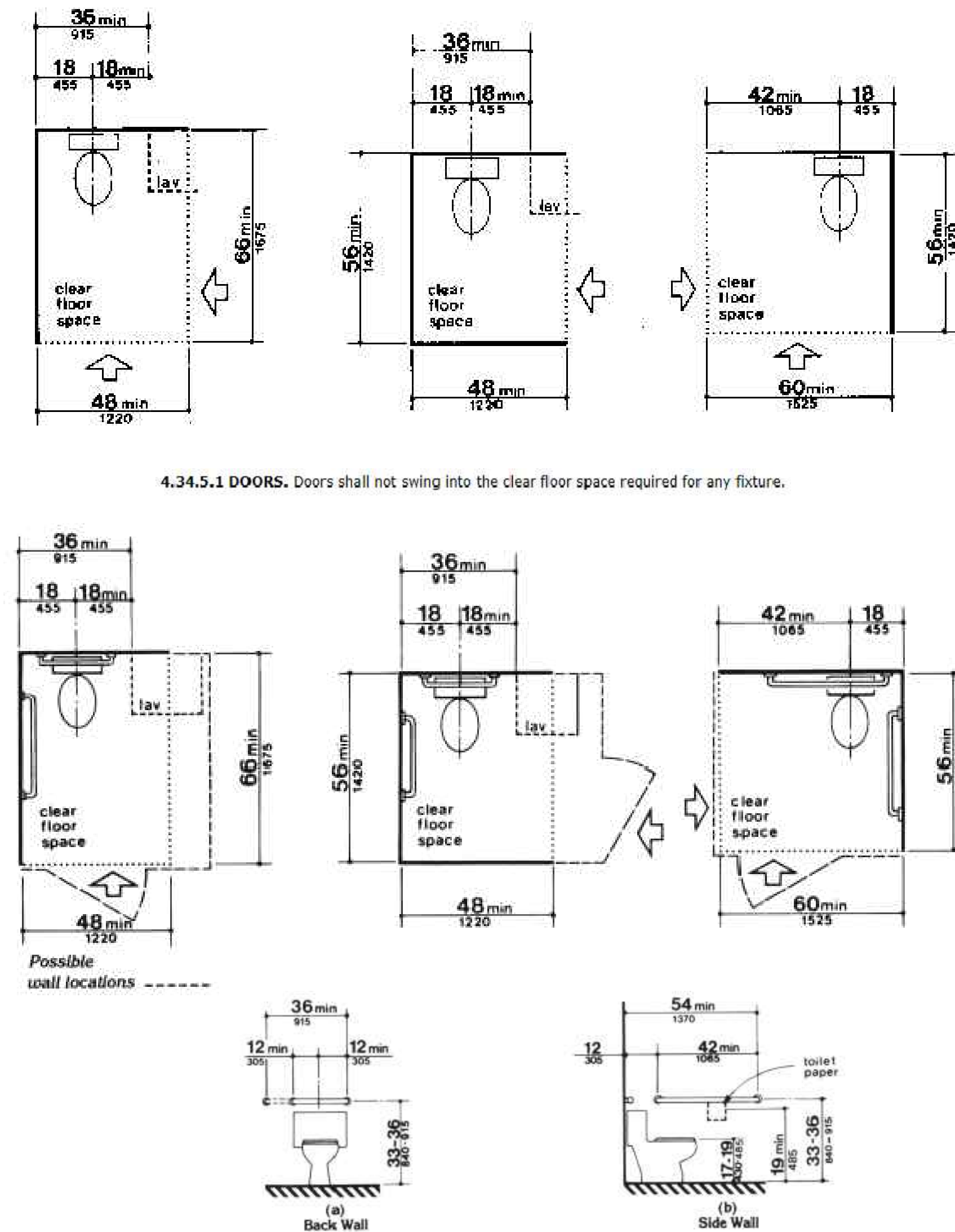
JCR Jones Gillam Renz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgarchitects.com



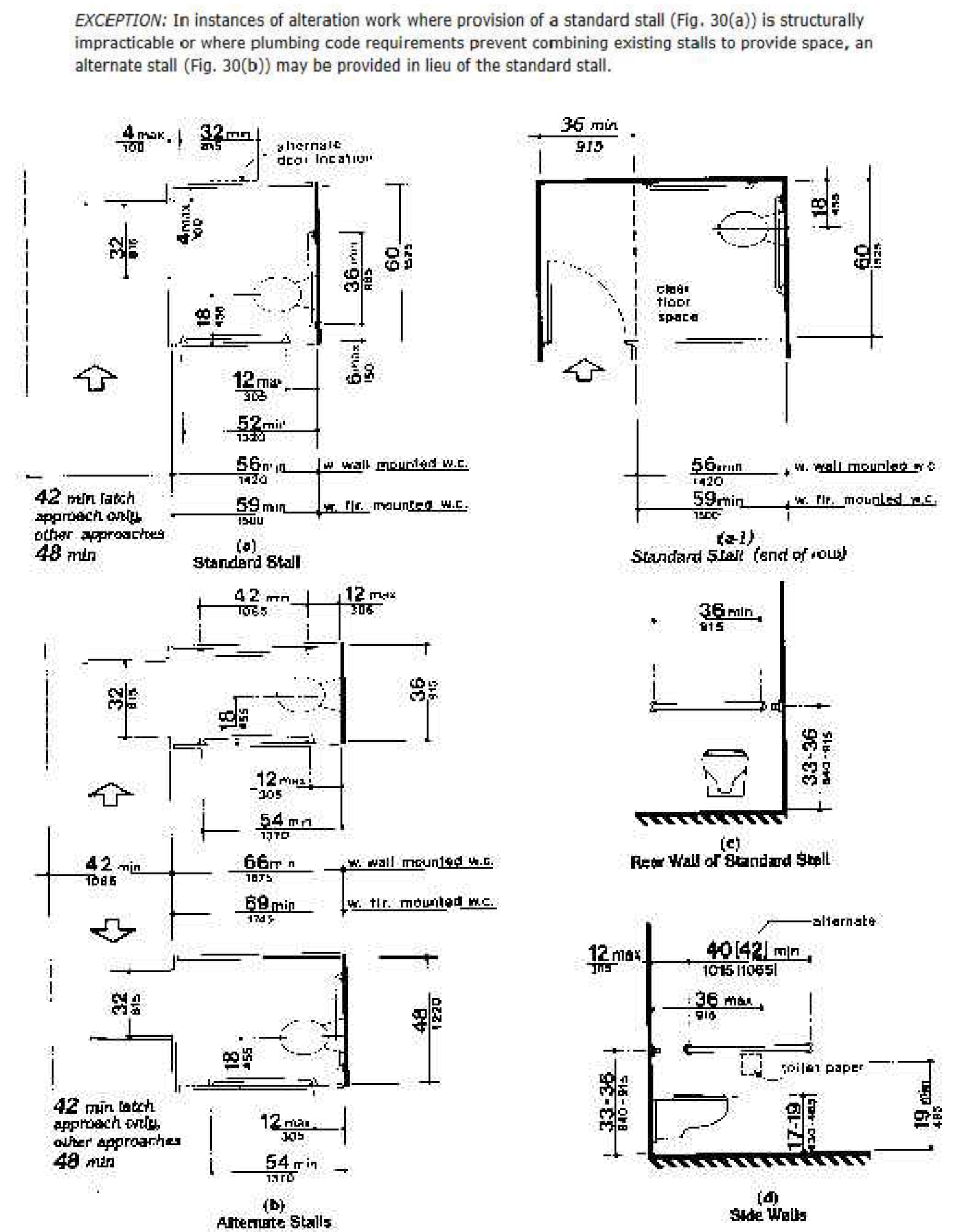
B STANDARD UFAS DOOR APPROACH/CLEARANCES
NO SCALE



C STANDARD BATHROOM/TUB DIAGRAMS
NO SCALE



A STANDARD UFAS TOILET/WATER CLOSET DIAGRAMS
NO SCALE



EXCEPTION: In instances of alteration work where provision of a standard stall (Fig. 30(a)) is structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.

(a) Standard Stall

(b) Standard Stall (end of row)

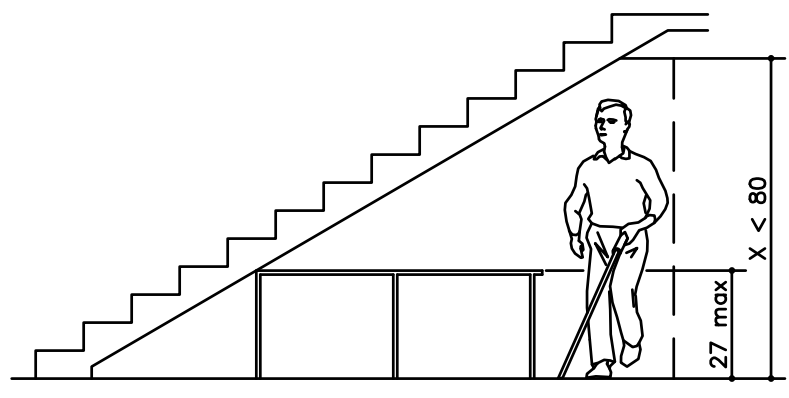
(c) Rear Wall of Standard Stall

(d) Alternate Stalls

(e) Side Walls

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

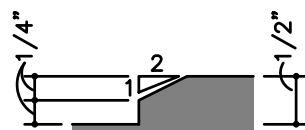
FOR REFERENCE ONLY



Vertical Clearance

S STANDARD VERTICAL CLEARANCE

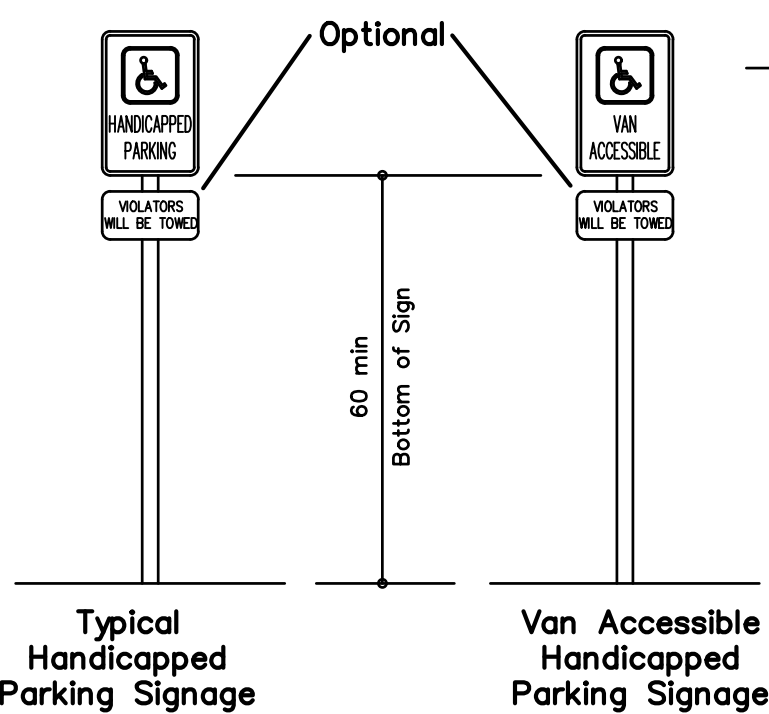
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

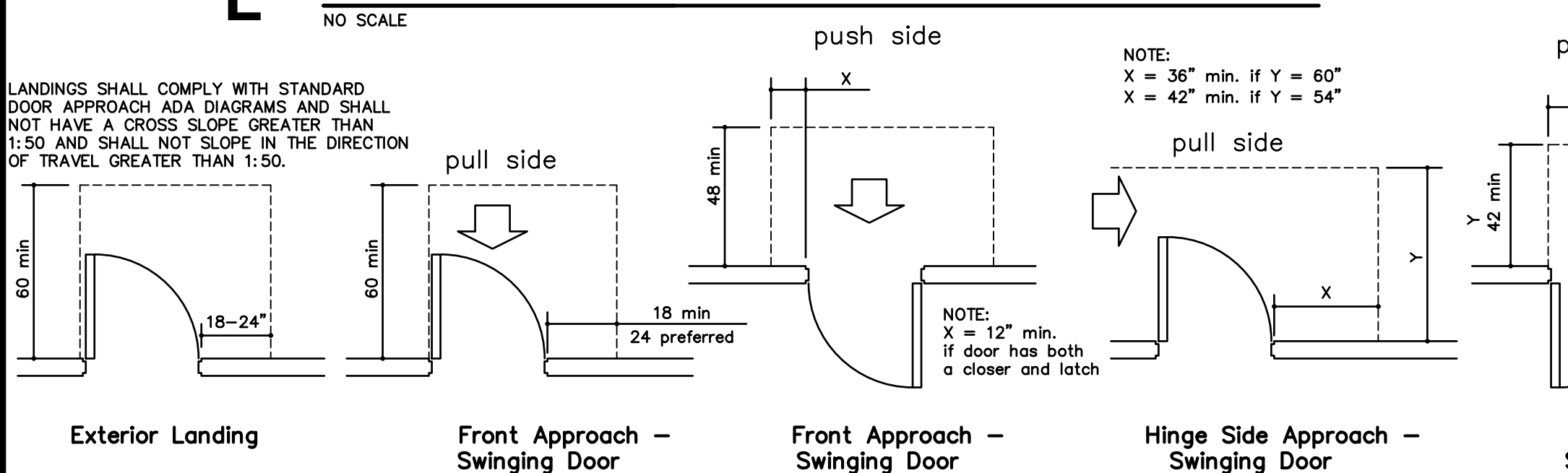
NO SCALE



L STANDARD PARKING ADA DIAGRAMS

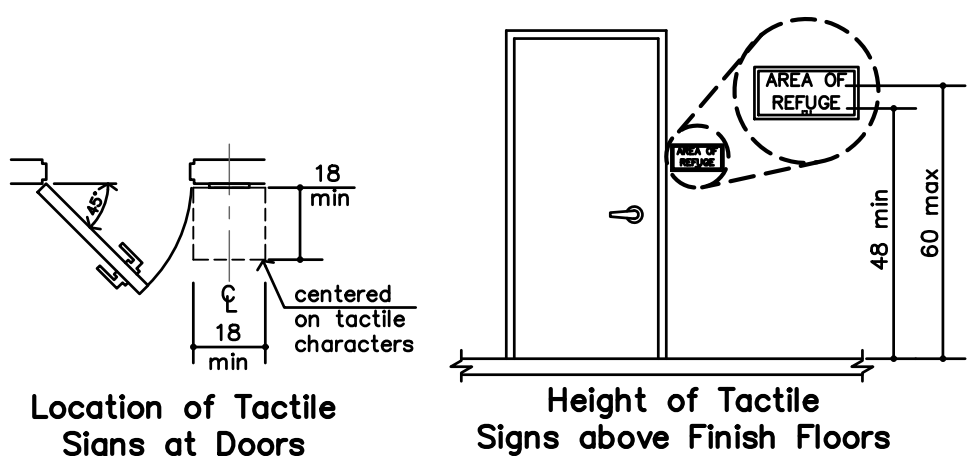
NO SCALE

LANDINGS SHALL COMPLY WITH STANDARD DOOR APPROACH ADA DIAGRAMS AND SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:50.



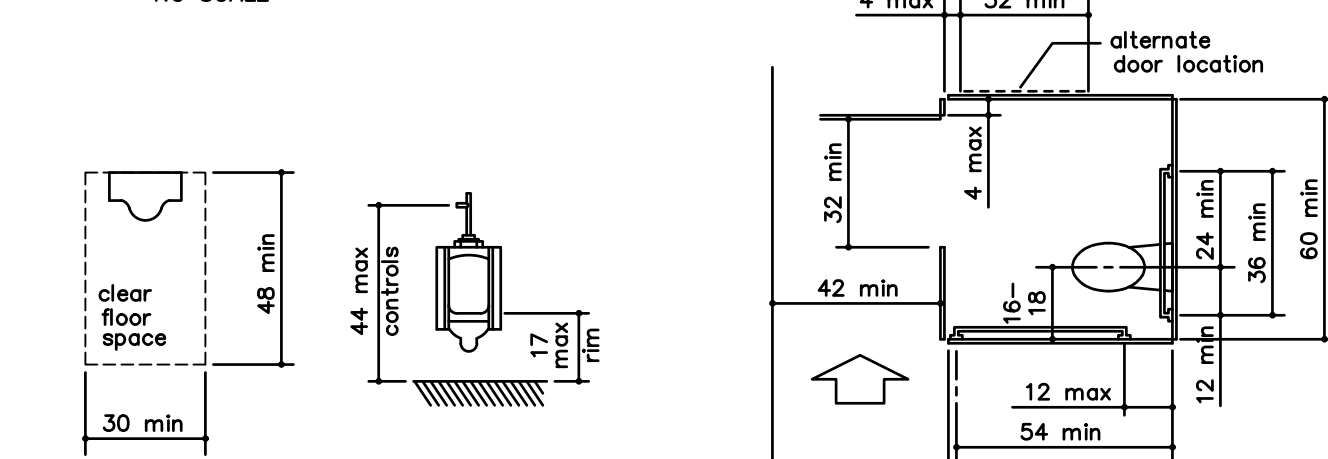
G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



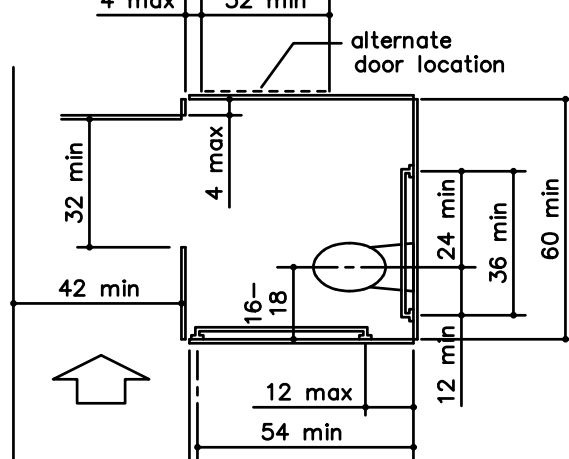
F TACTILE SIGN DIAGRAM

NO SCALE



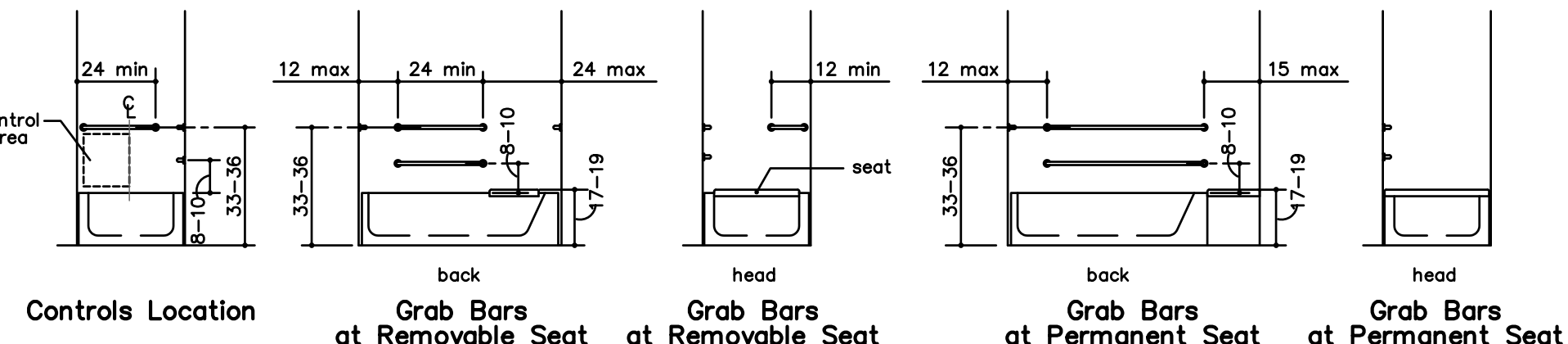
C STANDARD URINAL ADA DIAGRAMS

NO SCALE



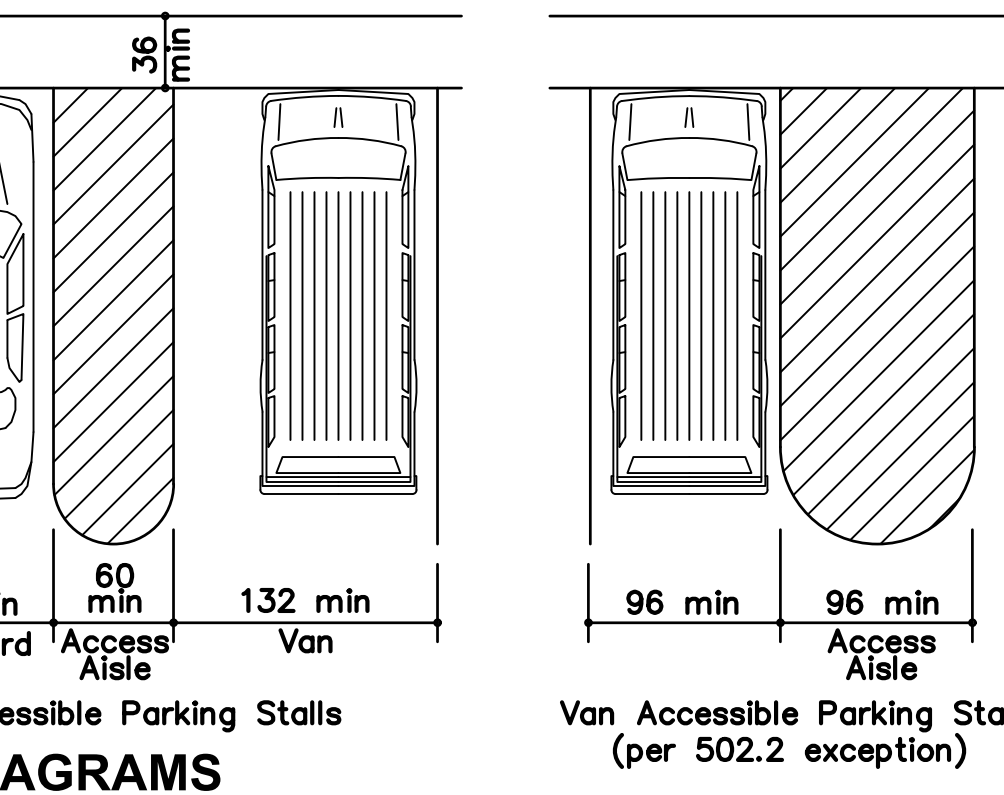
B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



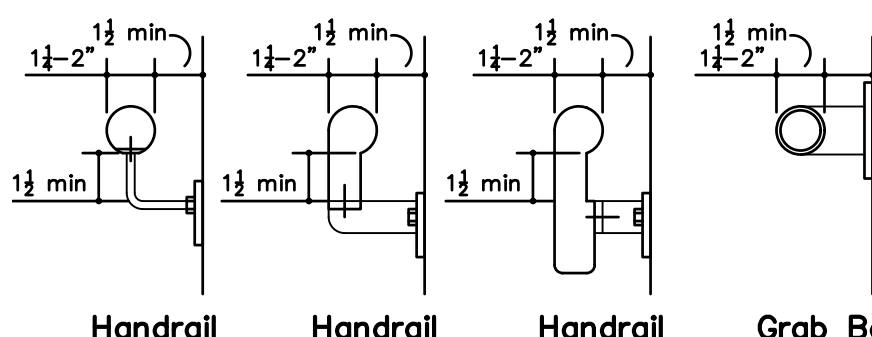
O STANDARD BATHROOM/TUB ADA DIAGRAMS

NO SCALE



N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



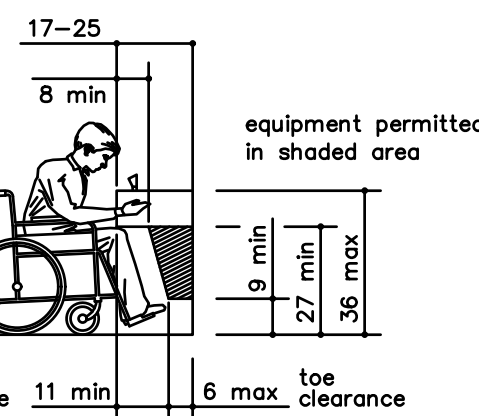
K STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE



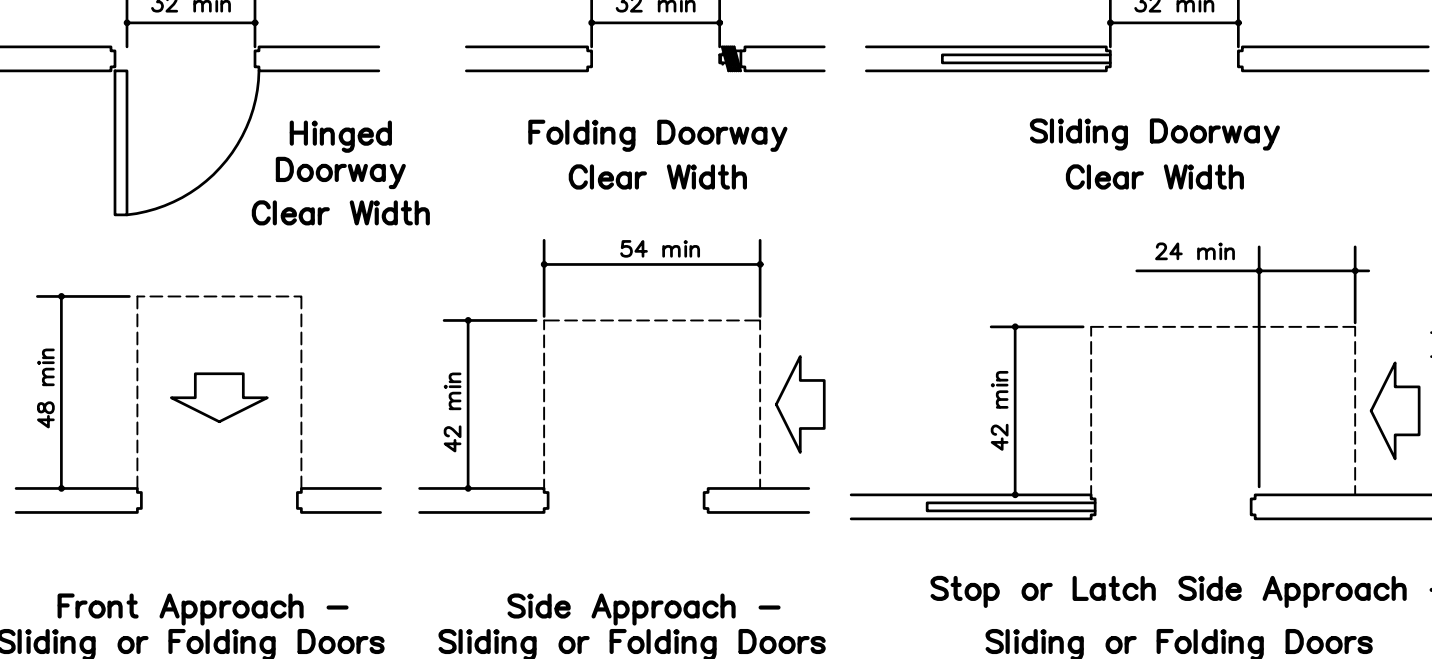
R STANDARD REACH ADA DIAGRAMS

NO SCALE



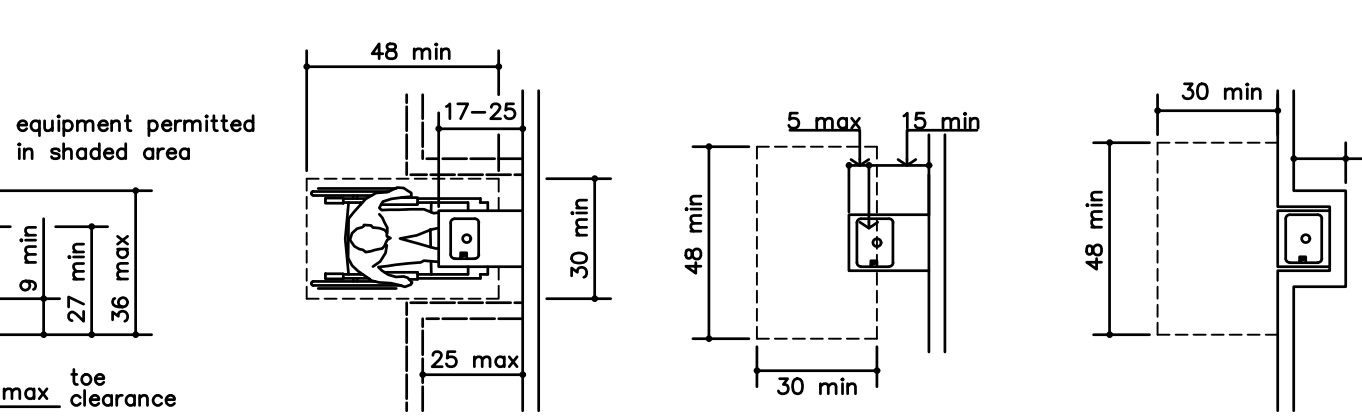
J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



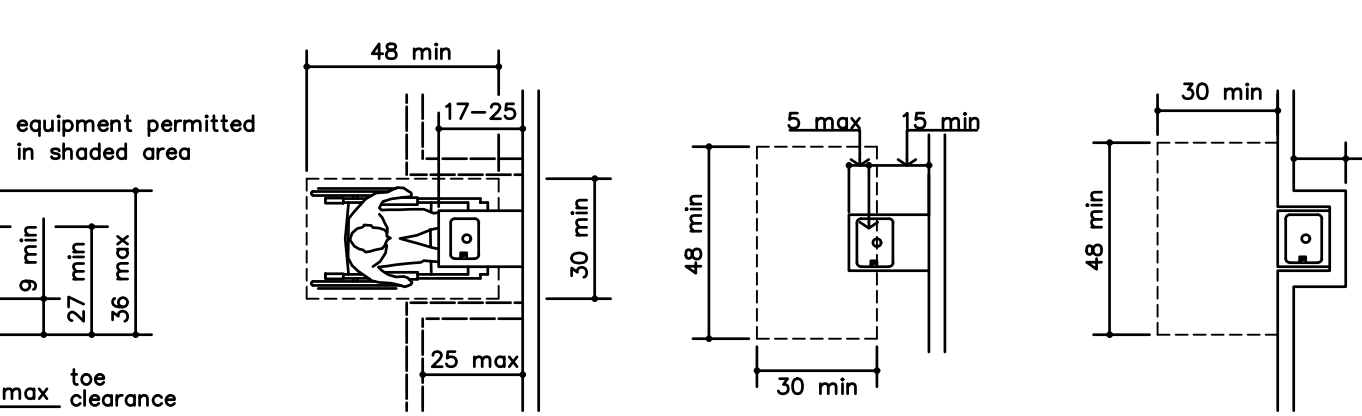
H STANDARD LAVATORY DETAILS

NO SCALE



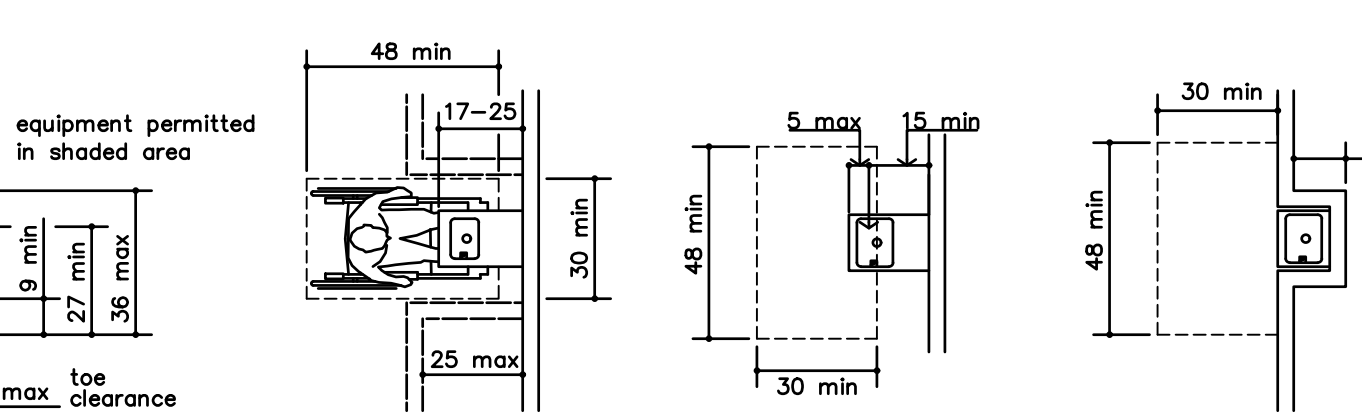
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE



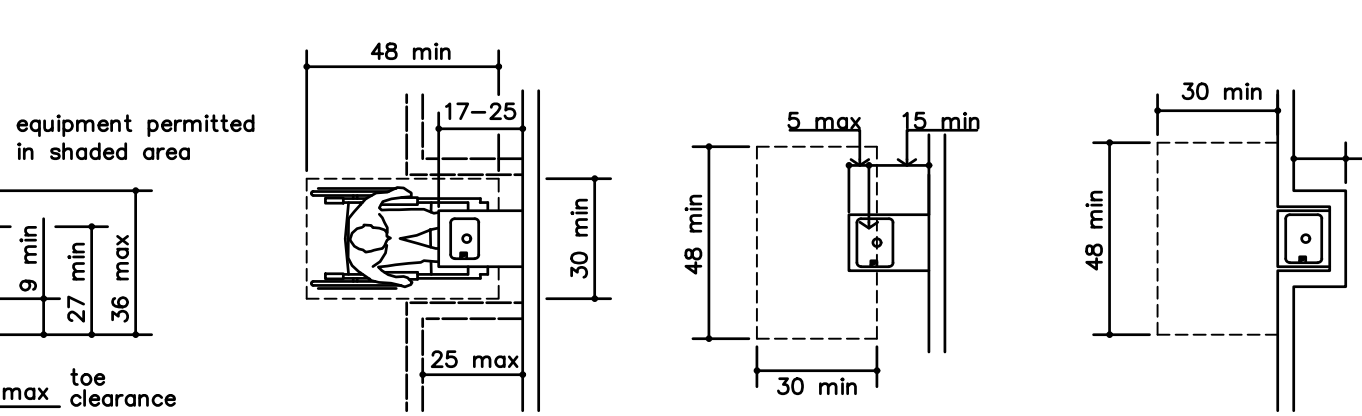
Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



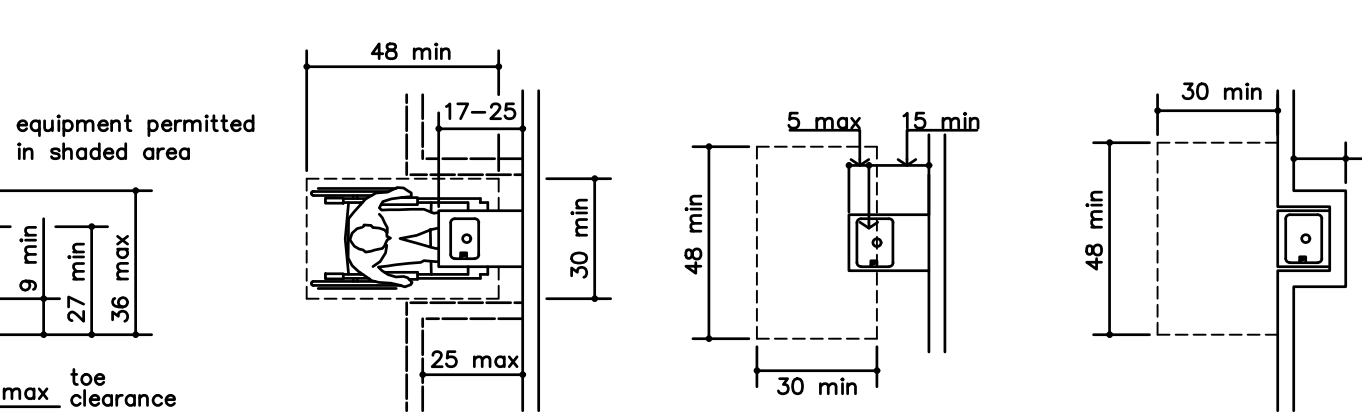
A STANDARD ADA DIAGRAMS

NO SCALE



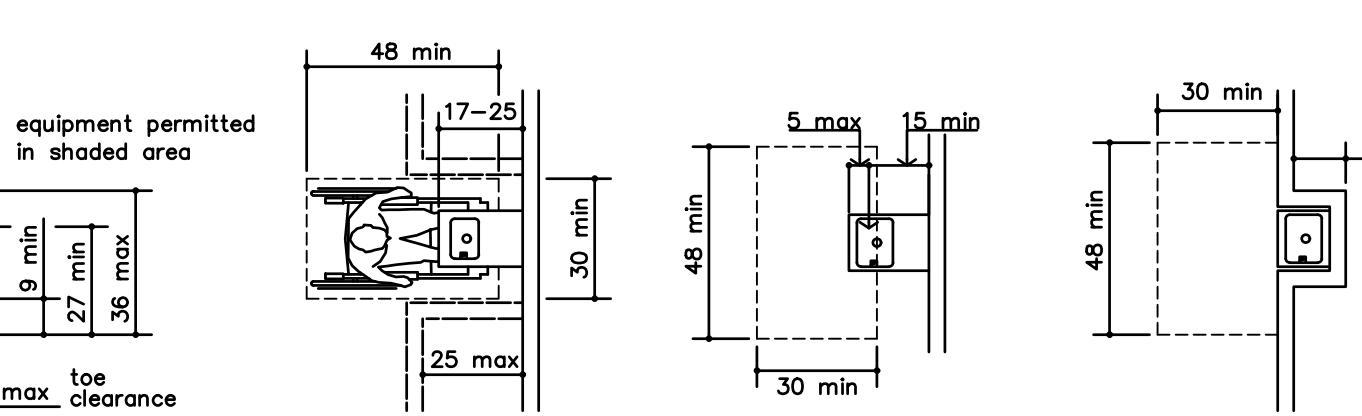
D STANDARD TOILET ADA DIAGRAMS

NO SCALE



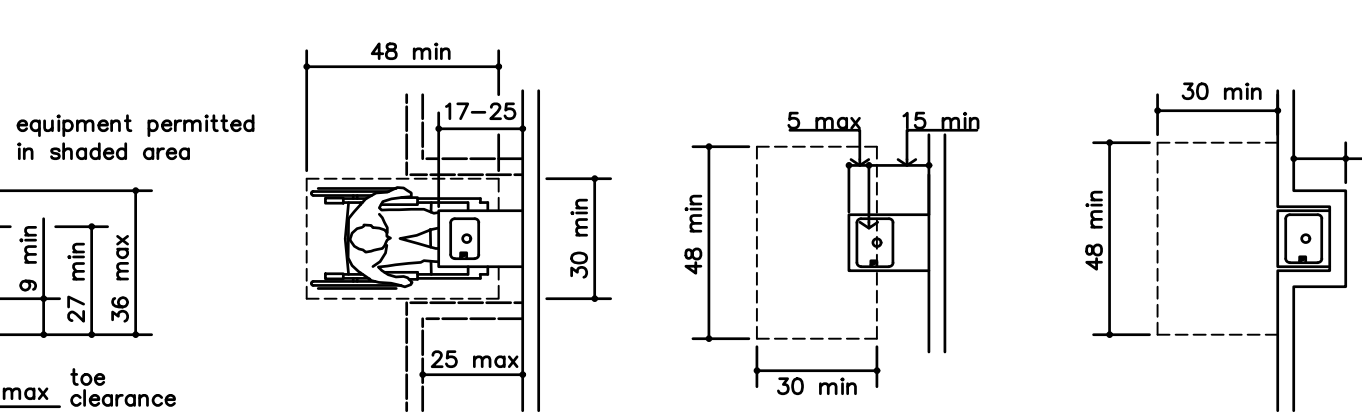
E STANDARD SHOWER ADA DIAGRAMS

NO SCALE



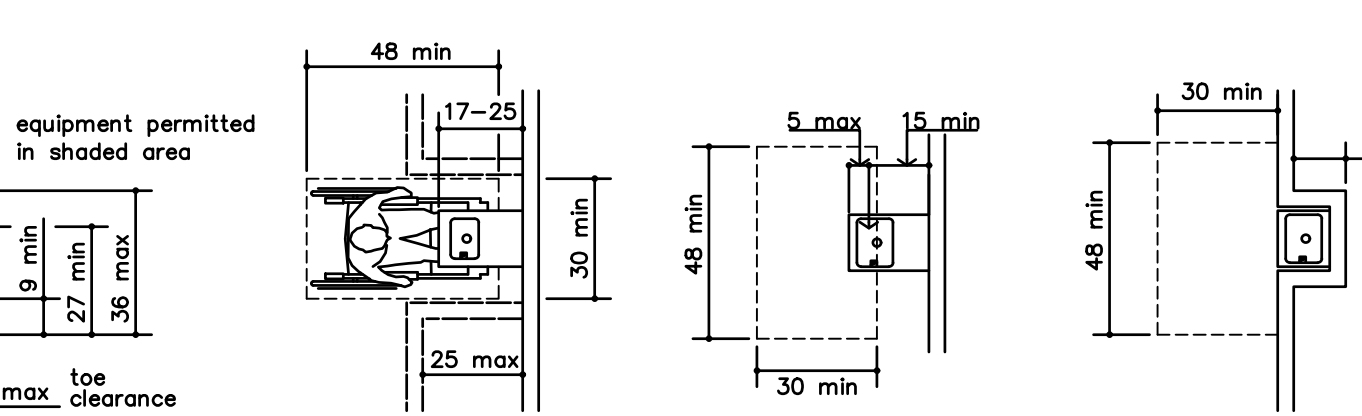
F TACTILE SIGN DIAGRAM

NO SCALE



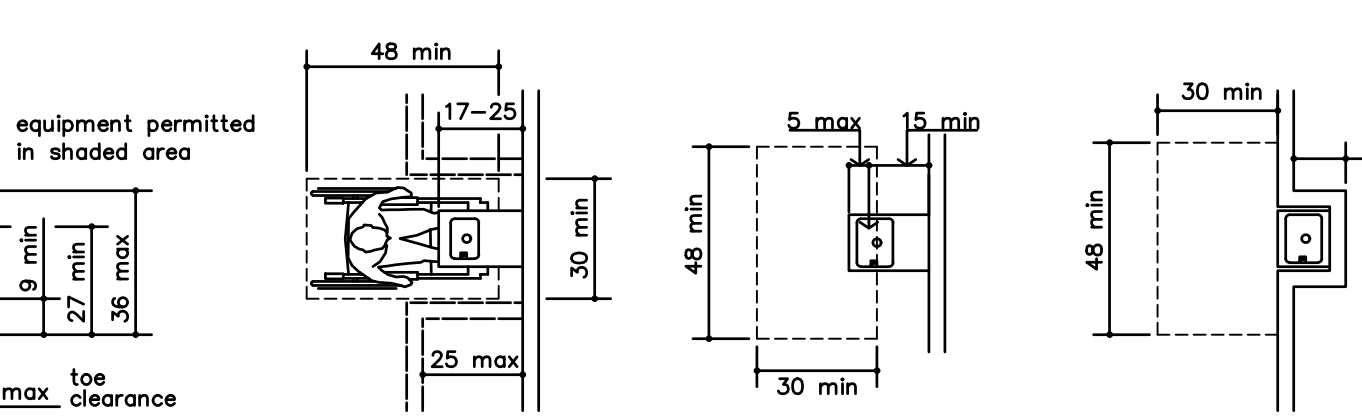
G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



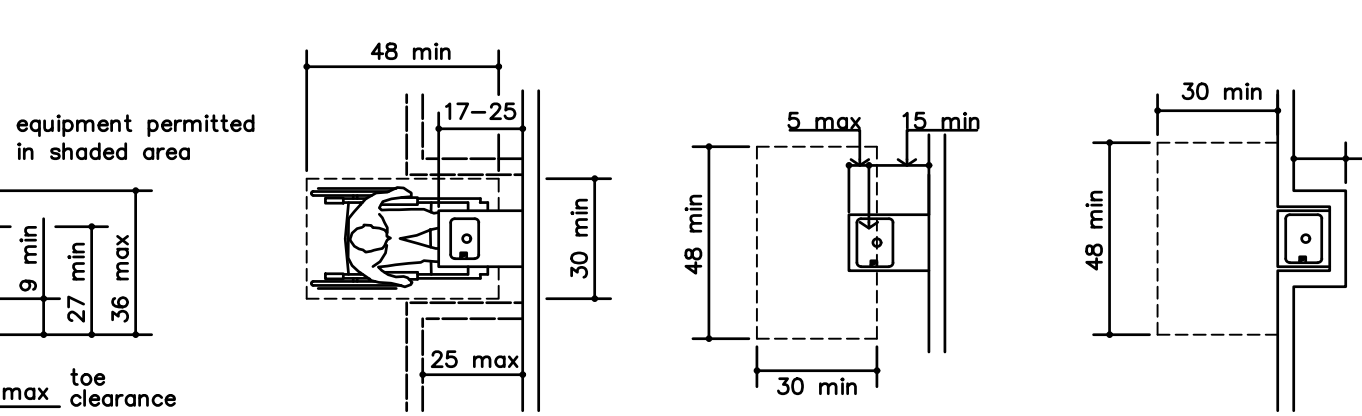
H STANDARD LAVATORY DETAILS

NO SCALE



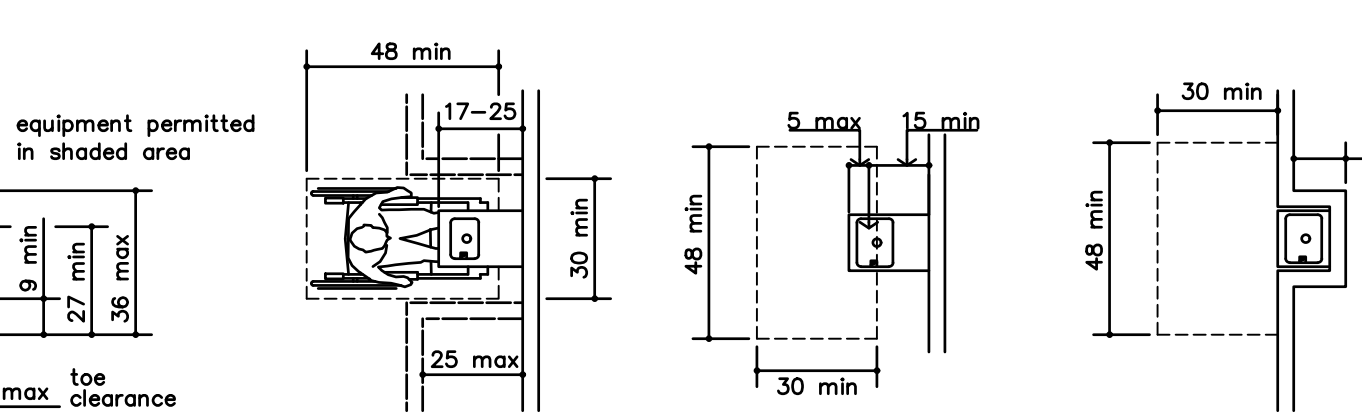
J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



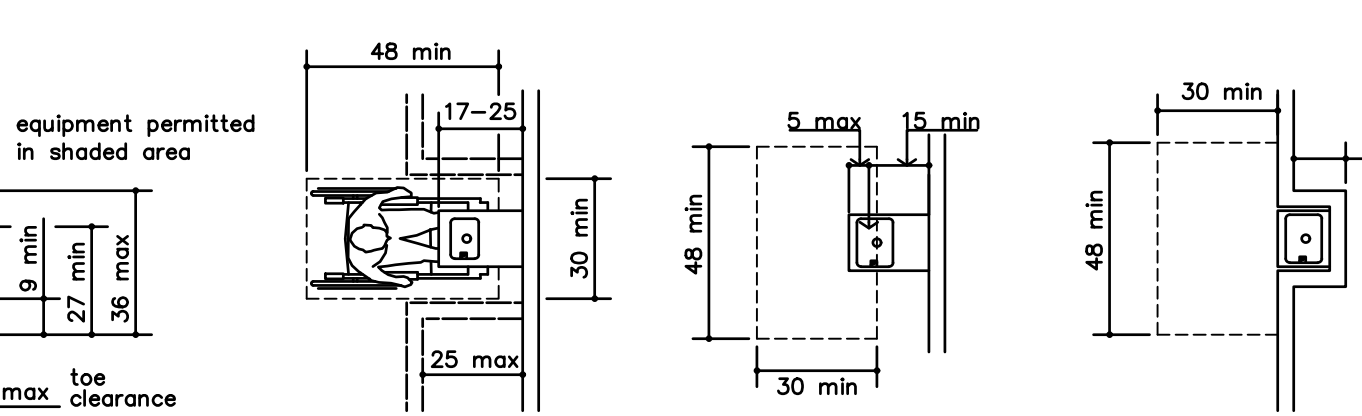
K STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE



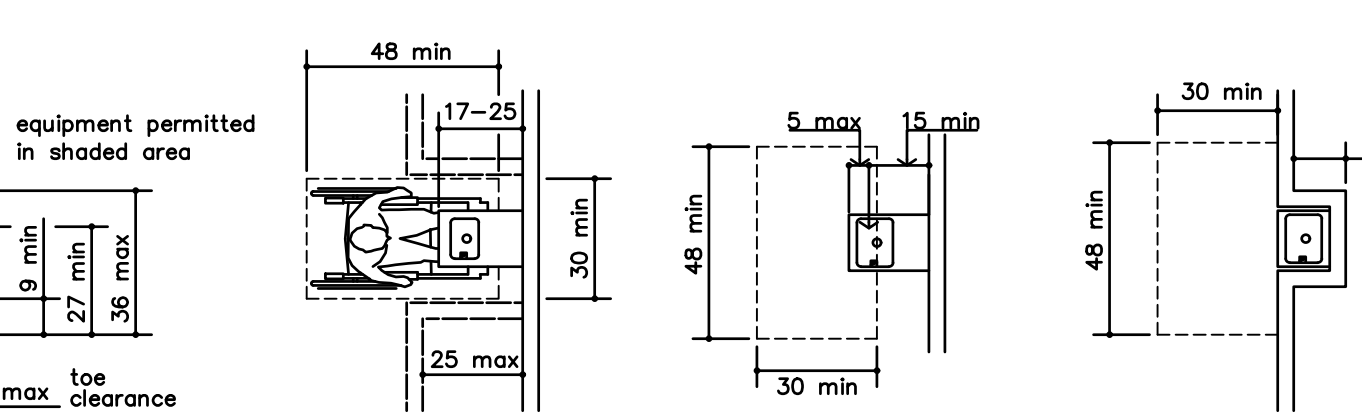
L STANDARD PARKING ADA DIAGRAMS

NO SCALE



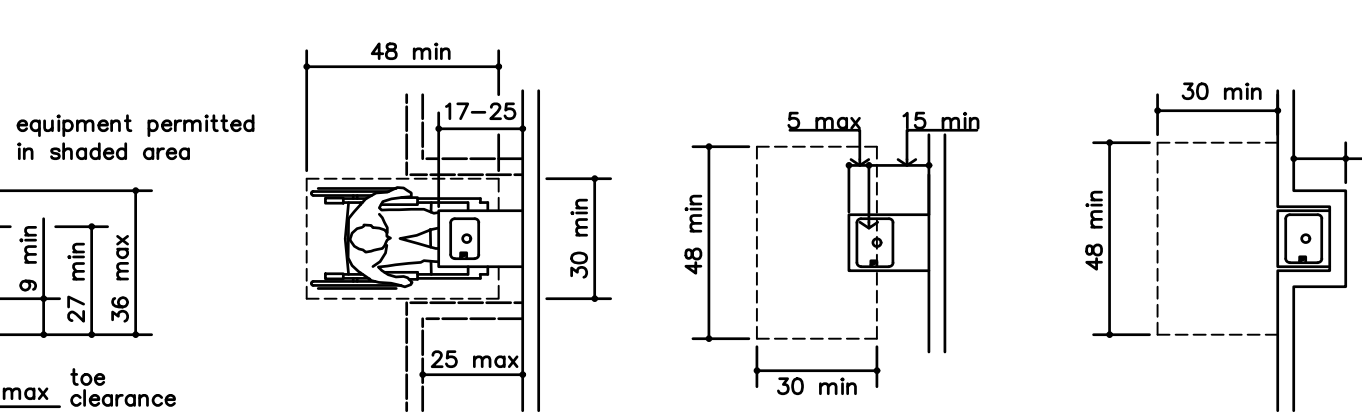
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE



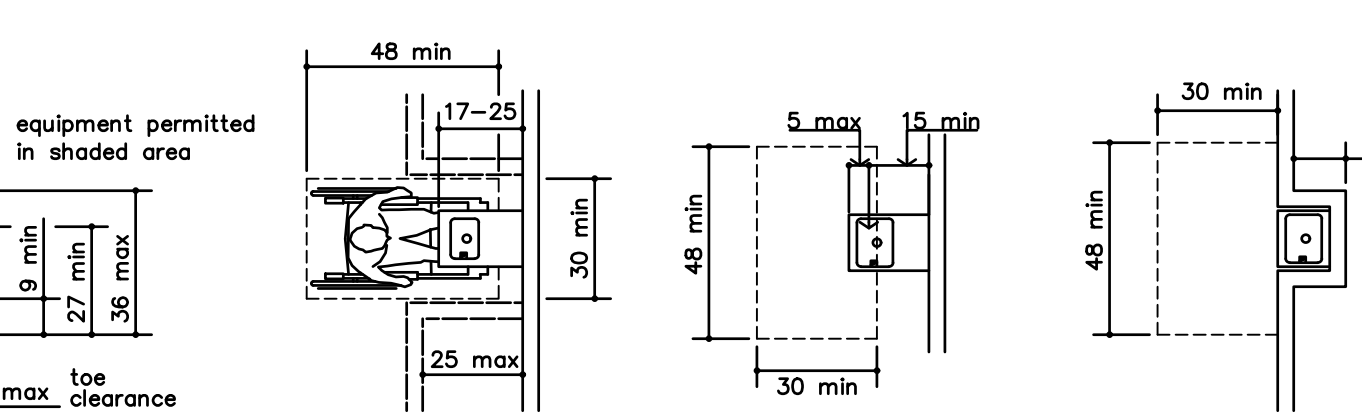
N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



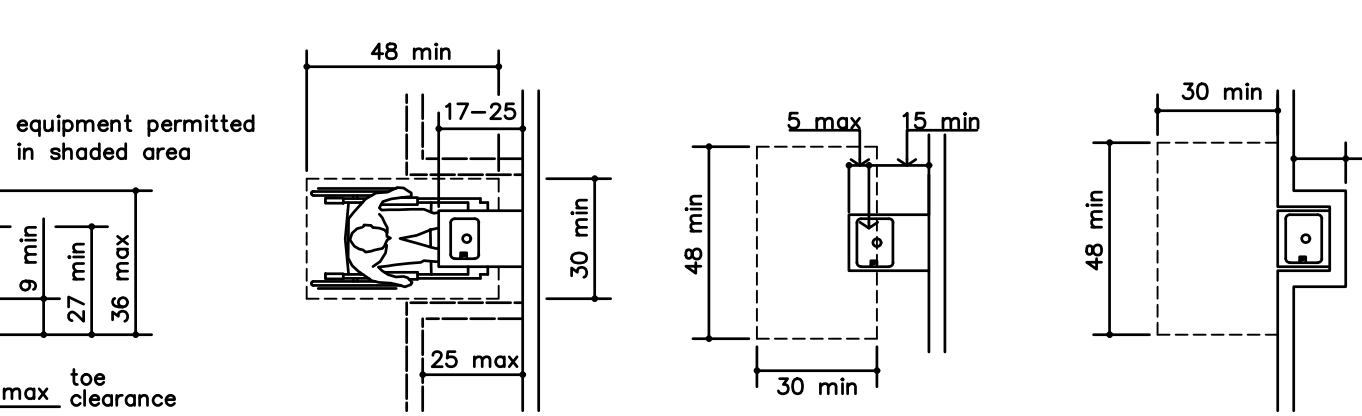
O STANDARD BATHROOM/TUB ADA DIAGRAMS

NO SCALE



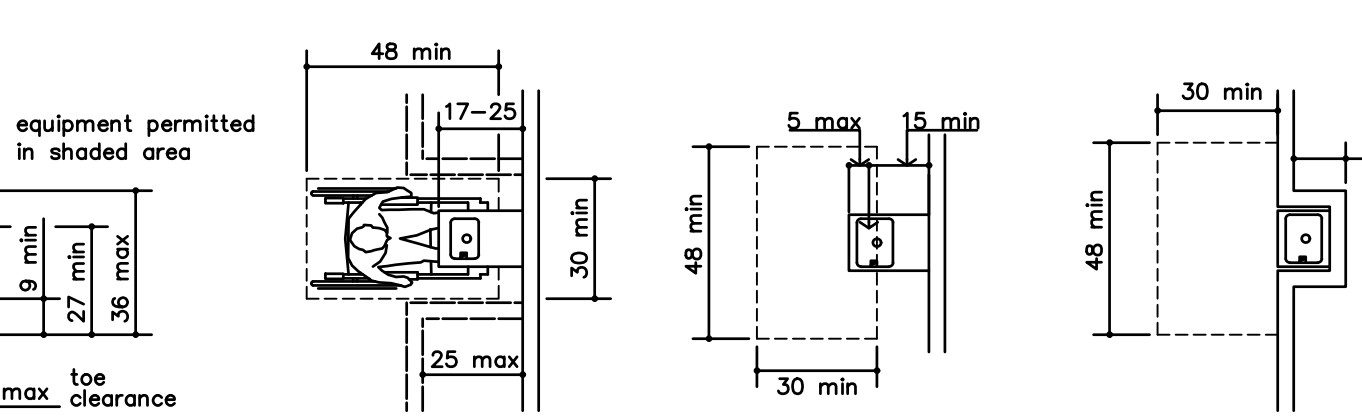
P THRESHOLD ADA DIAGRAMS

NO SCALE



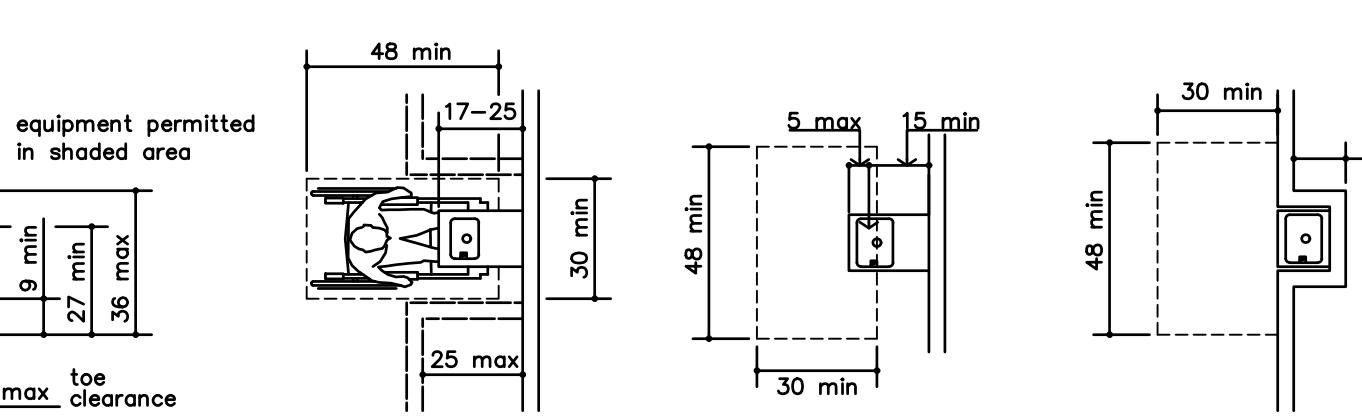
Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



R STANDARD REACH ADA DIAGRAMS

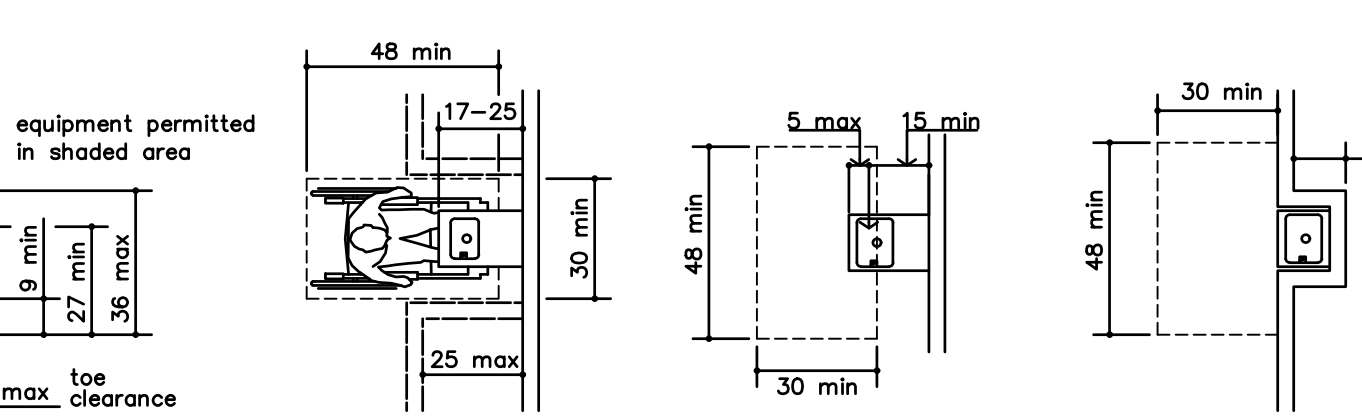
NO SCALE



Vertical Clearance

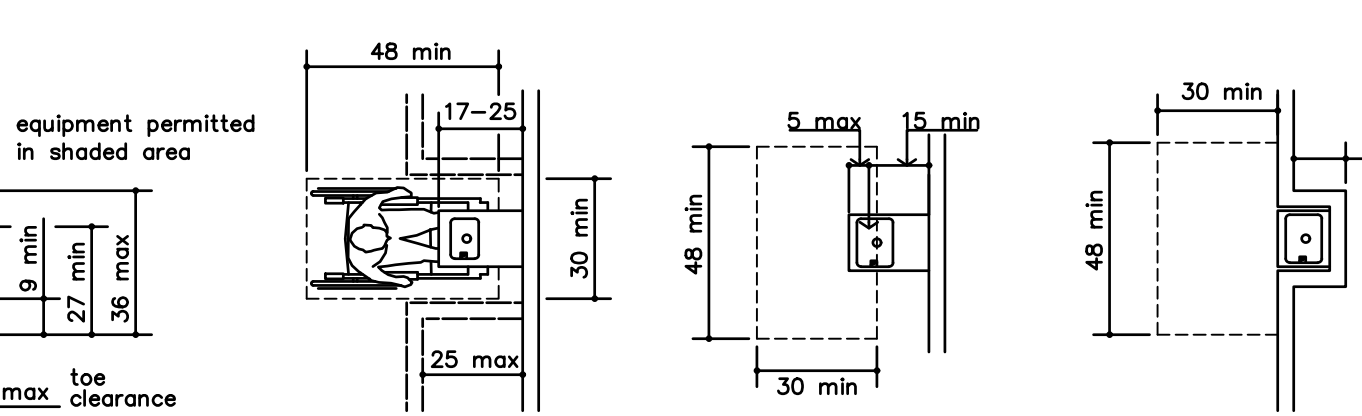
S STANDARD VERTICAL CLEARANCE

NO SCALE



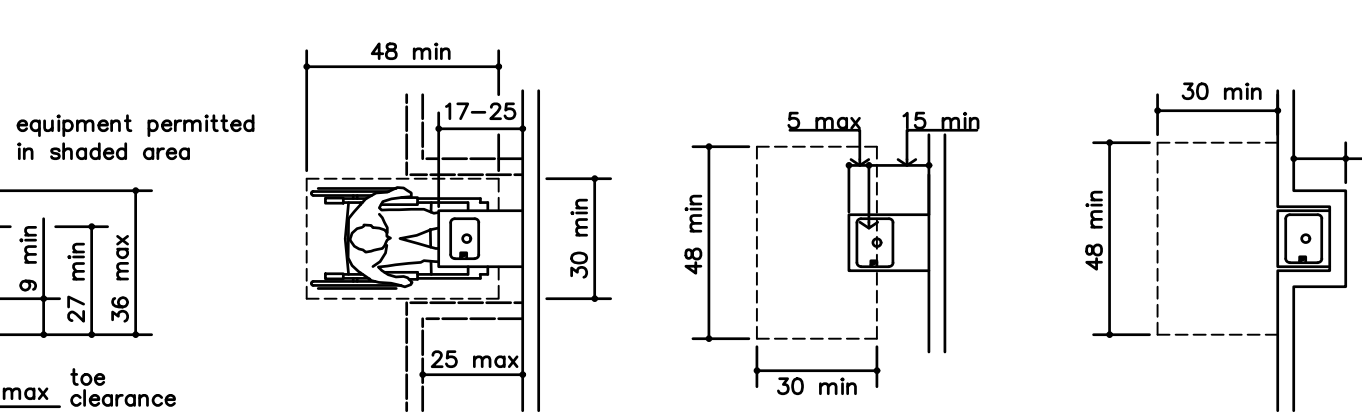
T STANDARD ADA DIAGRAMS

NO SCALE



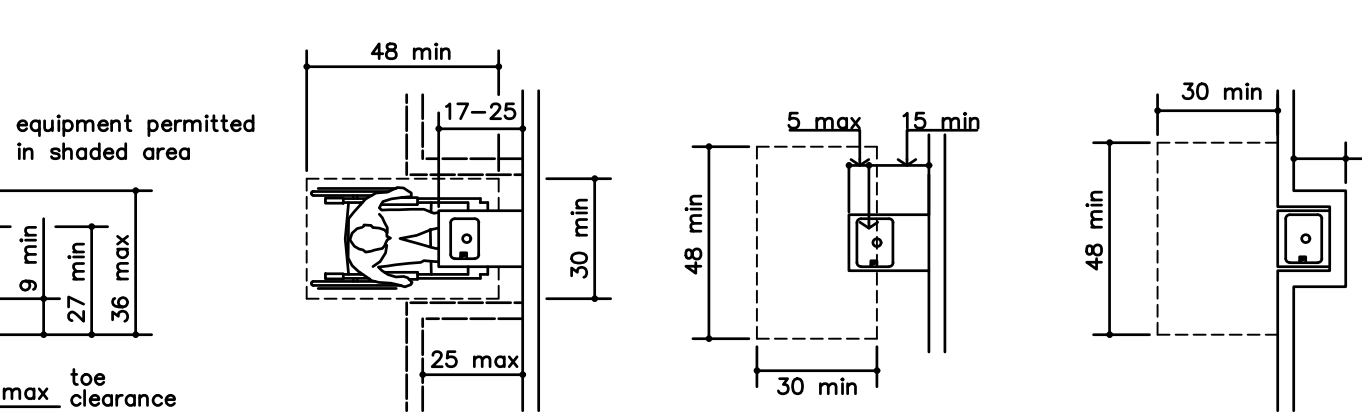
U STANDARD ADA DIAGRAMS

NO SCALE



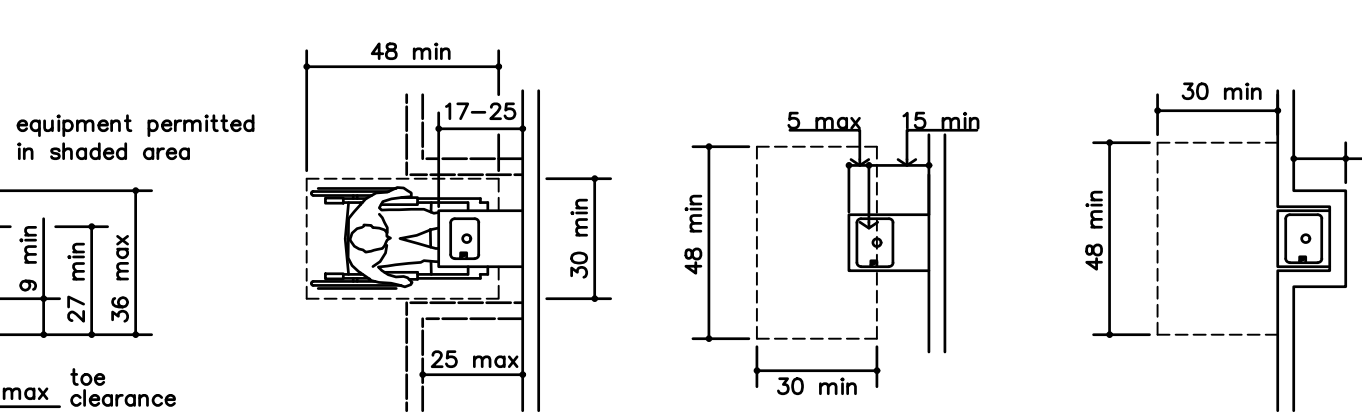
V STANDARD ADA DIAGRAMS

NO SCALE



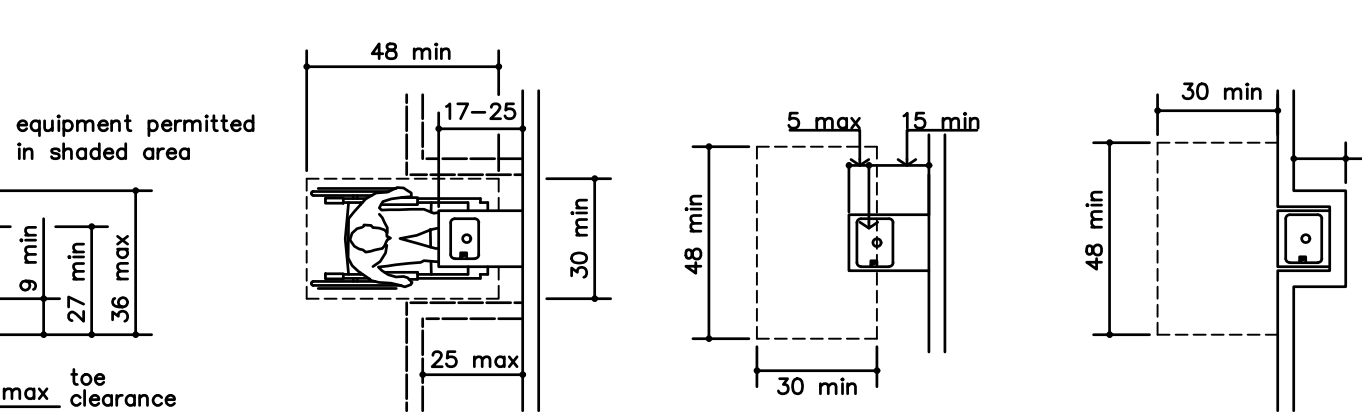
W STANDARD ADA DIAGRAMS

NO SCALE



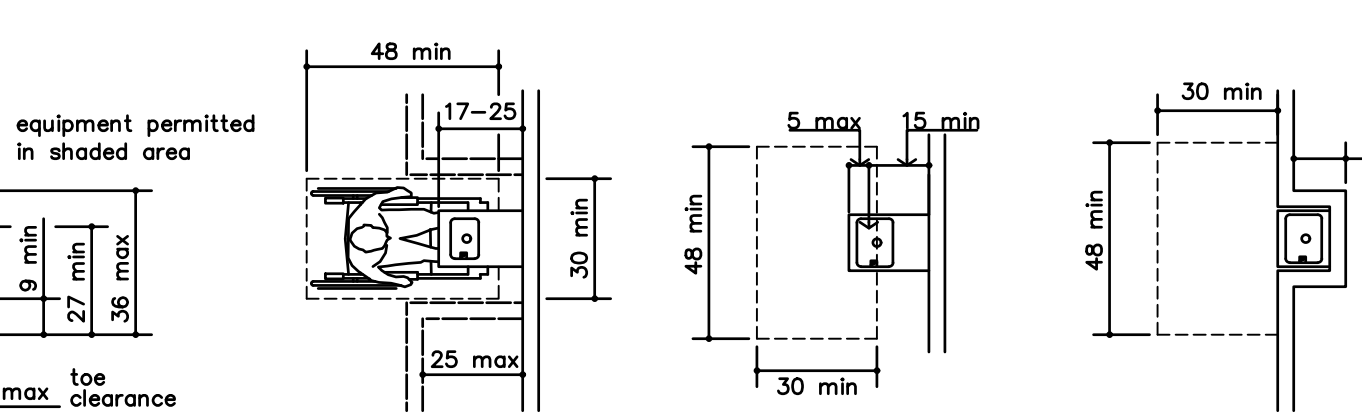
X STANDARD ADA DIAGRAMS

NO SCALE



Y STANDARD ADA DIAGRAMS

NO SCALE



Z STANDARD ADA DIAGRAMS

NO SCALE

FOR REFERENCE ONLY

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

JCR

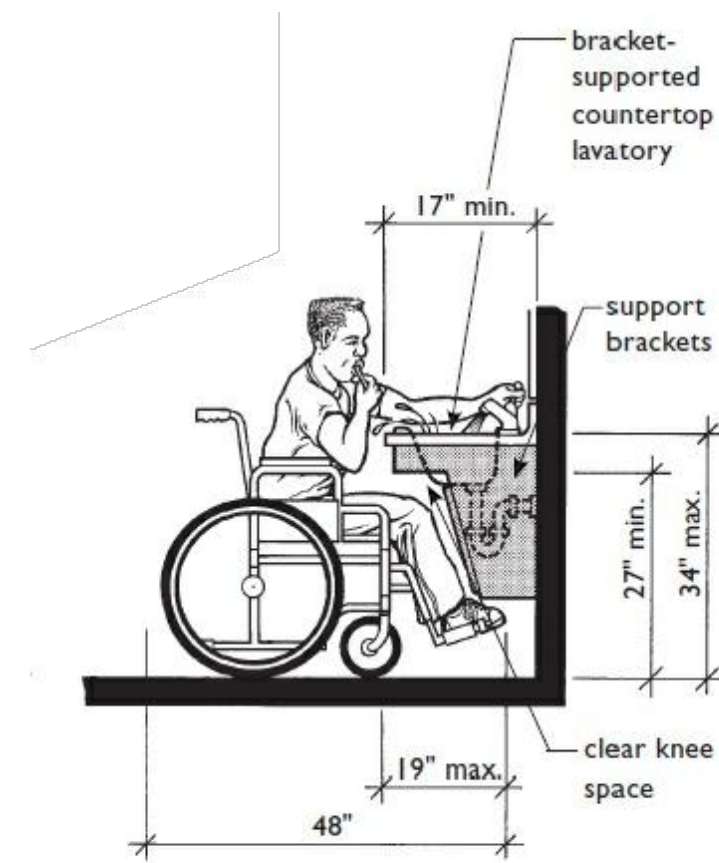
SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS



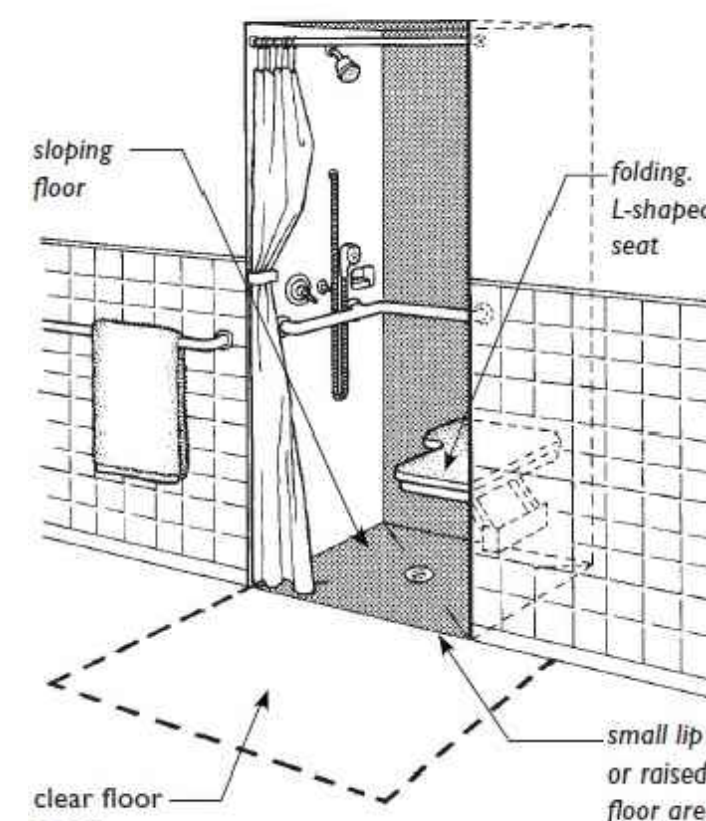
REVISION:
DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

ADA

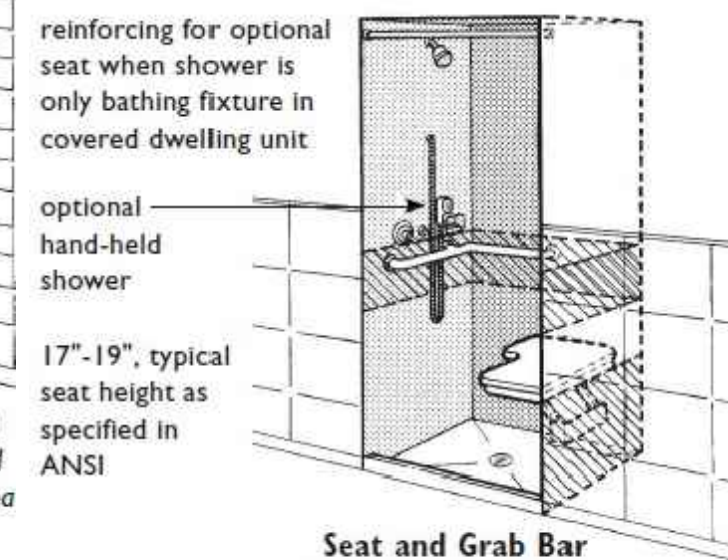
COPYRIGHTED ©



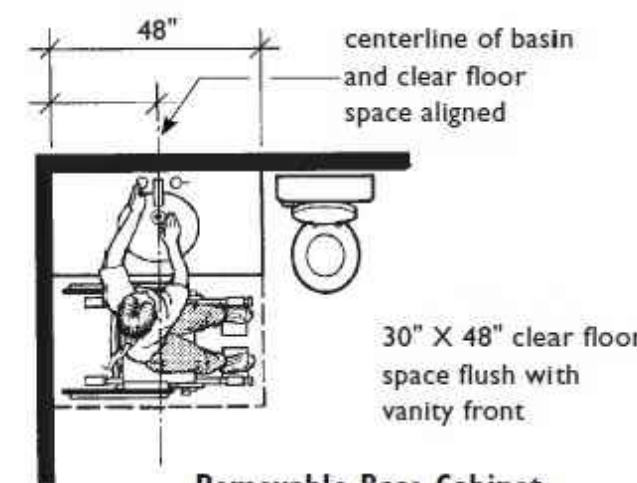
Knee Space at Lavatories that Meets the Requirements for B Bathrooms



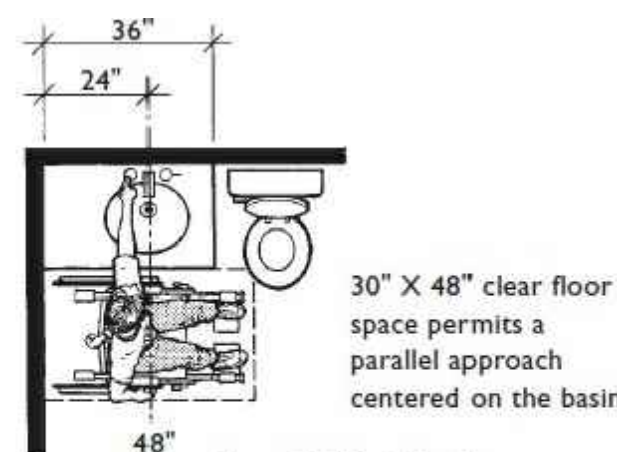
36-Inch X 36-Inch Shower with Folding Seat



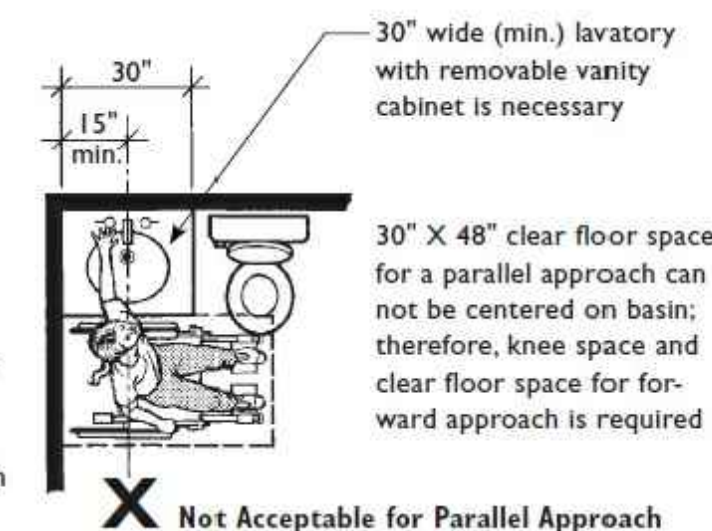
Seat and Grab Bar in 36" X 36" Shower



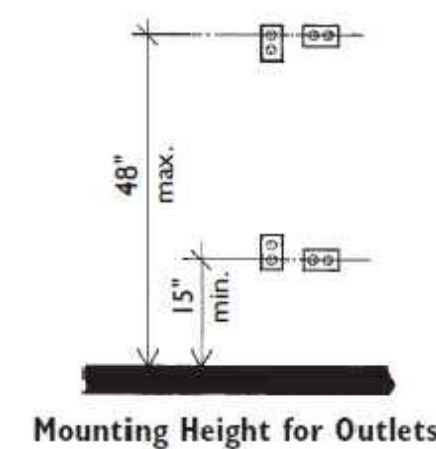
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



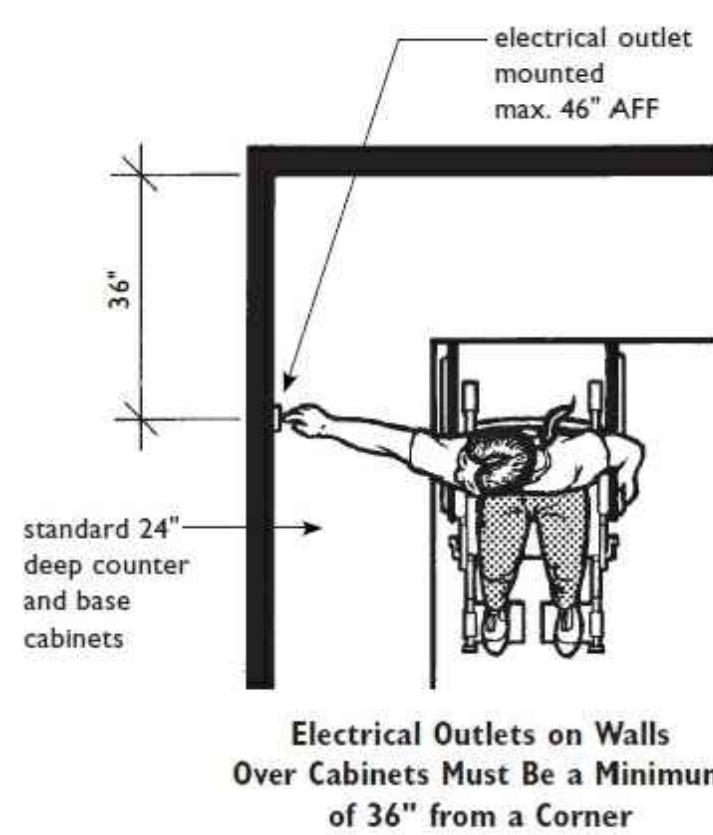
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)



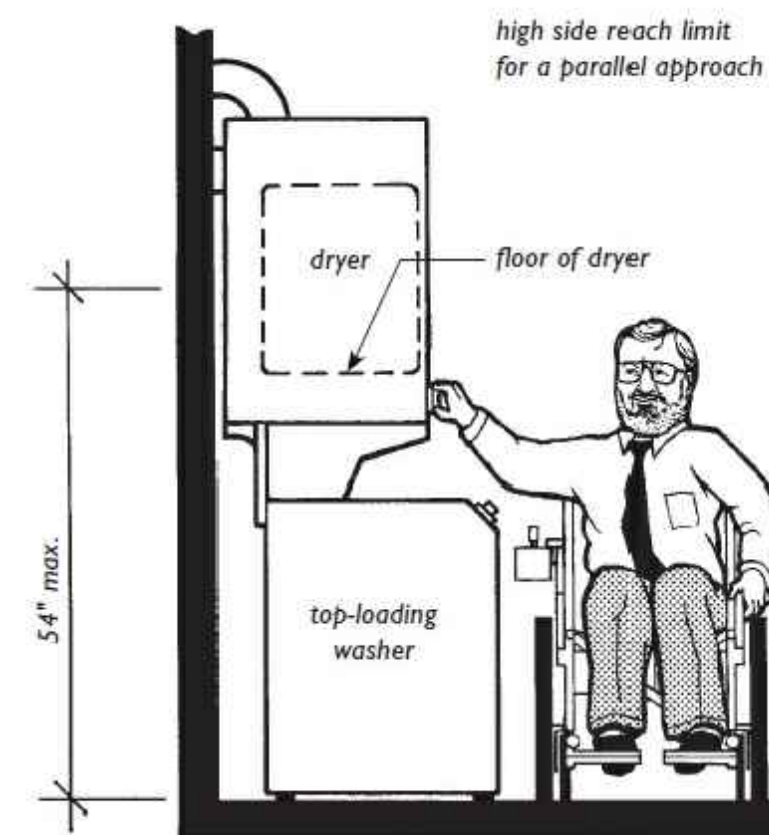
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)



Mounting Height for Outlets

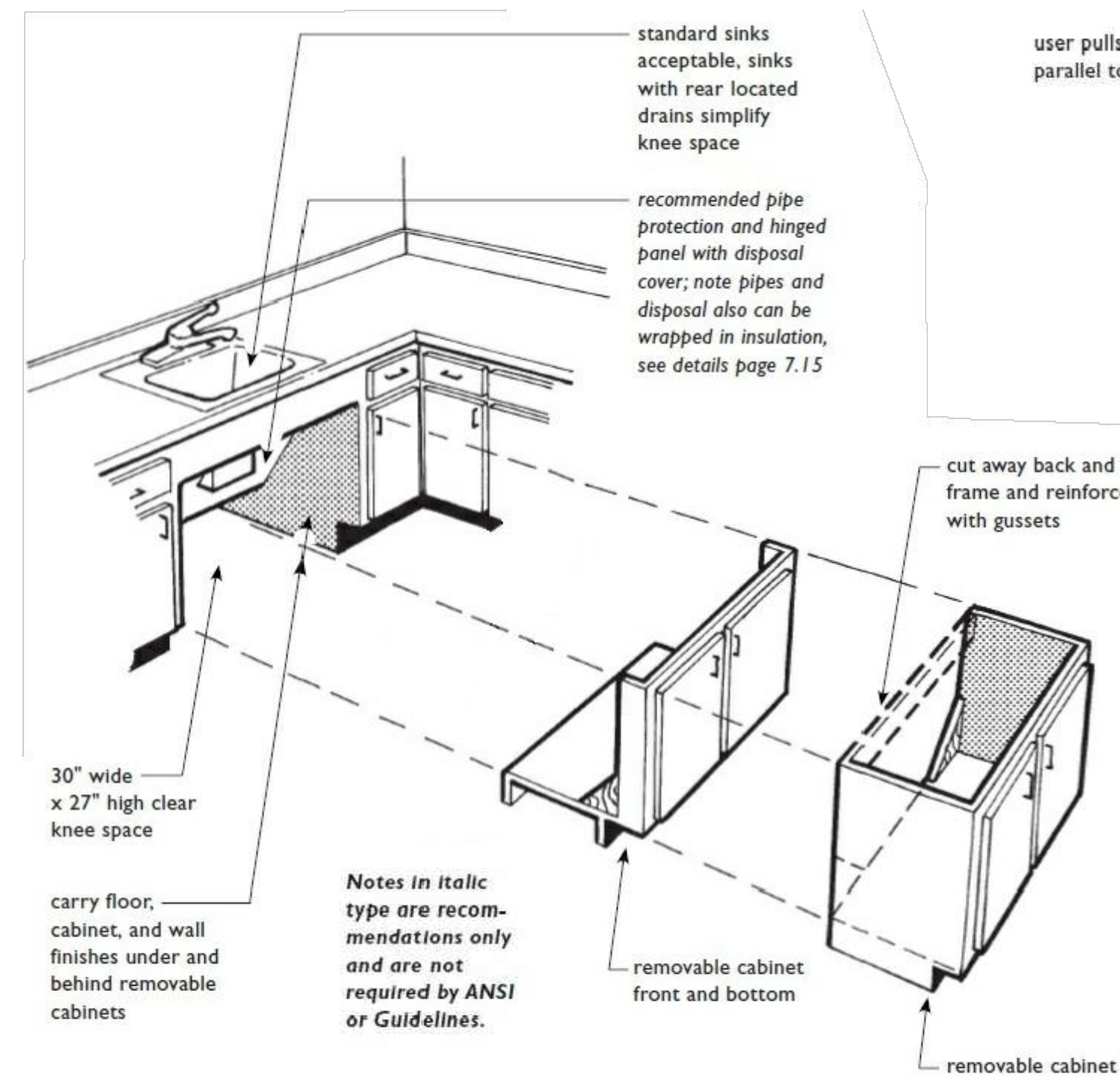
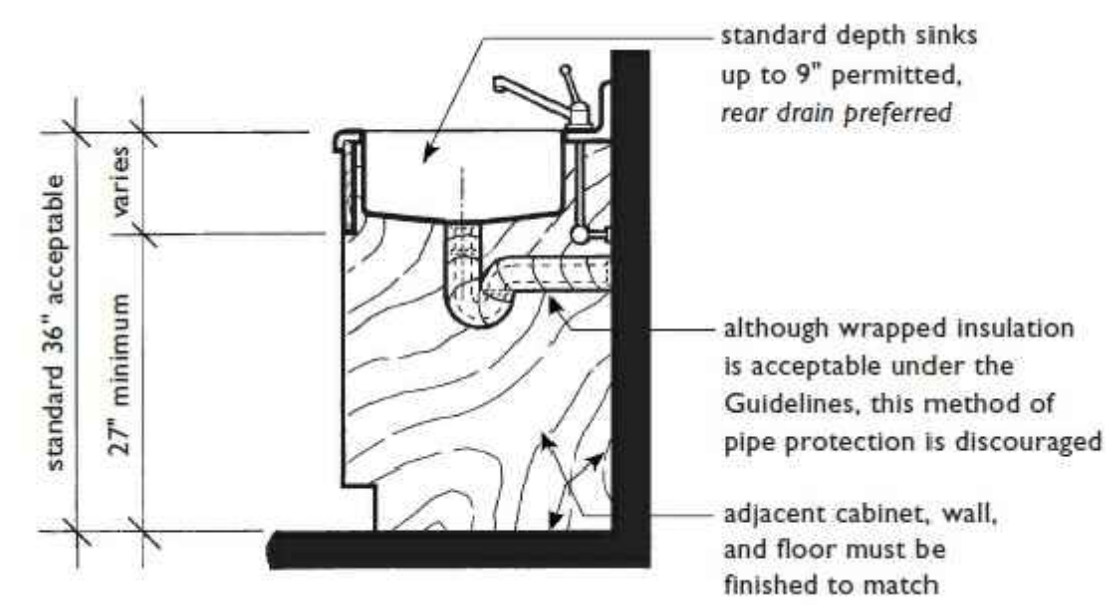


Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner

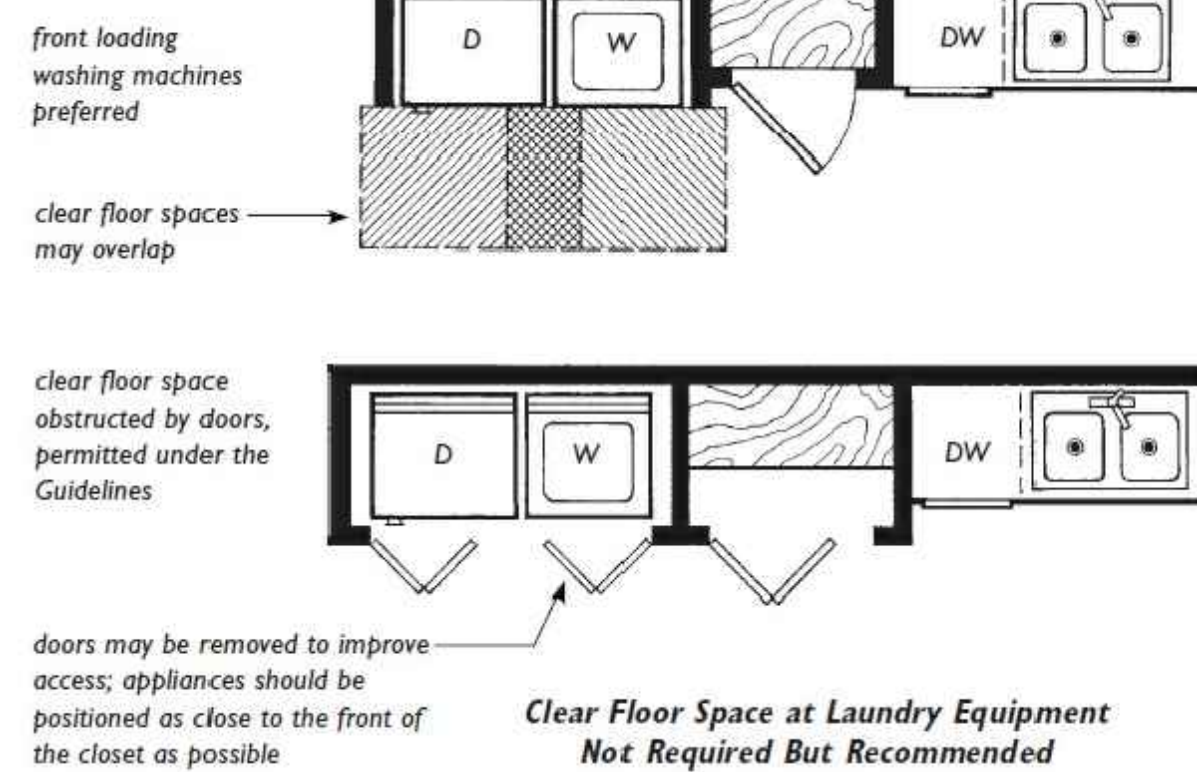


Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User

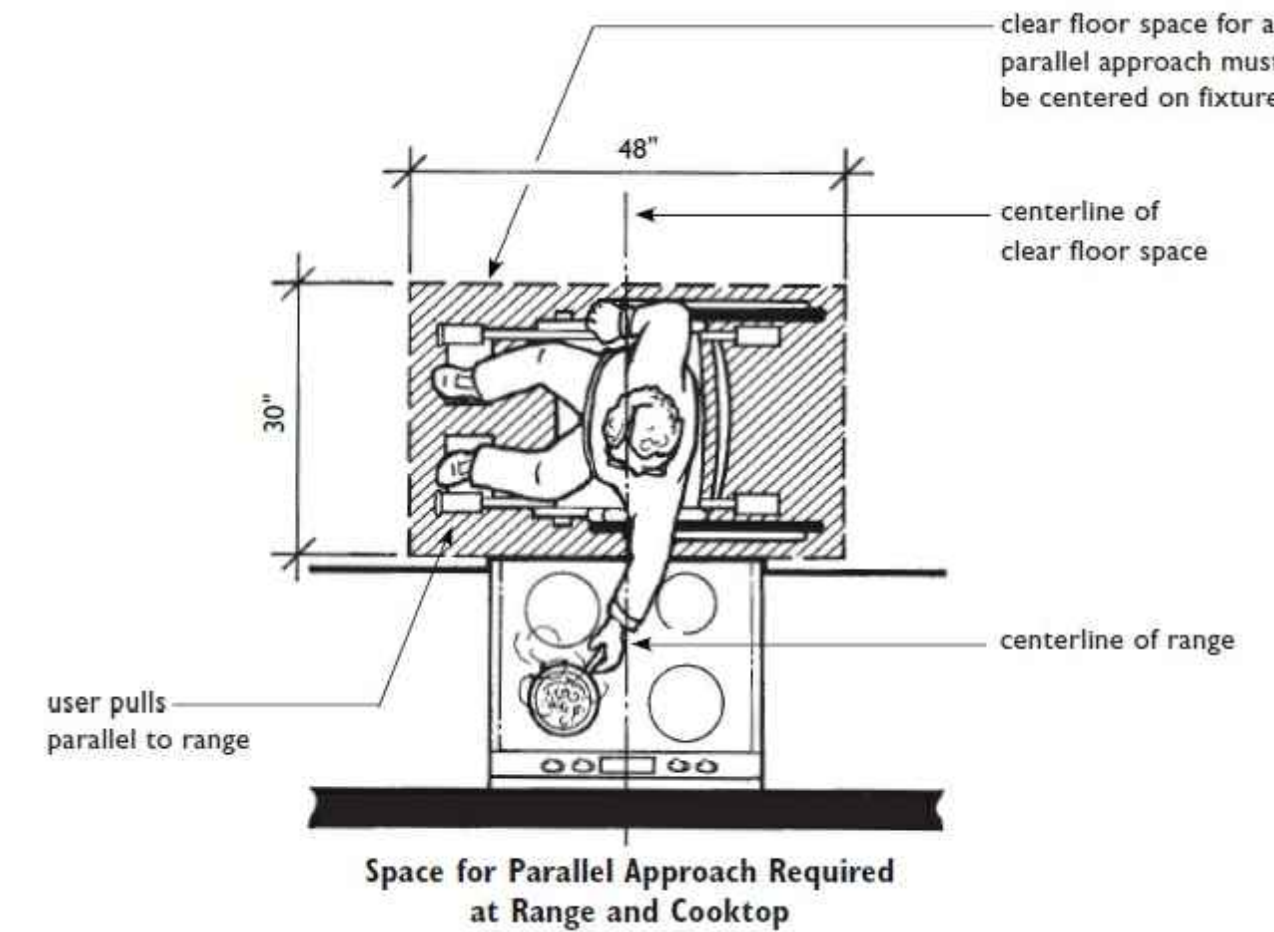
Knee Space at Sink with Wrapped Pipes



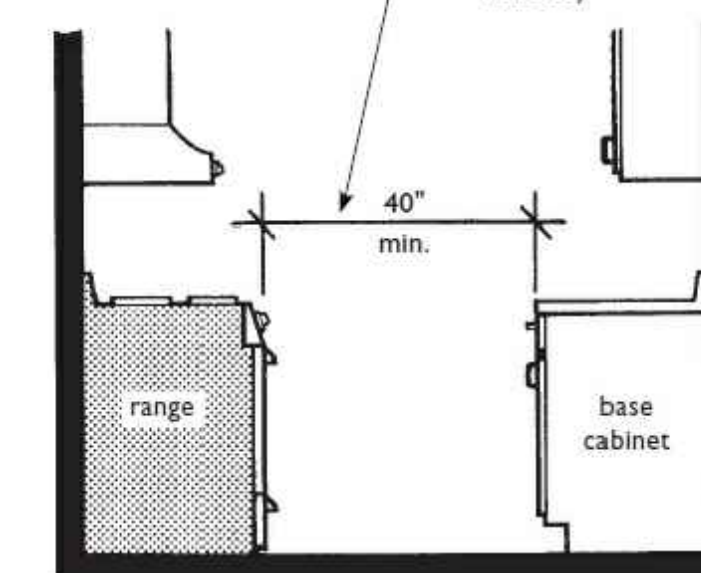
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



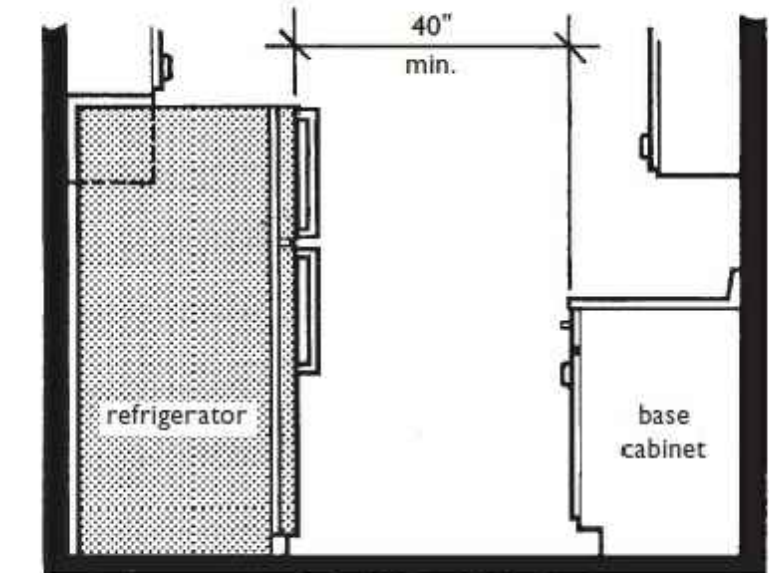
Clear Floor Space at Laundry Equipment Not Required But Recommended



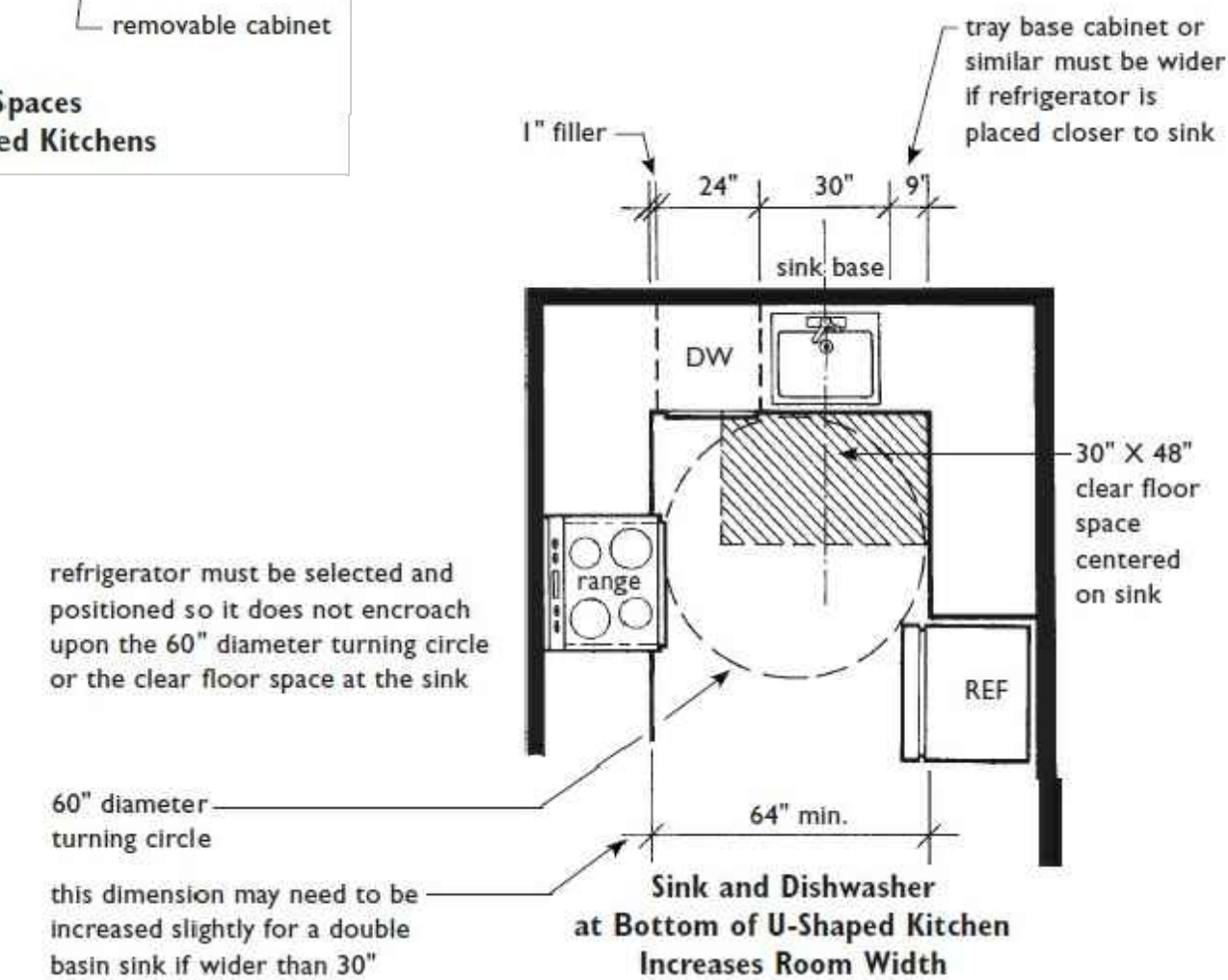
Space for Parallel Approach Required at Range and Cooktop



Minimum Clearance between Range and Opposing Base Cabinet

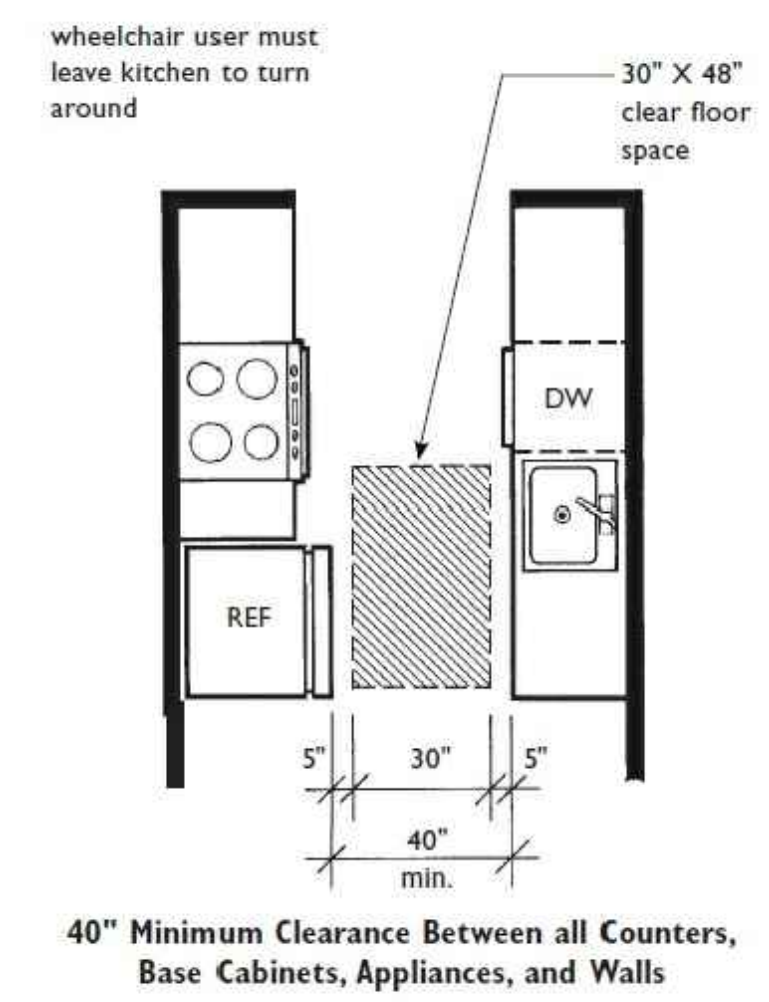


Minimum Clearance between Refrigerator and Opposing Base Cabinet



Refrigerator must be selected and positioned so it does not encroach upon the 60\"/>

60\"/>



40\"/>

ACCESSIBLE UNIT LEGEND

- (5) UNITS SHALL BE ACCESSIBLE
- (1) 1-bedroom
(2) 2-bedroom
(2) 3-bedroom
- (2) UNITS SHALL BE ACCESSIBLE WITH ROLL-IN SHOWER
- (2) 2-bedroom
- (3) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE
- (1) 1-bedroom
(1) 2-bedroom
(1) 3-bedroom

ACCESSIBLE ROUTE PER FHA

PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	252
HANDICAP STALLS	7

PROVIDED	
HANDICAP PARKING STALLS	12
STANDARD PARKING STALLS	255
TOTAL PARKING STALLS	267
PARKING RATIO (STALLS/UNITS)	2.02

FLOOD PLAIN

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WICHITA FALLS, TX. THIS PROJECT SITE IS LOCATED IN ZONE X.

STORM WATER DETENTION

ON SITE STORM WATER DETENTION IS NOT SHOWN OR EXISTING

SITE KEY NOTES

(A)	NOT USED	(K)	FIRE LANE STRIPING REF. C4.0
(B)	REMOVE EXISTING WALL MOUNTED MAILBOXES. INSTALL NEW GROUND MOUNTED CLUSTER MAILBOXES. REF. X/A1.2		
(C)	NOT USED		
(D)	NOT USED		
(E)	RESIDENT USE DUMPSTERS		
(F)	NEW POLE MOUNTED (OR WALL MOUNTED) H.C. PARKING SIGN. BTM MOUNTED @ 60" A.F.F. (TYP.)		
(G)	NEW POLE MOUNTED (OR WALL MOUNTED) H.C. "VAN" PARKING SIGN. BTM MOUNTED @ 60" A.F.F. (TYP.)		
(H)	NEW 4" PARKING LOT STRIPING. REMOVE OLD/EXISTING.		
(I)	NEW ACCESSIBLE PARKING & STRIPING. REF. TYP. DETAIL E/A1.2 & CIVIL DRAWINGS		
(J)	NEW CONCRETE SIDEWALK. REF. CIVIL DRAWINGS FOR SLAB THICKNESS & SUB-BASE DETAILS.		

UNIT SUMMARY

UNIT LABEL	UNIT TYPE	ACCESS.	LOCATION FLOOR	BLDG #	NET SQUARE FOOTAGE	TOTAL UNITS
A	1-BED, 1-BATH	HEARING	1	3	636	1
A	1-BED, 1-BATH	STANDARD	1,2	1,2,3	636	22
B	2-BED, 1-BATH	HEARING/VIS	1	12	832	1
B	2-BED, 1-BATH	STANDARD	1	4,6,9,10,11,12	832	35
C	3-BED, 1 1/2 BATH	HEARING/VIS	1	5	832	1
C	3-BED, 1 1/2 BATH	STANDARD	1,2	5,7,8	1,030	11
D	2-BED, 1-BATH	STANDARD	2	4,6,9,10,11,12	839	40
E	3-BED, 1 1/2 BATH	STANDARD	2	5,7,8	1,035	14
F	1-BED, 1-BATH	ACCESSIBLE	1	3	636	1
G	2-BED, 1-BATH	ACCESSIBLE	1	12,13,14,15	832	4
H	3-BED, 1 1/2 BATH	ACCESSIBLE	1	7	832	2
TOTAL						132

ACCESSIBLE/HEARING SUMMARY

BUILDING LABEL	UNIT LABELS	ACC	H,V	NRA SF	TOTAL SF
3	F,A	1	1	636	1,272
5	C		1	1,030	1,030
7	H	2		1,030	2,060
12	G,B	1	1	832	1,664
13	G	1		832	832
14	G	1		832	832
15	G	1		832	832
TOTALS		7	3	6,024	8,522

PROJECT UNIT SUMMARY

BUILDING TYPE	FLOOR	BUILDINGS	UNITS #	NRA SF	COMMON SF	TOTAL SF
			1BR	2BR	3BR	
A	1	3	12			7,632
A	2	3	12			7,632
B	1	7	28			23,296
B	2	7	28			23,492
C	1	2	12			9,984
C	2	2	12			10,068
D	1	1		6		6,180
D	2	1		6		6,210
E	1	2		8		8,240
E	2	2		8		8,280
F	1	1				1,252
TOTALS			24	80	28	111,014

BUILDING 1 - 5760 SF	
UNIT#	UNITTYPE
101	TYPEA
102	TYPEA
103	TYPEA
104	TYPEA
201	TYPEA
202	TYPEA
203	TYPEA
204	TYPEA

BUILDING 2 - 5760 SF	
UNIT#	UNITTYPE
105	TYPEA
106	TYPEA
107	TYPEA
108	TYPEA
205	TYPEA
206	TYPEA
207	TYPEA
208	TYPEA

BUILDING 3 - 5760 SF	
UNIT#	UNITTYPE
109	TYPEA
110	TYPEA-HV
111	TYPEA
112	TYPEF
209	TYPEA
210	TYPEA
211	TYPEA
212	TYPEA

BUILDING 4 - 7,500 SF	
UNIT#	UNITTYPE
113	TYPEB
114	TYPEB
115	TYPEB
116	TYPEB
213	TYPED
214	TYPED
215	TYPED
216	TYPED

BUILDING 5 - 9,008 SF	
UNIT#	UNITTYPE
117	TYPEC- H/V
118	TYPEC
119	TYPEC
120	TYPEC
217	TYPEE
218	TYPEE
219	TYPEE
220	TYPEE

BUILDING 6 - 11,250 SF	
UNIT#	UNITTYPE
135	TYPEB
136	TYPEB
137	TYPEB
138	TYPEB
139	TYPEB
140	TYPEB
235	TYPED
236	TYPED
237	TYPED
238	TYPED
239	TYPED
240	TYPED

BUILDING 7 - 13,512 SF	
UNIT#	UNITTYPE
141	TYPEC
142	TYPEC
143	TYPEC
144	TYPEH
145	TYPEC
146	TYPEH
241	TYPEE
242	TYPEE
243	TYPEE
244	TYPEE
245	TYPEE
246	TYPEE

BUILDING 8 - 9,008 SF	
UNIT#	UNITTYPE
155	TYPEC
156	TYPEC
157	TYPEC
158	TYPEC
255	TYPEE
256	TYPEE
257	TYPEE
258	TYPEE

BUILDING 9 - 7,500 SF	
UNIT#	UNITTYPE
159	TYPEB
160	TYPEB
161	TYPEB
162	TYPEB
259	TYPED
260	TYPED
261	TYPED
262	TYPED

BUILDING 10 - 7,500 S	
UNIT#	UNITTYPE
163	TYPEB
164	TYPEB
165	TYPEB
166	TYPEB
263	TYPED
264	TYPED
265	TYPED
266	TYPED

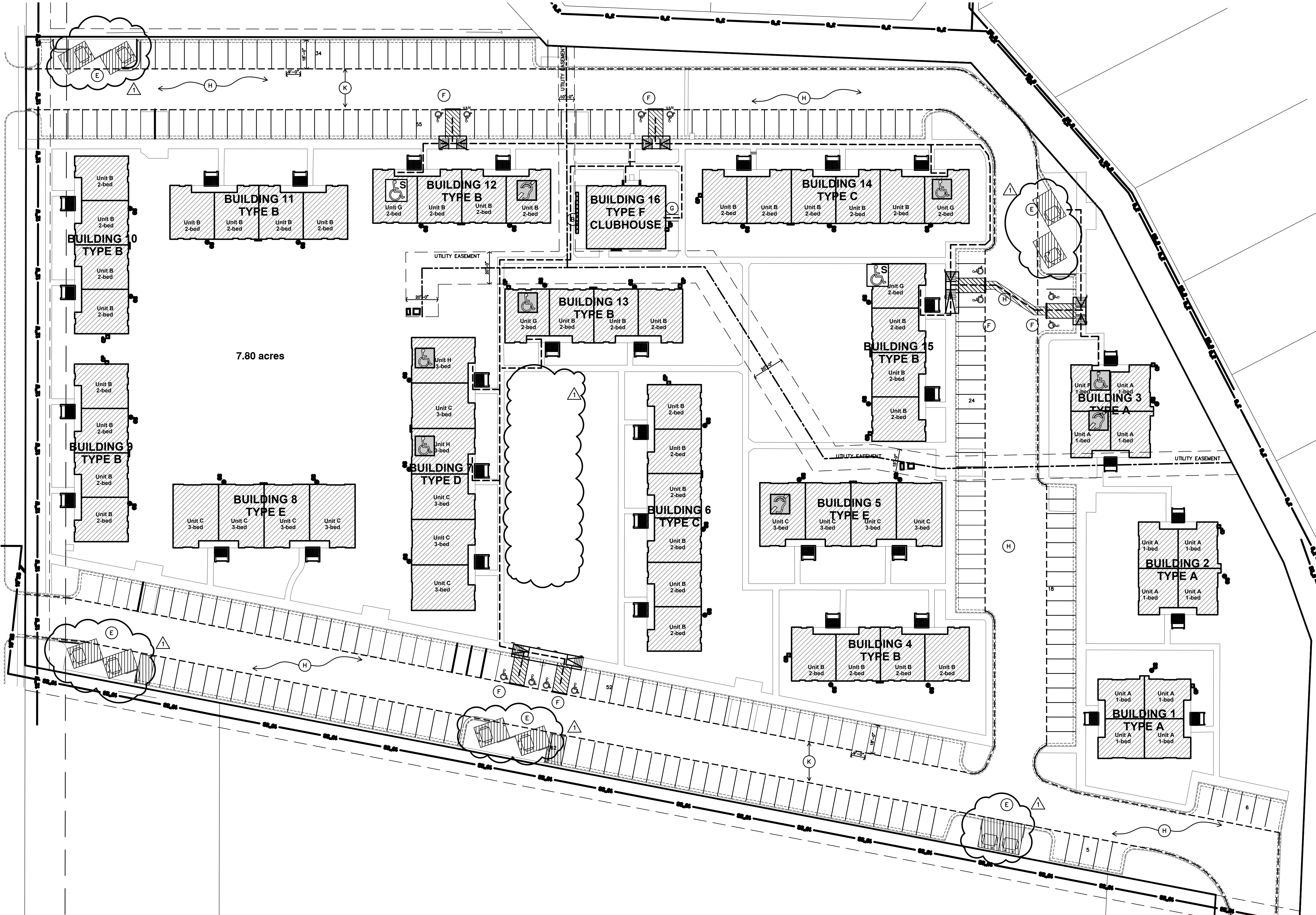
BUILDING 11 - 7,500 S	
UNIT#	UNITTYPE
151	TYPEB
152	TYPEB
153	TYPEB
154	TYPEB
251	TYPED
252	TYPED
253	TYPED
254	TYPED

BUILDING 12 - 7,500	
UNIT#	UNITTYPE
147	TYPEB-HV
148	TYPEB
149	TYPEB
150	TYPEG
247	TYPED
248	TYPED
249	TYPED
250	TYPED

BUILDING 13 - 7,500	
UNIT#	UNITTYPE
131	TYPEB
132	TYPEB
133	TYPEB
134	TYPEG
231	TYPED
232	TYPED
233	TYPED
234	TYPED

BUILDING 14 - 11,250 SF	
UNIT#	UNITTYPE
125	TYPEG
126	TYPEB
127	TYPEB
128	TYPEB
129	TYPEB
130	TYPEB
225	TYPED
226	TYPED
227	TYPED
228	TYPED
229	TYPED
230	TYPED

0 SF PE i i i	BUILDING 15 - 7,500 SF	
	UNIT#	UNITTYPE
	121	TY
	122	TY
	123	TY
	124	TY
	221	TY
	222	TY
	223	TY
224	TY	



A SITE PLAN
1/32"=1'-0"

SUN VALLEY APARTMENTS
REHAB APARTMENTS
1301 EAST CENTRAL FREEWAY
BLOCK 3 SUN VALLEY, SECTION THREE
WICHITA FALLS, TEXAS



REVISION:
ADDENDUM #1 8-2-2024

ASI #1 8-25-2025

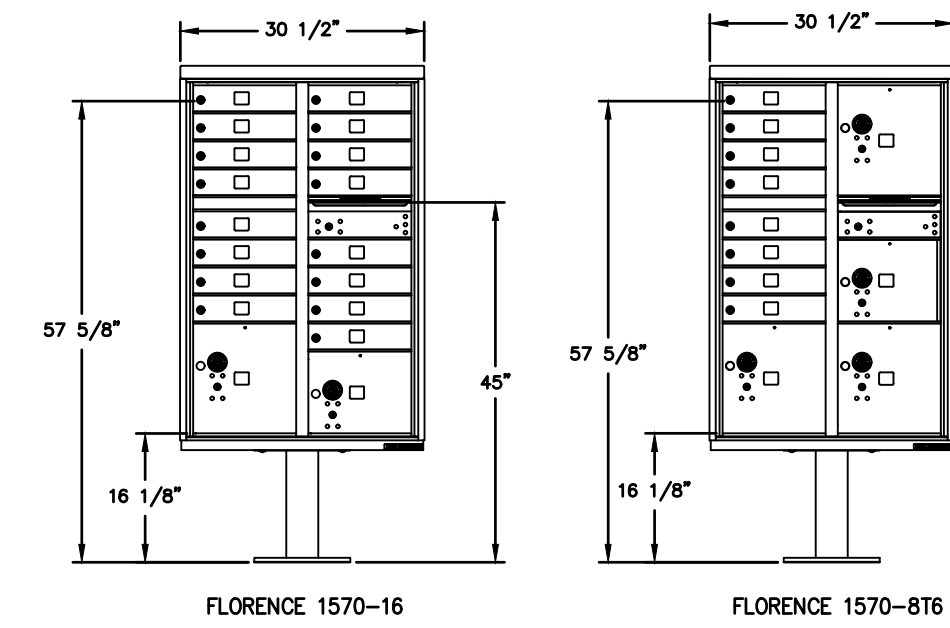
DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A1.1

COPYRIGHTED ©

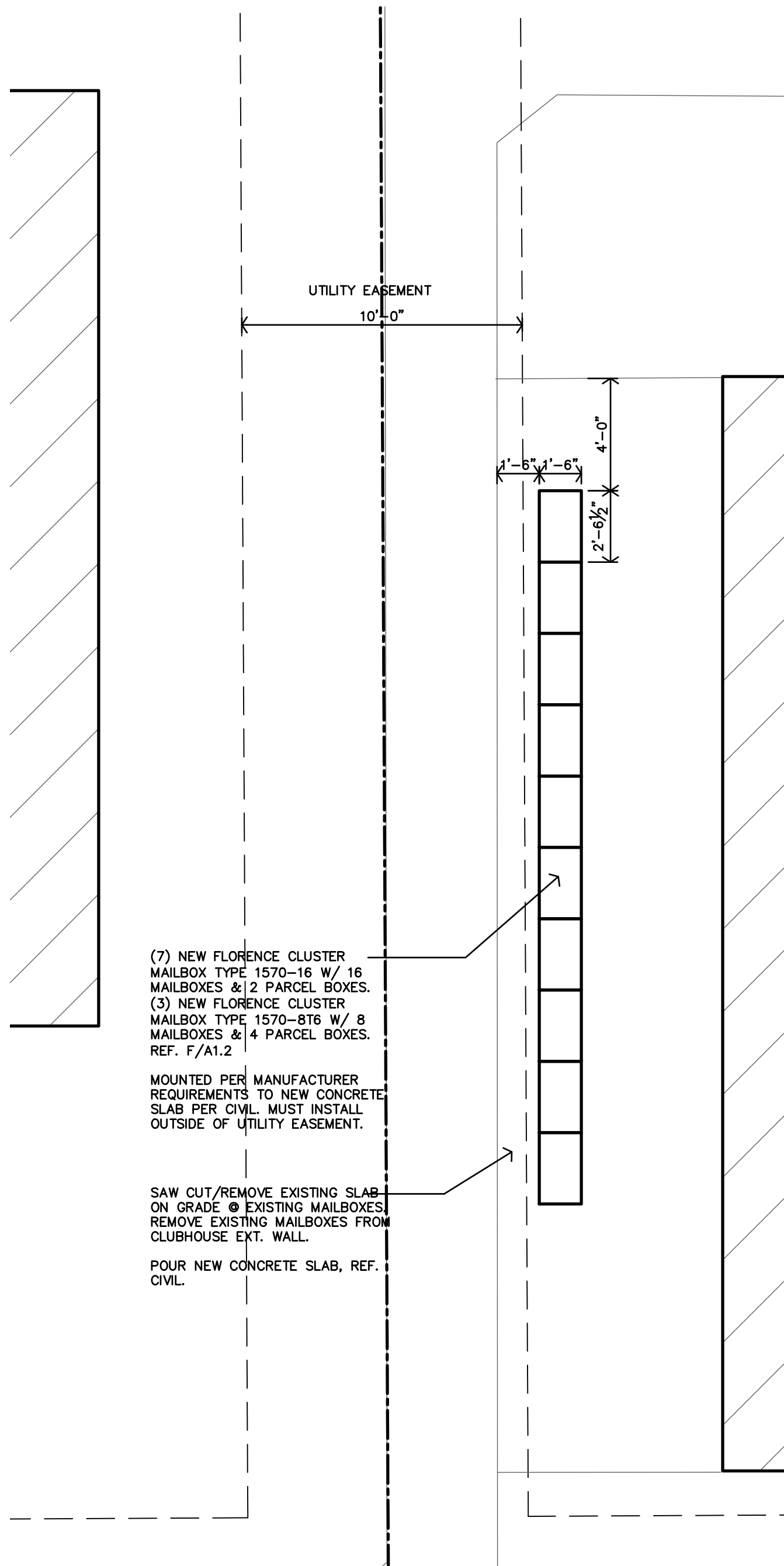
Jones Gillam Renz
730 N. Ninth Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com





F MAILBOX TYPES & ELEVATIONS
1/2" = 1'-0"

NOTE: SLABS & SIDEWALKS SHALL BE 4"th, min 3,500 PSI W/ 6x6-W/ 2xW/ 2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.

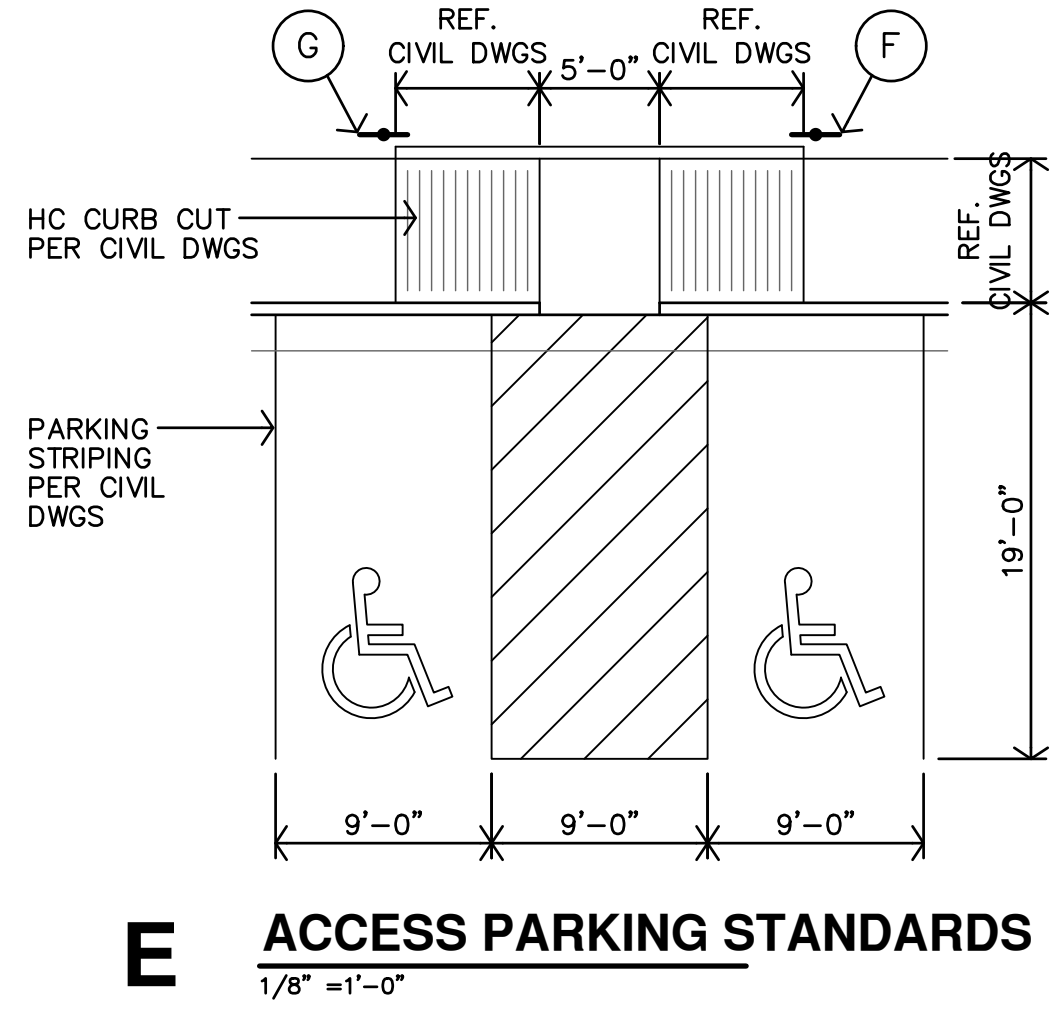


D MAILBOXES ENLARGED PLAN
1/4" = 1'-0"

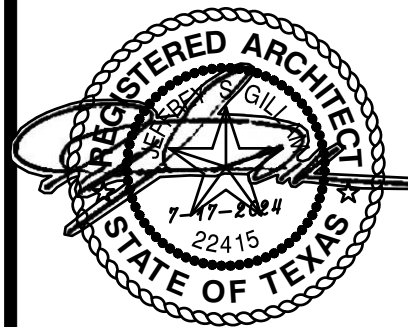
C ENLARGED PLAN
1/4" = 1'-0"

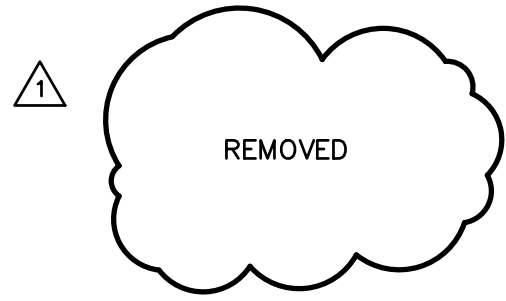
B ENLARGED PLAN
1/4" = 1'-0"

A ENLARGED PLAN
1/4" = 1'-0"

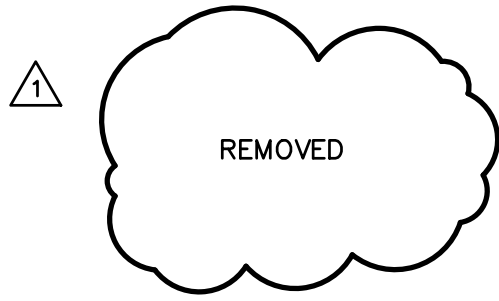


E ACCESS PARKING STANDARDS
1/8" = 1'-0"

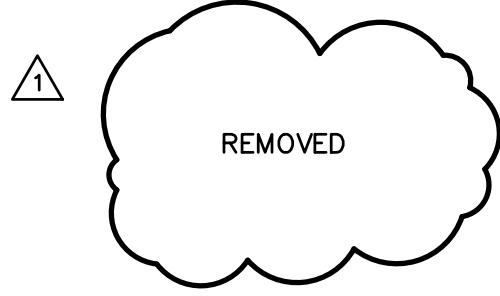




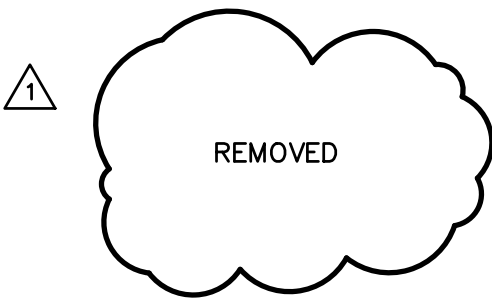
E BBQ GRILL
NO SCALE



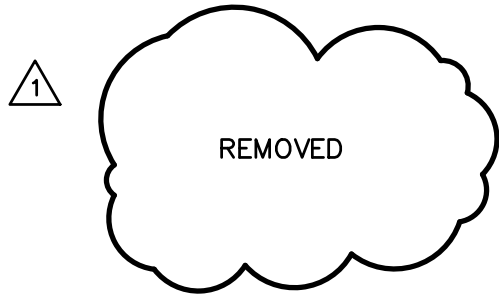
D ACCESSIBLE PICNIC TABLE
NO SCALE



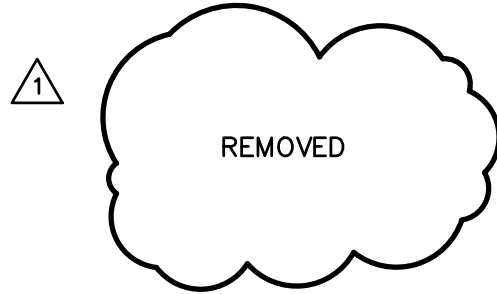
C PICNIC TABLE
NO SCALE



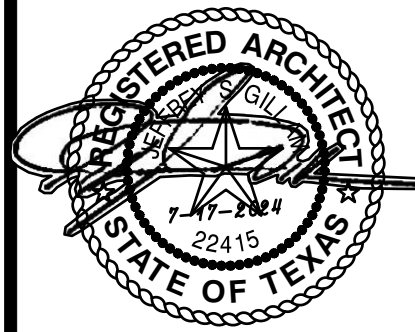
F HORSESHOES GAME
NO SCALE



B OUTDOOR BENCH
NO SCALE



A CUSTOM PLAY-GYM
NO SCALE



REVISION:
△ ASI #1 8-25-2025

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A1.3

SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS

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

Sliding Number	Breezeway Concrete Condition	Brick Venues Condition	Exterior Siding Type	Exterior Siding Condition	Metal Wall Panel Condition	Parapet Metal Trim Condition	Roof Overhang Soffit Type	Roof Overhang Soffit Condition	Exterior Soffit Notes	Beam Wrap Type	Beam Wrap Condition	Number of Exterior Doors In Need of Replacement	Number of Exterior Door Frames In Need of Replacement
1	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	5	5
2	Good (ETR)	Repair as needed	Other	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	3	3
3	Good (ETR)	Repair as needed	Wood	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	6	6
4	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	4	2
5	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	8	4
6	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	8	4
7	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	10	4
8	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	6	2
9	Repair	Front step broken see photo	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as directed with allowance funds	Wood	Replace	4	4
10	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	6	6
11	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	4	4
12	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	5	5
13	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	2	2
14	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	5	5
15	Good (ETR)	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as needed	Repair as directed with allowance funds	Wood	Replace	4	3
16	Replace	Not Ada accessible	Repair as needed	Fiber Cement	Repair as needed	Good (ETR)	ETR	Wood	Repair as directed with allowance funds	Wood	Good (ETR)	0	0
Totals												80	59

1

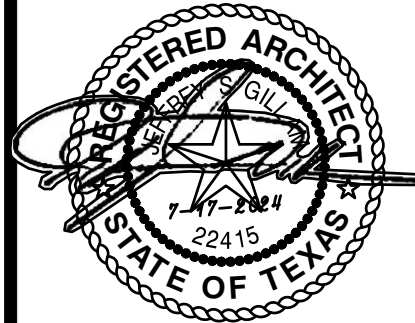
OWNERS SCOPE OF WORK SCHEDULES: BY SNYDER CONSTRUCTION
WORK SHOWN ON DRAWING SHEETS SHALL REFER TO THIS SCHEDULE WHEN REFERENCED FOR SPECIFIC UNIT WORK REQUIRED ON THOSE UNITS NOT LABELED ACCESSIBLE. ACCESSIBLE UNITS ARE REQUIRED TO PROVIDE ALL WORK NOTED AND SHOWN ON ARCH, MEP, STRUCT SHEETS. IF THERE IS A CONFLICT OF INFORMATION SHOWN, CONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING.

P-iding Number	U-t Number	B-iding Type	Refrigerator Condition	Range Condition	Garbage Disposal Existing	Kitchen GFC Existing	Tub/Shower Type	Tub/Shower Condition	Bath GFC Existing?	Bath Exhaust Fan Existing	Bath Exhaust Fan Condition	Flooring Scope - Total of 26,000 SF Included	Existing Base Type	Wood Base Replacement - Total of 20,331 LF Included	Drywall Repairs	Interior Single Swing Door Replacement - 253 Included	Closet Shelving - 650 LF Included	Window Sill Condition	Smoke Detectors Existing Where Required	Qty. of Additional Smoke Detectors Needed	HVAC Grille Condition	Electrical Panel Condition - Total of 30 Panel Repairs
1	11	A	Replace	Replace	0	1 Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT in bedroom	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced		
1	12	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	Replace		
1	12	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
1	14	A	Replace	Replace	1	1 Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	Replace	ETR - Recently Replaced		
1	14	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT in bedroom	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
1	21	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	1 Replace	ETR - Recently Replaced		
1	23	A	Replace	Replace	0	1 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	LVT in bedroom and living room	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
1	24	A	Replace	Replace	0	1 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	1 Replace	ETR - Recently Replaced		
2	10	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Repair	0	1 Replace	ETR - Recently Replaced		
2	12	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Repair	1	Replace	ETR - Recently Replaced		
2	13	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
2	20	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	Replace		
2	22	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	0	2 Replace	ETR - Recently Replaced		
2	23	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT throughout LVT in bedroom and kitchen	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	1 Replace	ETR - Recently Replaced		
3	11	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT in living and kitchen	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
3	12	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT in living and kitchen	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
3	13	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced		
3	13	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	1 Replace	ETR - Recently Replaced		
3	20	A	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Repair	0	1 Replace	ETR - Recently Replaced		
3	21	A	Replace	Replace	0	1 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced		
4	10	B	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	2 Replace	ETR - Recently Replaced		
4	12	B	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	Replace		
4	13	B	Replace	Replace	0	0 Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace		
4	20	B	Replace	Replace	0	0 Surround	Replace	NO	YES	Good (ETR)	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced		

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS, TEXAS



REVISION:
ADDENDUM #1 8-2-2024

ASI #1 8-25-2025

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

S.O.W.1

Jones Gillam Renz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgarchitects.com



OWNERS SCOPE OF WORK SCHEDULES: BY SNYDER
CONSTRUCTION
WORK SHOWN ON DRAWING SHEETS SHALL REFER TO THIS
SCHEDULE WHEN REFERENCED FOR SPECIFIC UNIT WORK
REQUIRED ON THOSE UNITS NOT LABELED ACCESSIBLE.
ACCESSIBLE UNITS ARE REQUIRED TO PROVIDE ALL WORK
NOTED AND SHOWN ON ARCH, MEP, STRUCT SHEETS. IF THERE
IS A CONFLICT OF INFORMATION SHOWN, CONTRACTOR IS
REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING.

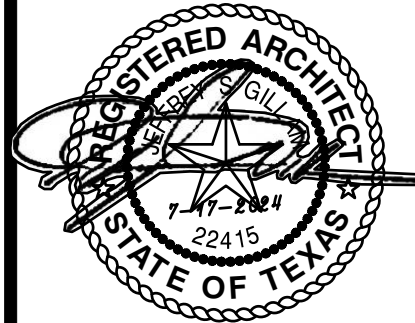
P-1	Riding Number		Refrigerator	Range Condition	Garbage Disposal	Kitchen GFCI		Tub/Shower Type	Tub/Shower Condition	Bath GFCI	Bath Exhaust Fan	Bath Exhaust Fan Condition	Flooring	Existing Base		Wood Base Replacement - Total of 20,331 LF Included	Drywall Repairs	Interior Single Swing Door Replacement - 253 Included				Smoke Detectors	Qty.	HVAC Grille	Electrical Panel	Total of 30 Panel Repairs
	Unit Number	Appliance Type				Existing	Surround							Base Type	Surround			Surround	Surround	Surround	Surround					
4	21	B	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
5	10	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	Replace	Inaccessible					
5	11	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced					
5	12	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	3 Replace	ETR - Recently Replaced					
5	13	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced					
5	20	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	NO	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	ETR - Recently Replaced					
5	21	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced					
5	23	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	ETR - Recently Replaced					
6	10	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	1 Replace	Replace					
6	11	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace Good	ETR - Recently Replaced					
6	12	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	2 (ETR)	ETR - Recently Replaced					
6	13	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace					
6	14	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced					
6	15	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
6	21	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	2 Replace	ETR - Recently Replaced					
6	22	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Repair	1	Replace	ETR - Recently Replaced					
6	23	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
6	24	B	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
6	25	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
7	10	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Major Repairs	As Directed	Replace	Replace	1	Replace	Replace					
7	11	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	Replace					
7	12	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace					
7	14	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	Replace					
7	20	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace					
7	21	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	Replace					
7	22	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace					
7	23	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	Replace					
7	24	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
7	25	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
8	10	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	LVT in half	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	3 Replace	ETR - Recently Replaced					
8	11	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0 All	Replace	ETR - Recently Replaced					
8	12	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Repair	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	ETR - Recently Replaced					
8	20	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0 All	Replace	ETR - Recently Replaced					
8	21	C	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3 Replace	ETR - Recently Replaced					
8	22	C	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced					
9	10	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0 All	Replace	ETR - Recently Replaced					
9	11	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	1 Replace	ETR - Recently Replaced					
9	12	B	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Good (ETR)	1	Replace	Replace					
9	20	B	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	2 Replace	ETR - Recently Replaced					
9	22	B	Replace	Replace	0	1 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0 All	Replace	ETR - Recently Replaced					
10	10	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Major Repairs	As Directed	Replace	Repair	1	Replace	ETR - Recently Replaced					
10	11	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0 All	Replace	ETR - Recently Replaced					
10	11	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Good (ETR)	1	Replace	ETR - Recently Replaced					
10	13	B	Replace	Replace	0	0 Surround	Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	1 Replace	ETR - Recently Replaced					
10	20	B	Replace	Replace	0	1 Surround		Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	Replace	ETR - Recently Replaced					

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS,

TEXAS



REVISION:
ADDENDUM #1 8-2-2024

ASI #1 8-25-2025

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

Unit		Unit Number	Apartment Type	Refrigerator Condition	Range Condition	Garbage Disposal Existing	Kitchen GFCI Existing	Tub/Shower Type	Tub/Shower Condition	Bath GFCI Existing?	Bath Exhaust Fan Existing	Flooring Scope - Total of 26,000 SF Included	Existing Base Type	Wood Base Replacement - Total of 70,331 LF Included	Drywall Repairs	Interior Single Swing Door Replacement - 253 Included	Closet Shelving - 650 LF Included	Window Sill Condition	Smoke Detectors Existing Where Required	Qty. of Additional Smoke Detectors Needed	HWAC Grille Condition	Electrical Panel Condition - Total of 30 Panel Replacements
10	23	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	2	Replace	ETR - Recently Replaced
11	10	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	NO	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
11	11	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	0	2	Replace	ETR - Recently Replaced
11	12	B	Replace	Replace	0	1	Walk In Shower Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Good (ETR)	1	Replace	ETR - Recently Replaced	
11	20	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
11	21	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	1	Replace	ETR - Recently Replaced
11	22	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	Replace	Inaccessible	
11	23	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	NO	Replace	ETR	Wood	Replace as needed	Major Repairs	As Directed	Good (ETR)	Good (ETR)	1	3	Replace	ETR - Recently Replaced
12	10	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	LVT throughout	Wood	Replace as needed	Major Repairs	As Directed	Replace	Repair	0	Replace	ETR - Recently Replaced	
12	11	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	NO	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	ble	Replace	ETR - Recently Replaced
12	12	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace	
12	13	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Repair	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Good (ETR)	1	Replace	Replace	
12	20	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	NO	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Smokes 1 are old	Replace Good (ETR)	ETR - Recently Replaced
12	21	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Good (ETR)	1	0 (ETR)	ETR - Recently Replaced	
12	23	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
13	10	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
13	12	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced	
13	20	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced	
13	21	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	2	Replace	ETR - Recently Replaced
13	22	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT in all but bedrooms	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	2	Replace	ETR - Recently Replaced
13	23	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	NO	Replace	LVT throughout	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
14	10	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
14	11	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	2	Replace	ETR - Recently Replaced
14	12	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
14	13	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
14	14	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Repair	1	2	Replace	ETR - Recently Replaced
14	15	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Good (ETR)	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	1	Replace	Replace	
14	20	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	NO	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	3	Replace	ETR - Recently Replaced
14	21	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced	
14	23	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	Replace	
14	24	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	Replace	
14	25	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	Replace	Replace	
15	10	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
15	11	B	Replace	Replace	0	1	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	1	Replace	ETR - Recently Replaced	
15	12	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Good (ETR)	Repair	0	2	Replace	ETR - Recently Replaced
15	13	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced	
15	21	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Major Repairs	As Directed	Repair	Repair	0	Replace	ETR - Recently Replaced	
15	22	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Replace	LVT throughout	Wood	Replace as needed	Minor Damage	As Directed	Repair	Good (ETR)	0	2	Replace	ETR - Recently Replaced
15	23	B	Replace	Replace	0	0	Surround Tub W/ Tiled	Replace	NO	YES	Good (ETR)	ETR	Wood	Replace as needed	Minor Damage	As Directed	Repair	Repair	0	Replace	Replace	



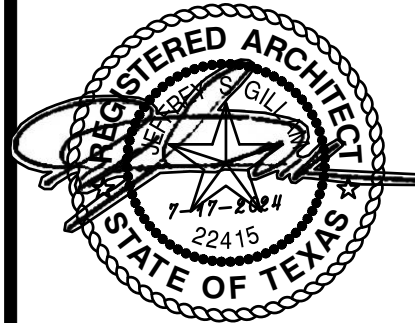
OWNERS SCOPE OF WORK SCHEDULES: BY SNYDER CONSTRUCTION
WORK SHOWN ON DRAWING SHEETS SHALL REFER TO THIS SCHEDULE WHEN REFERENCED FOR SPECIFIC UNIT WORK REQUIRED ON THOSE UNITS NOT LABELED ACCESSIBLE. ACCESSIBLE UNITS ARE REQUIRED TO PROVIDE ALL WORK NOTED AND SHOWN ON ARCH, MEP, STRUCT SHEETS. IF THERE IS A CONFLICT OF INFORMATION SHOWN, CONTRACTOR IS REQUIRED TO NOTIFY ARCHITECT BEFORE PROCEEDING.

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS,

TEXAS



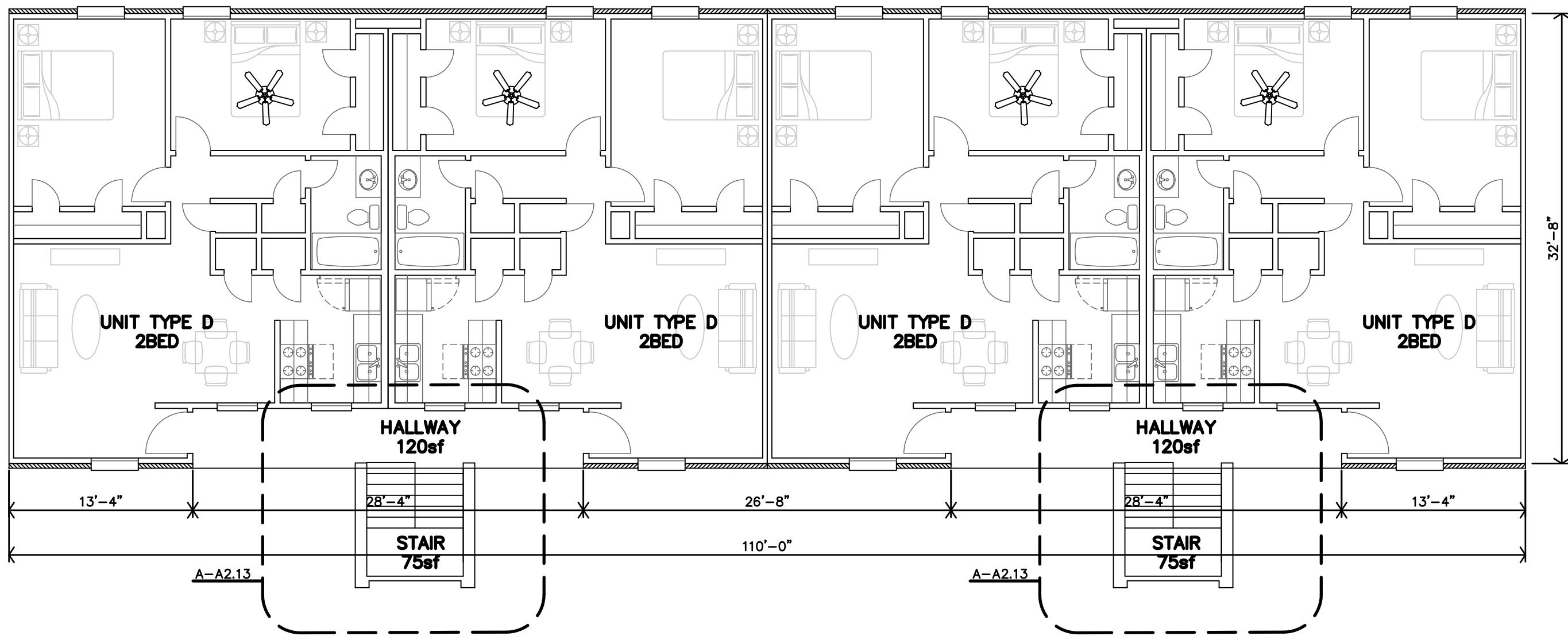
REVISION:
ADDENDUM #1 8-2-2024
ASI #1 8-25-2025
DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

APARTMENT BUILDING TYPE A (Buildings 1,2,3 combined)											
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		984		48			10	6,360	984	1,032
A	1-BED, 1-BATH	636						1	636		636
A	ACCESSIBLE 1-BED, 1-BATH	636						1	636		636
A	HEARING 1-BED, 1-BATH	636						1	636		636
TOTAL								12	7,632	984	8,664
SECOND FLOOR											
	COMMON USE		984							984	984
A	1-BED, 1-BATH	636						12	7,632		7,632
TOTAL								12	7,632	984	8,616
BUILDINGS 1, 2, and 3 TOTALS combined						0	0	24	15,264	1,968	17,280

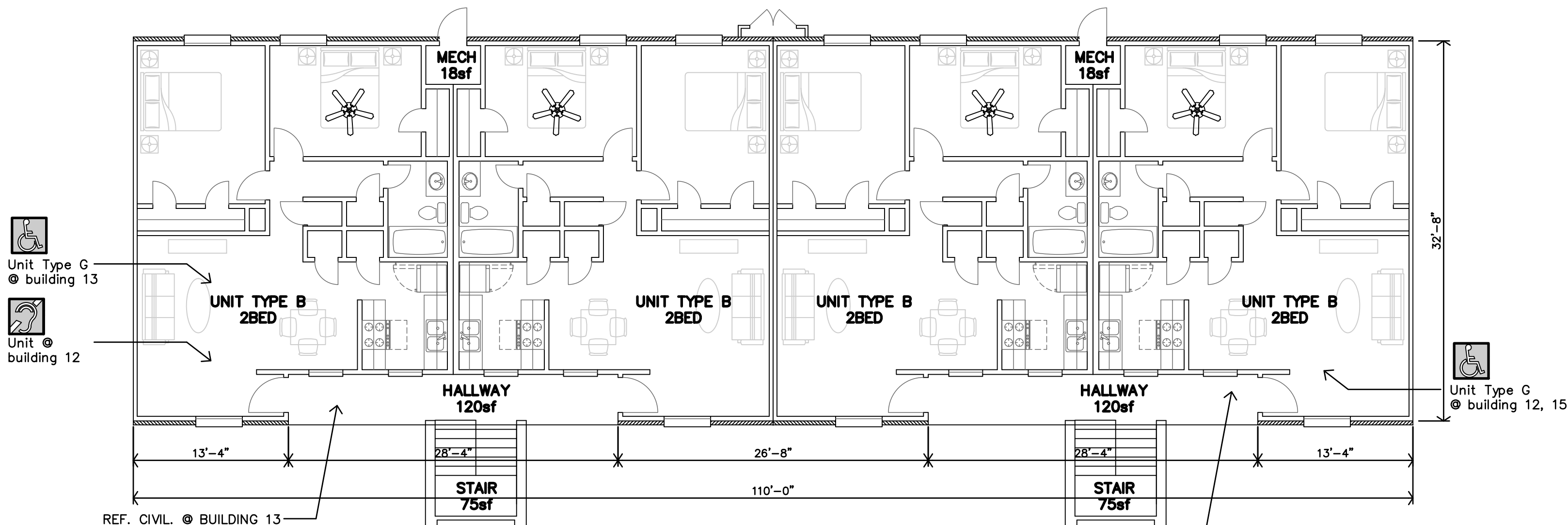
APARTMENT BUILDING TYPE A COMMON UNCONDITIONED SPACES OUTSIDE OF NRA			
AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	984		
RESTRICTED USE			
ELECT. & MECH		48	
TOTALS	984	48	1,032
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	984		
TOTALS	984	0	984

APARTMENT BUILDING TYPE B (Buildings 4,9,10,11,12,13,15 combined)											
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE	832	2,730		252			24	19,968	2,730	2,982
B	2-BED, 1-BATH	832						3	2,496		19,968
G	ACCESSIBLE 2-BED, 1-BATH	832						1	832		2,496
B	HEARING 2-BED, 1-BATH	832						0	23,296	2,730	26,278
TOTAL		2,496	2,730			0	28	0	23,296	2,730	26,278
SECOND FLOOR											
	COMMON USE		2,730							2,730	2,730
D	2-BED, 1-BATH	839						28	23,492		23,492
TOTAL			2,730	0	0	0	28	0	23,492	2,730	26,222
BUILDINGS 4, 9, 10, 11, 12, 13, and 15 TOTALS combined						0	56	0	46,788	5,460	52,500

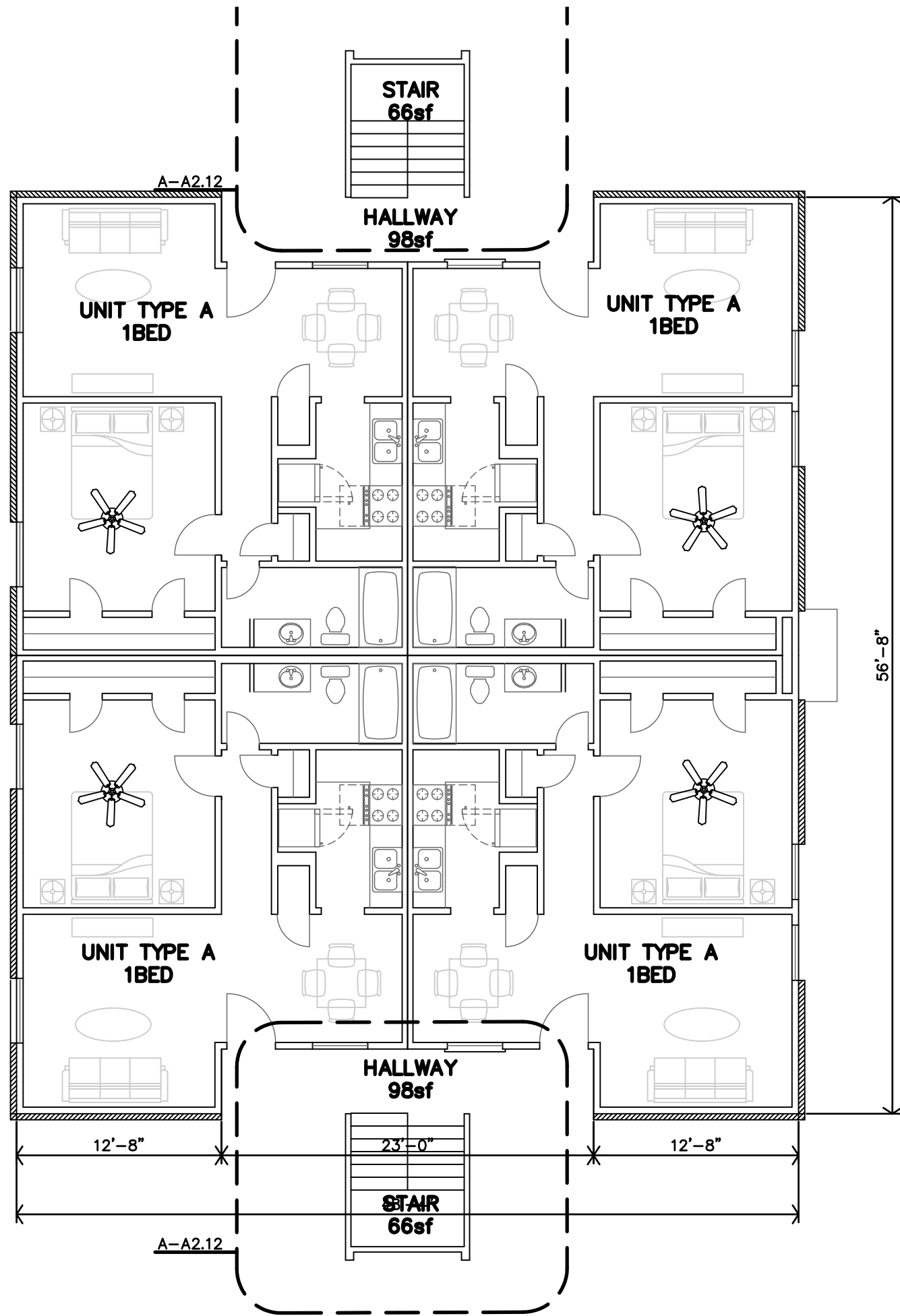
APARTMENT BUILDING TYPE B COMMON UNCONDITIONED SPACES OUTSIDE OF NRA			
AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	2,730		
RESTRICTED USE			
ELECT. & MECH		252	
TOTALS	2,730	252	2,982
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	2,730		
TOTALS	2,730	0	2,730



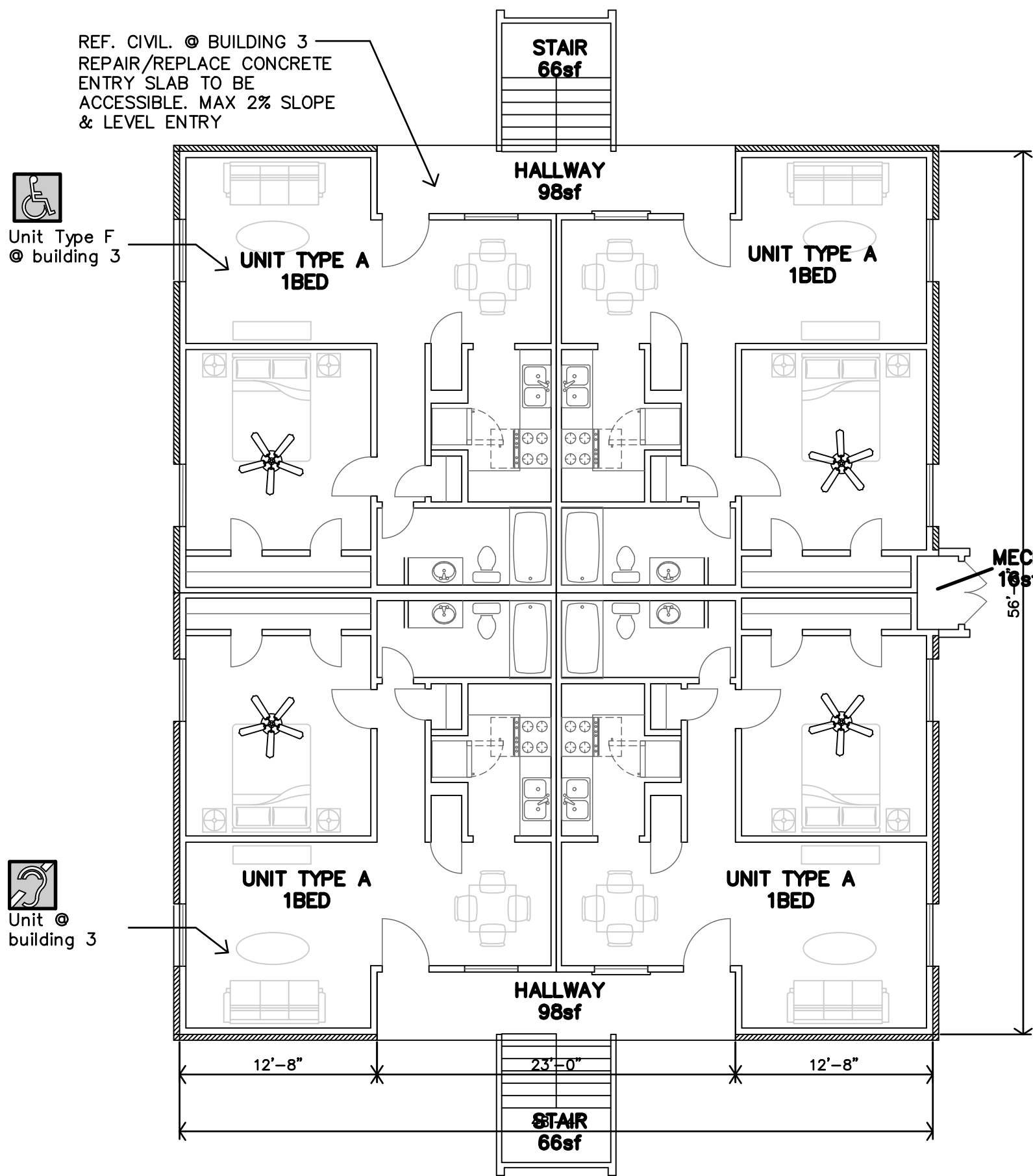
D BUILDING TYPE B
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 4,9,10,11,12,13,15



C BUILDING TYPE B
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 4,9,10,11,12,13,15



B BUILDING TYPE A
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 1,2,3



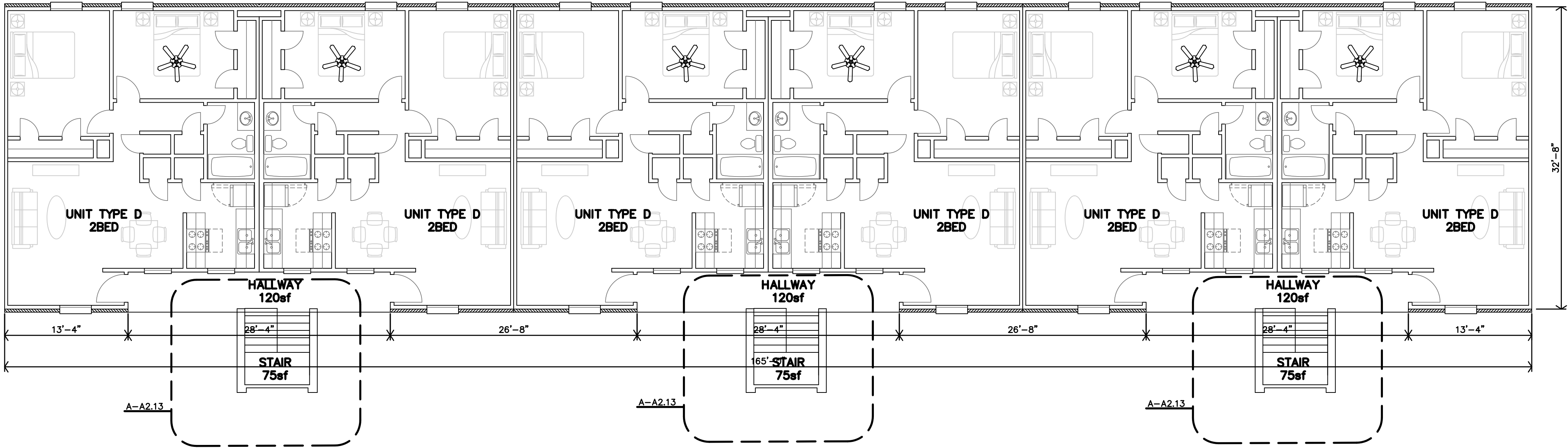
A BUILDING TYPE A
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 1,2,3

APARTMENT BUILDING TYPE C (Buildings 6,14 combined)

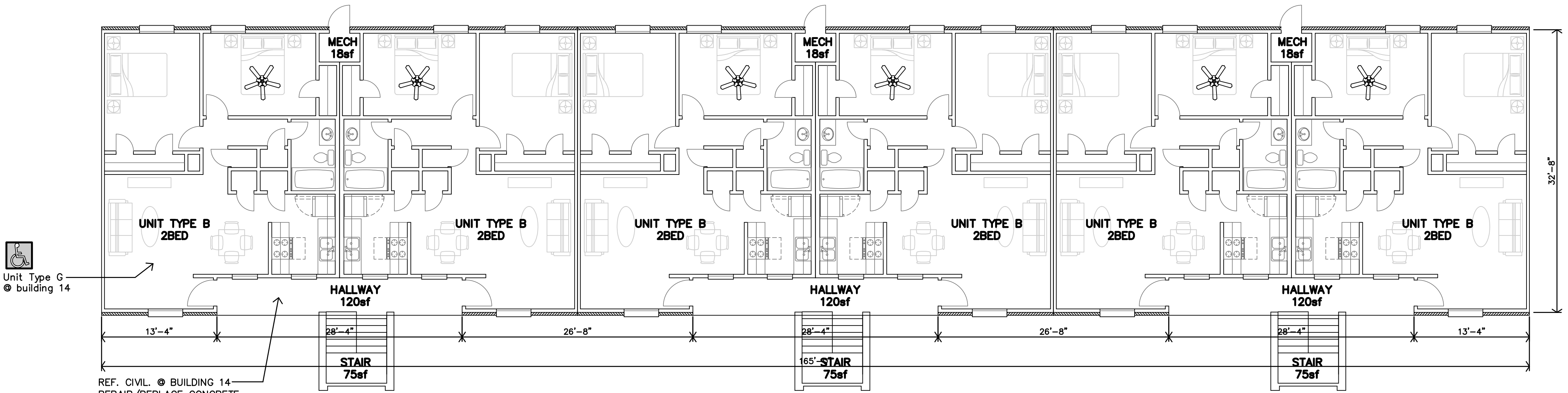
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		1,170		108					1,170	1,278
B	2-BED, 1-BATH	832					11		9,152		9,152
G	ACCESSIBLE 2-BED, 1-BATH	832					1		832		832
TOTAL		1,664	1,170			0	12	0	9,984	1,170	11,262
SECOND FLOOR											
	COMMON USE		1,170							1170	1,170
D	2-BED, 1-BATH	839					12		10,068		10,068
TOTAL		839	1,170	0	0	0	12	0	10,068	1170	11,238
BUILDINGS 6 and 14 TOTALS combined						0	24	0	20,052	2,340	22,500

APARTMENT BUILDING TYPE C
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	1,170		
RESTRICTED USE			
ELECT. & MECH		108	
TOTALS	1,170	108	1,278
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	1,170		
TOTALS	1,170	0	1,170



B BUILDING TYPE C
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 6,14

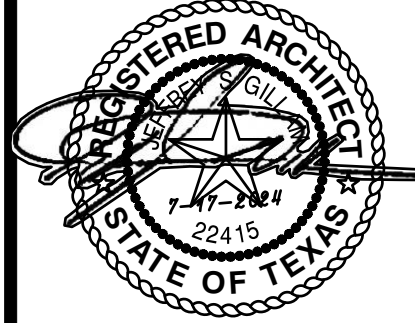


A BUILDING TYPE C
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 6,14

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



SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS,
TEXAS



REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A2.2

COPYRIGHTED ©

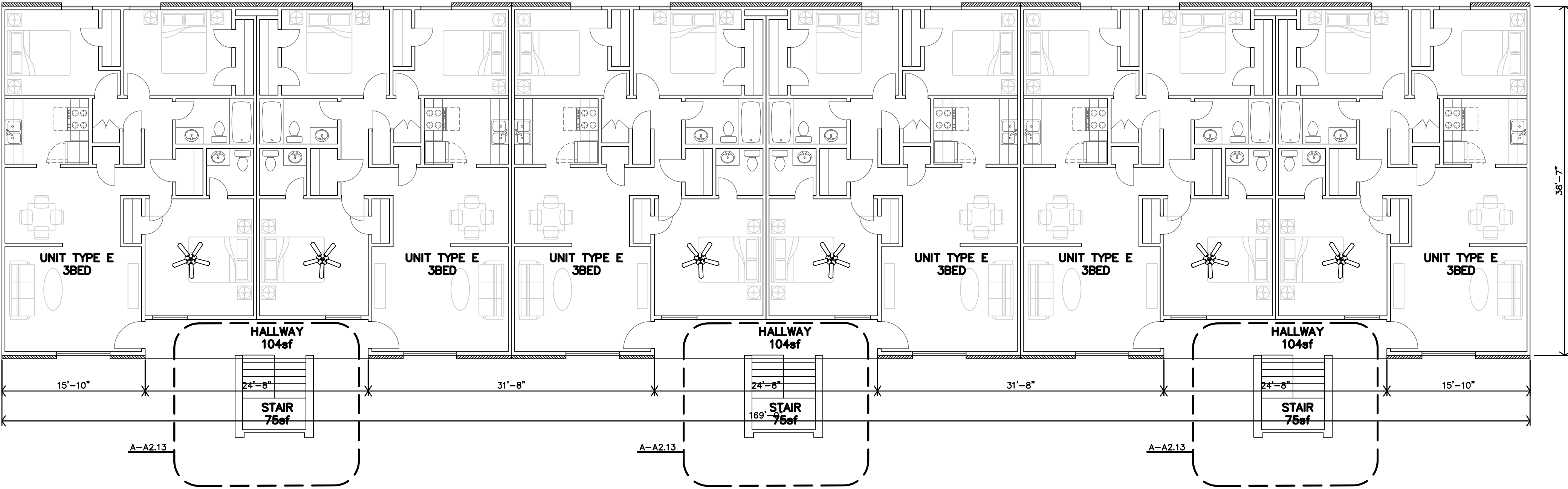
APARTMENT BUILDING TYPE D

UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		537		48					537	585
C	3-BED, 1 1/2-BATH	1,030				4			4,120		4,120
H	ACCESSIBLE 3-BED, 1-BATH	1,030				2			2,060		2,060
TOTAL		2,060	537			6	0	0	6,180	537	6,765
SECOND FLOOR											
	COMMON USE		537							537	537
E	3-BED, 1 1/2-BATH	1,035				6			6,210		6,210
TOTAL		1,035	537	0	0	6	0	0	6,210	537	6,747
BUILDING 7 TOTALS						12	0	0	12,390	1,074	13,512
						12					

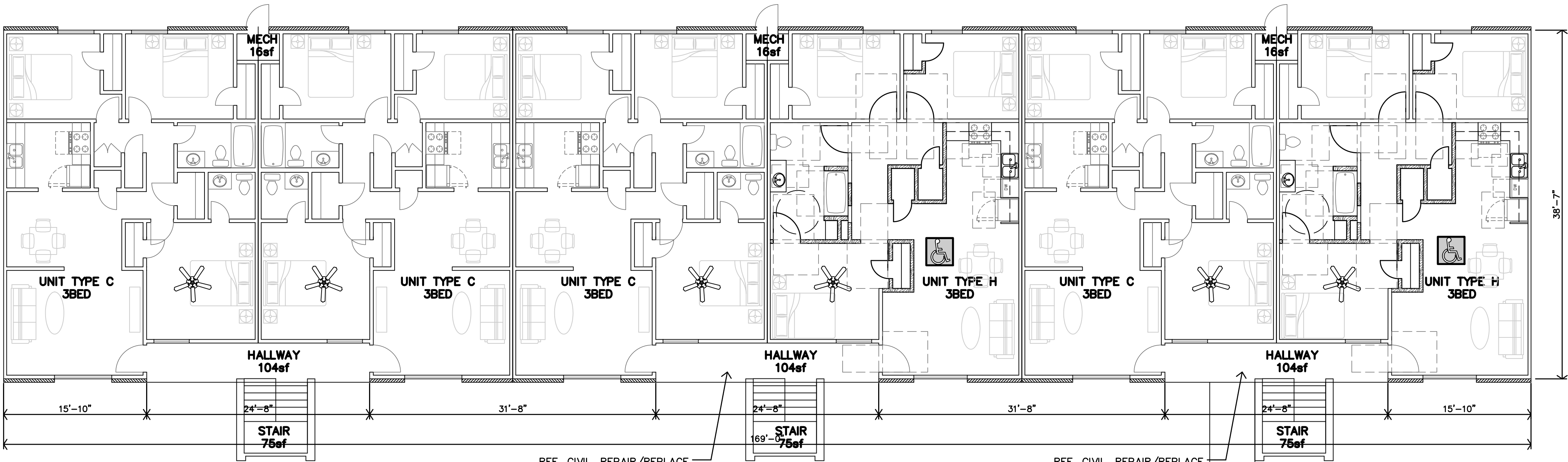
APARTMENT BUILDING TYPE D

COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	537		
RESTRICTED USE			
ELECT. & MECH.		48	
TOTALS	537	48	585
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	537		
TOTALS	537	0	537



B BUILDING TYPE D
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 7



REF. CIVIL: REPAIR/REPLACE
CONCRETE ENTRY SLAB TO
BE ACCESSIBLE. MAX 2%
SLOPE & LEVEL ENTRY

REF. CIVIL: REPAIR/REPLACE
CONCRETE ENTRY SLAB TO
BE ACCESSIBLE. MAX 2%
SLOPE & LEVEL ENTRY

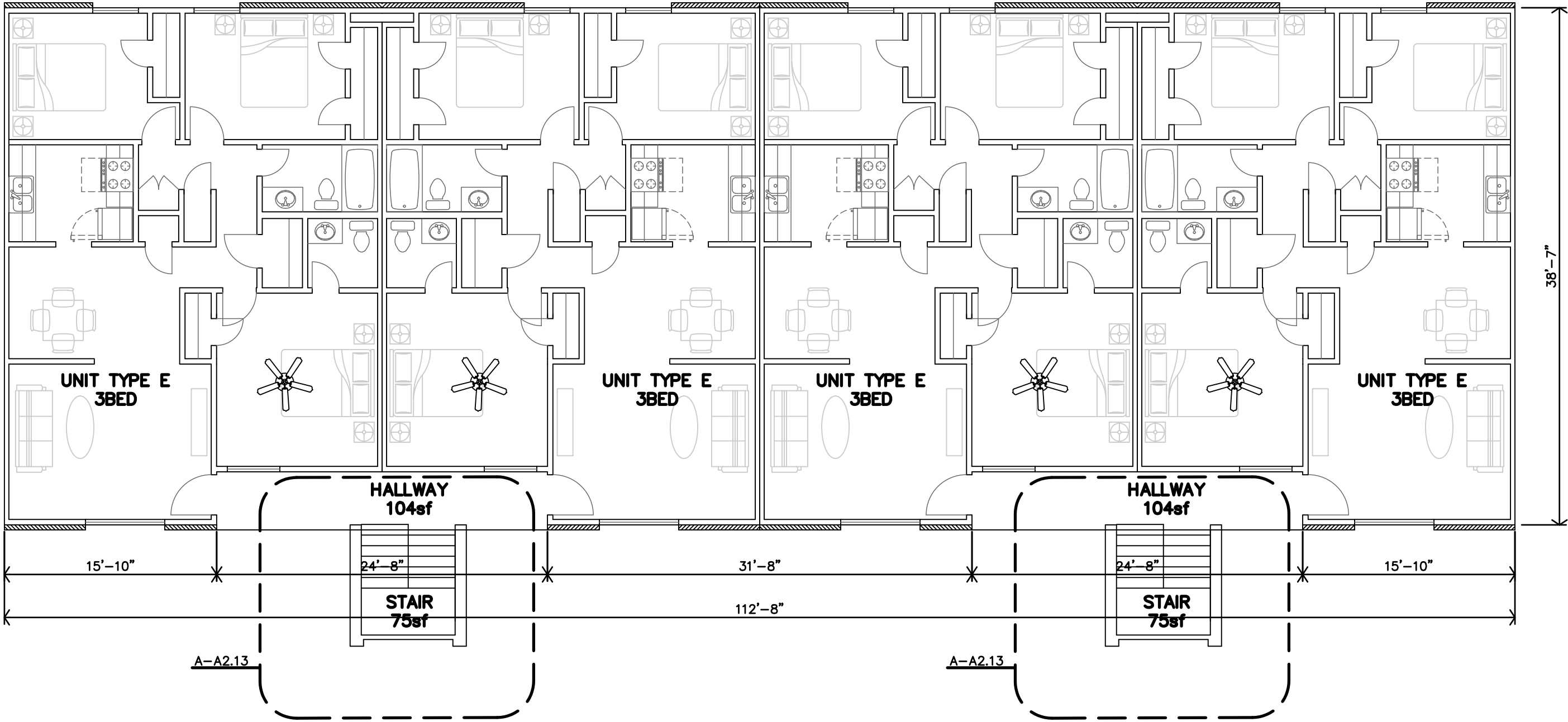
A BUILDING TYPE D
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 7

APARTMENT BUILDING TYPE E (Buildings 5,8 combined)

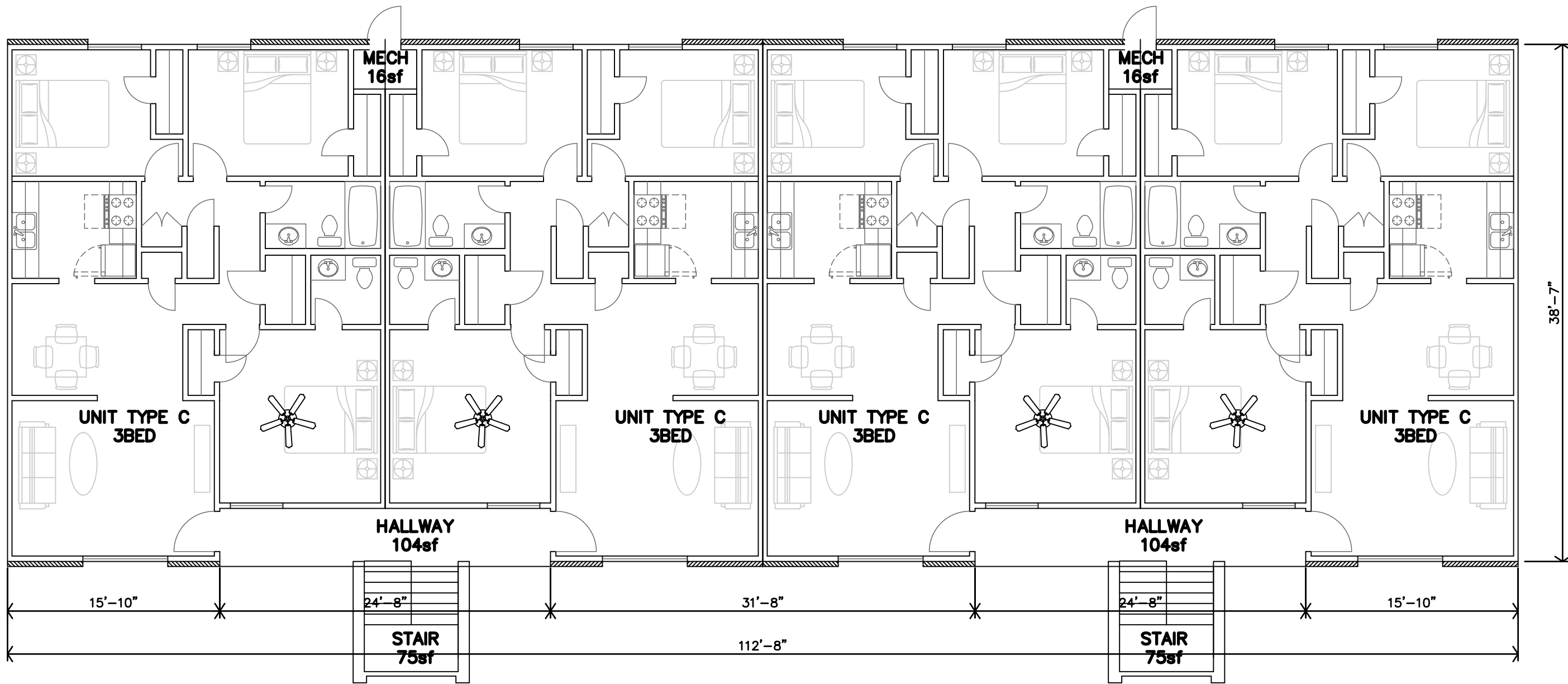
UNIT LABEL	AREA TYPE	NRA (HTD) SF PER UNIT	UN-COND SF	Common Area		UNITS #			NRA (COND) SF PER FLR	TENANT COMMON AREA SF	TOTAL SF
			Hallways / Stairs	Ten.	Restr.	3BR	2BR	1BR			
FIRST FLOOR											
	COMMON USE		716		64					716	780
C	3-BED, 1 1/2-BATH	1,030				7			7,210		7,210
C	HEARING 3-BED, 1 1/2-BATH	1,030				1			1,030		1,030
TOTAL		2,060	716			8	0	0	8,240	716	9,020
SECOND FLOOR											
	COMMON USE		716							716	716
E	3-BED, 1 1/2-BATH	1,035				8			8,280		8,280
TOTAL		1,035	716	0	0	8	0	0	8,280	716	8,996
BUILDINGS 5 and 8 TOTALS combined						16	0	0	16,520	1,432	18,016

APARTMENT BUILDING TYPE E
COMMON UNCONDITIONED SPACES OUTSIDE OF NRA

AREA	TENANT	RESTRICTED	TOTAL SF
FIRST FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	716		
RESTRICTED USE			
ELECT. & MECH.		64	
TOTALS	716	64	780
SECOND FLOOR			
TENANT COMMON USE			
HALLWAYS / STAIRS	716		
TOTALS	716	0	716



B BUILDING TYPE E
SECOND FLOOR PLAN
1/8"=1'-0" BUILDINGS 5,8

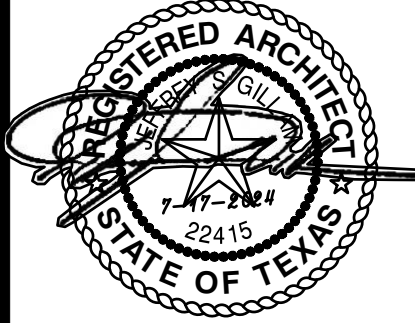


A BUILDING TYPE E
FIRST FLOOR PLAN
1/8"=1'-0" BUILDINGS 5,8

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



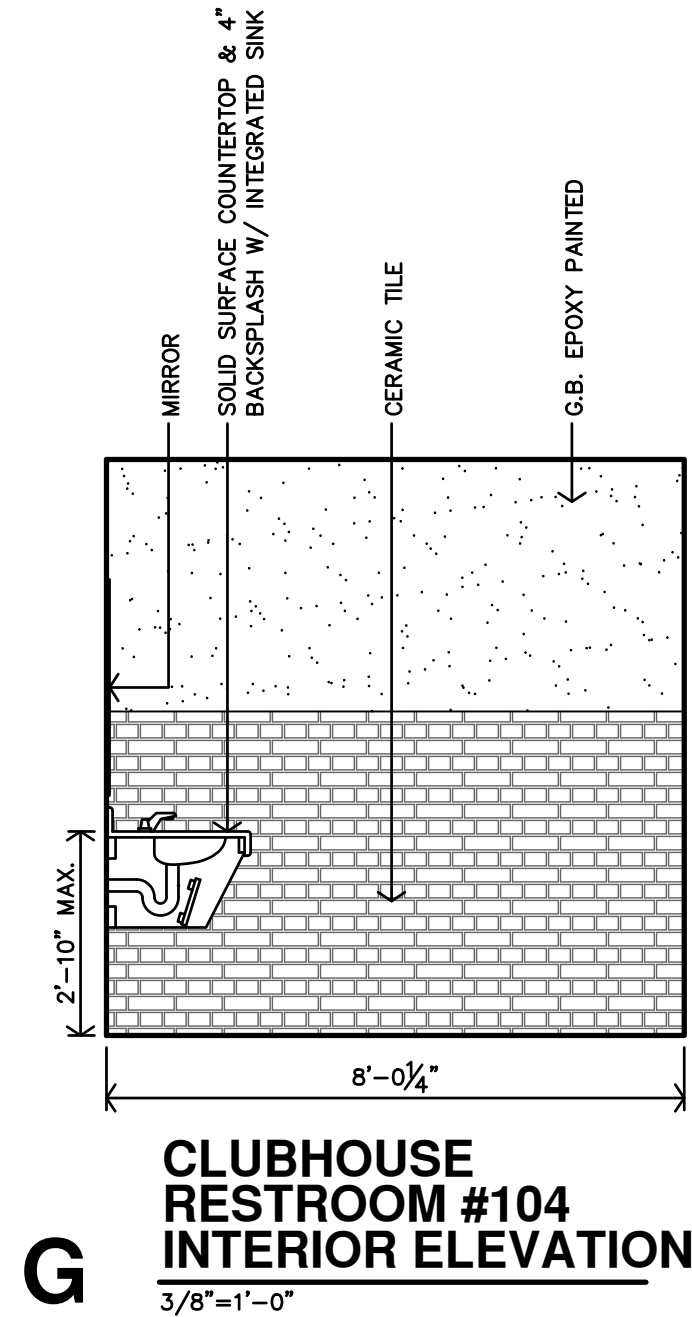
SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS, TEXAS



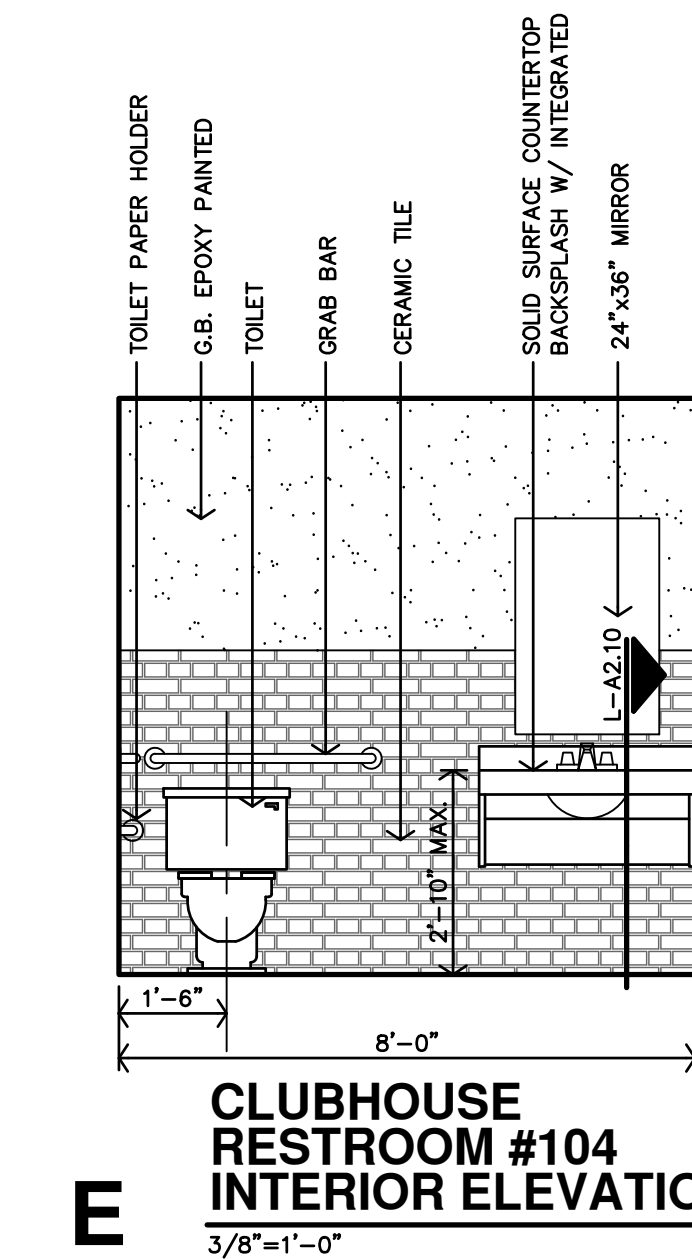
REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

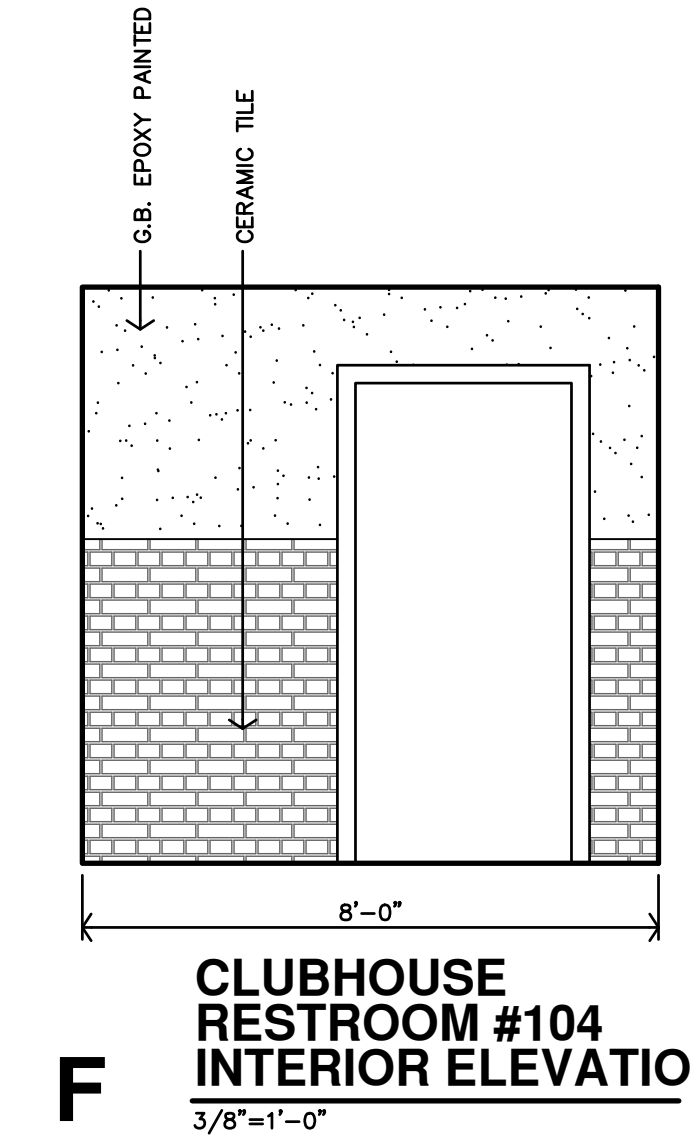
A2.4



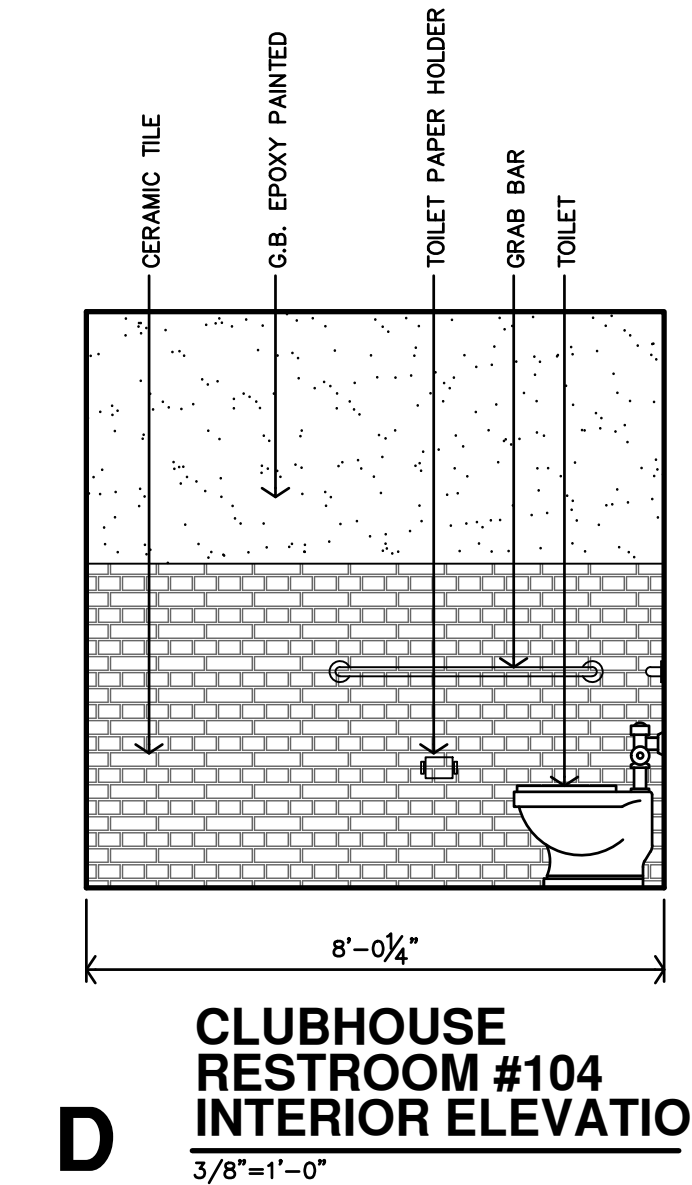
G
CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION
3/8"=1'-0"



E
CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION
3/8"=1'-0"

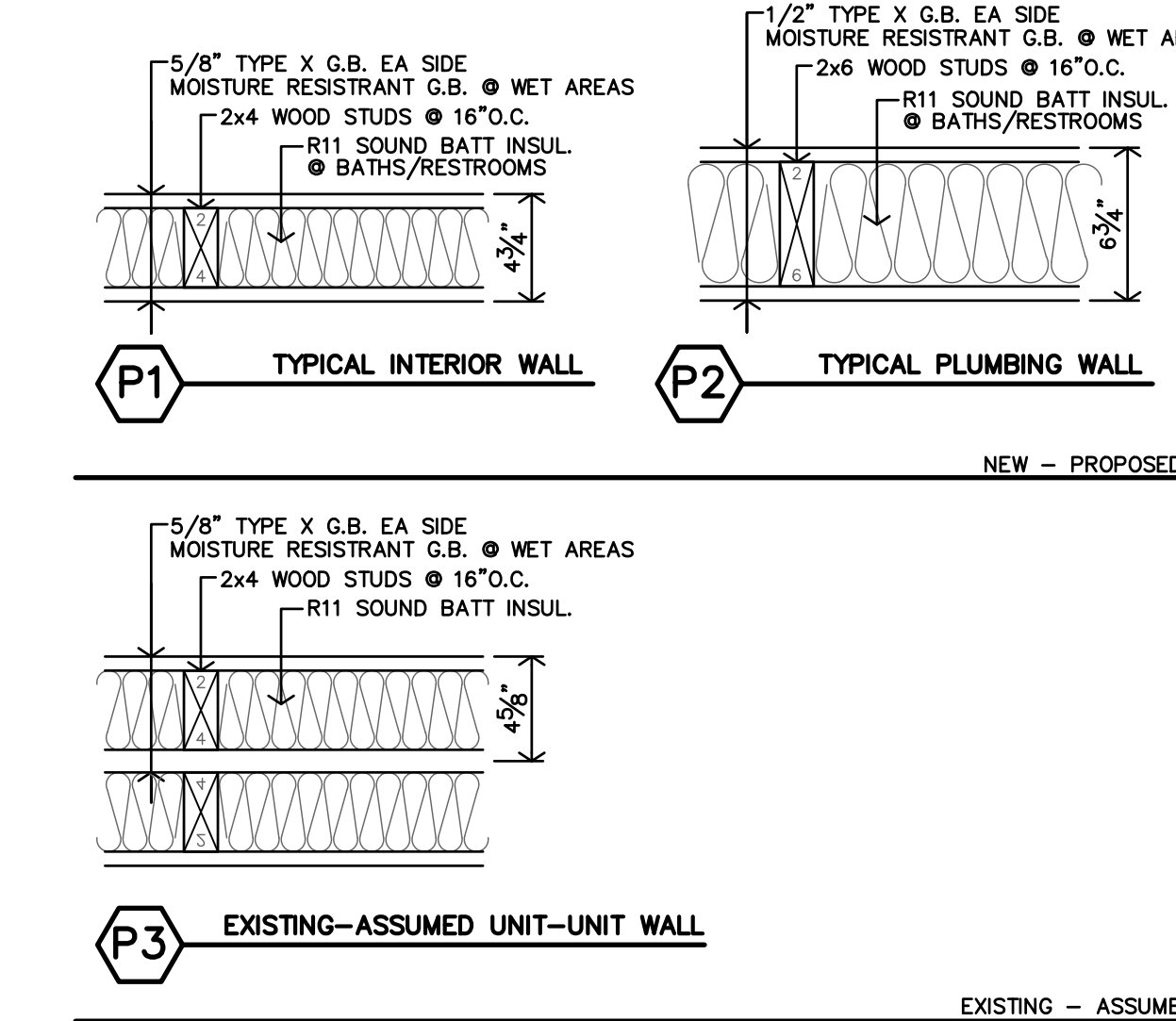


F
CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION
3/8"=1'-0"



D
CLUBHOUSE RESTROOM #104 INTERIOR ELEVATION
3/8"=1'-0"

APARTMENT PARTITION SCHEDULE

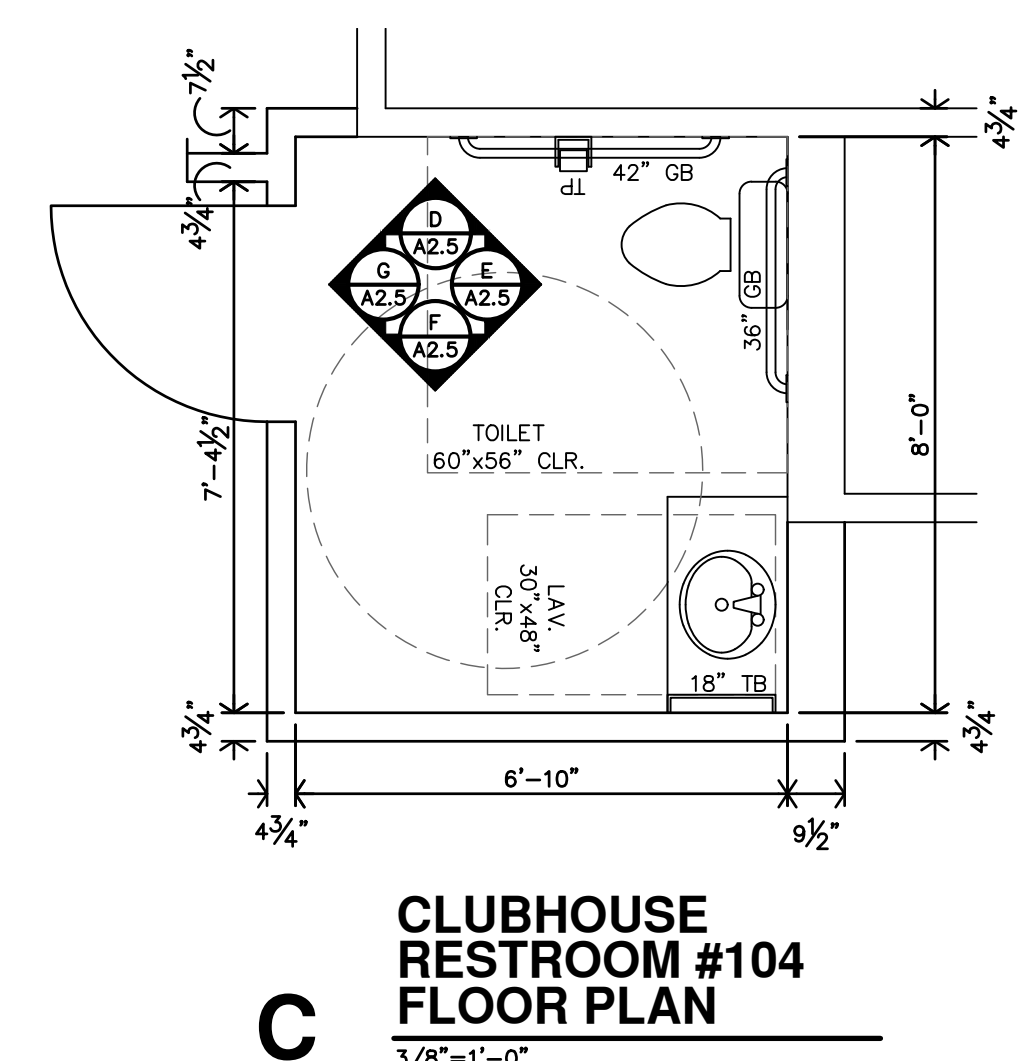


LEGEND	
1	DENOTES WALL/PARTITION TYPE
2	DENOTES AN ELEVATION CALL-OUT
3	DENOTES A DEMOLITION NOTE
4	DENOTES A NEW CONSTRUCTION NOTE
5	DENOTES WINDOW MARK (REF. SCHED.)
6	DENOTES DOOR MARK (REF. SCHED.)
7	NEW - PROPOSED PARTITION
8	EXISTING PARTITION - TO REMAIN

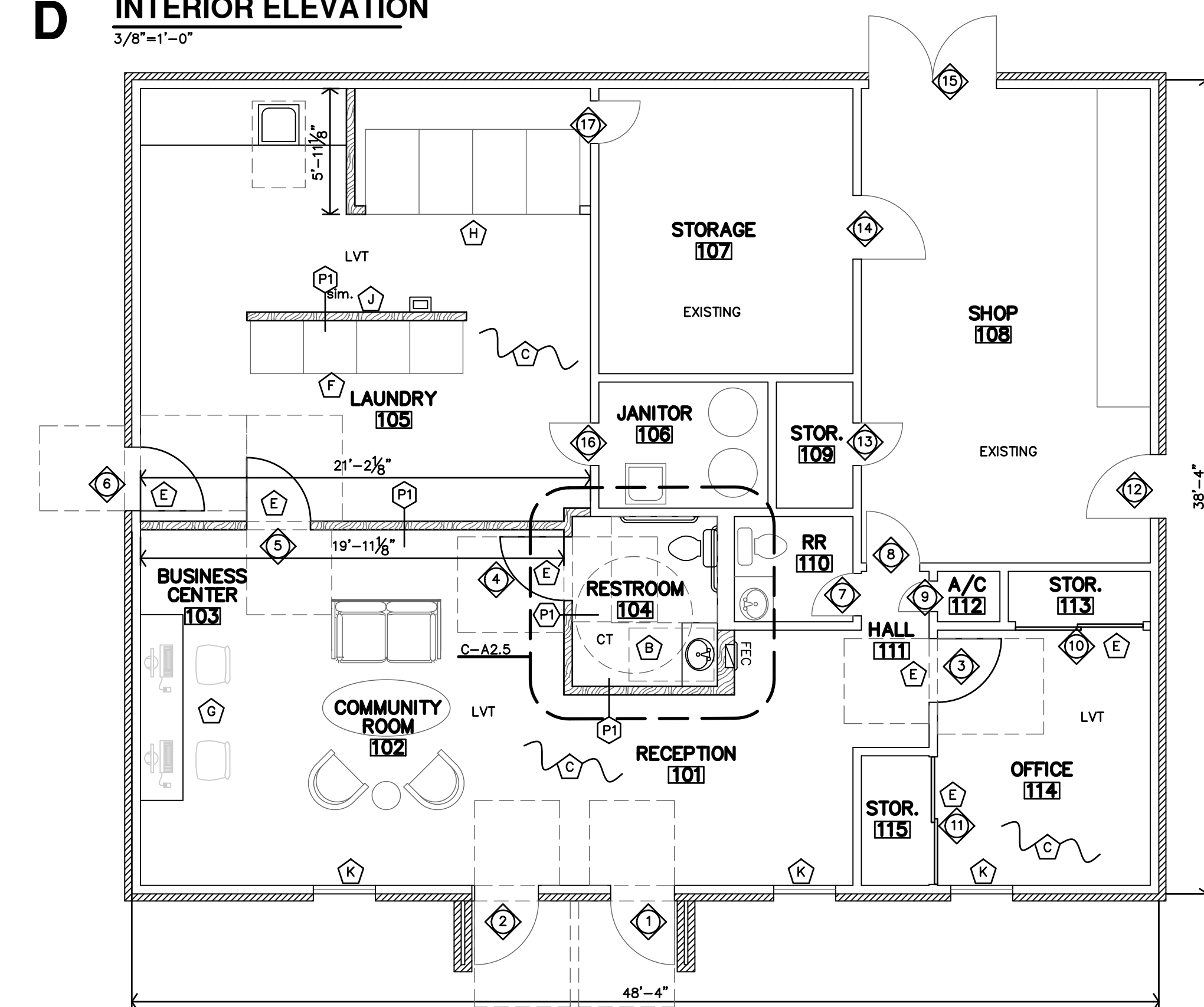
FINISH LEGEND	
LVT	LUXURY VINYL TILE
CPT	CARPET
CT	CERAMIC TILE

SCOPE OF WORK, CLUBHOUSE (REF. SCOPE OF WORK SCHEDULE S.O.W.):

1. NEW FLOORING THROUGHOUT, AS NOTED ON PLAN
2. RECONFIGURATION OF COMMUNITY LAUNDRY
3. REMOVE AND REPLACE WASHER/DRYER UNITS (ENERGY STAR RATED)
4. NEW FURNISHED COMMUNITY ROOM. (FURNISHINGS BY OWNER)
5. NEW BUSINESS CENTER WITH TWO WORKSTATIONS, SEATING, INTERNET ACCESS, AND ONE PRINTER/SCANNER (FURNISHINGS BY OWNER)
6. NEW PAINT THROUGHOUT CLUBHOUSE



C
CLUBHOUSE RESTROOM #104 FLOOR PLAN
3/8"=1'-0"

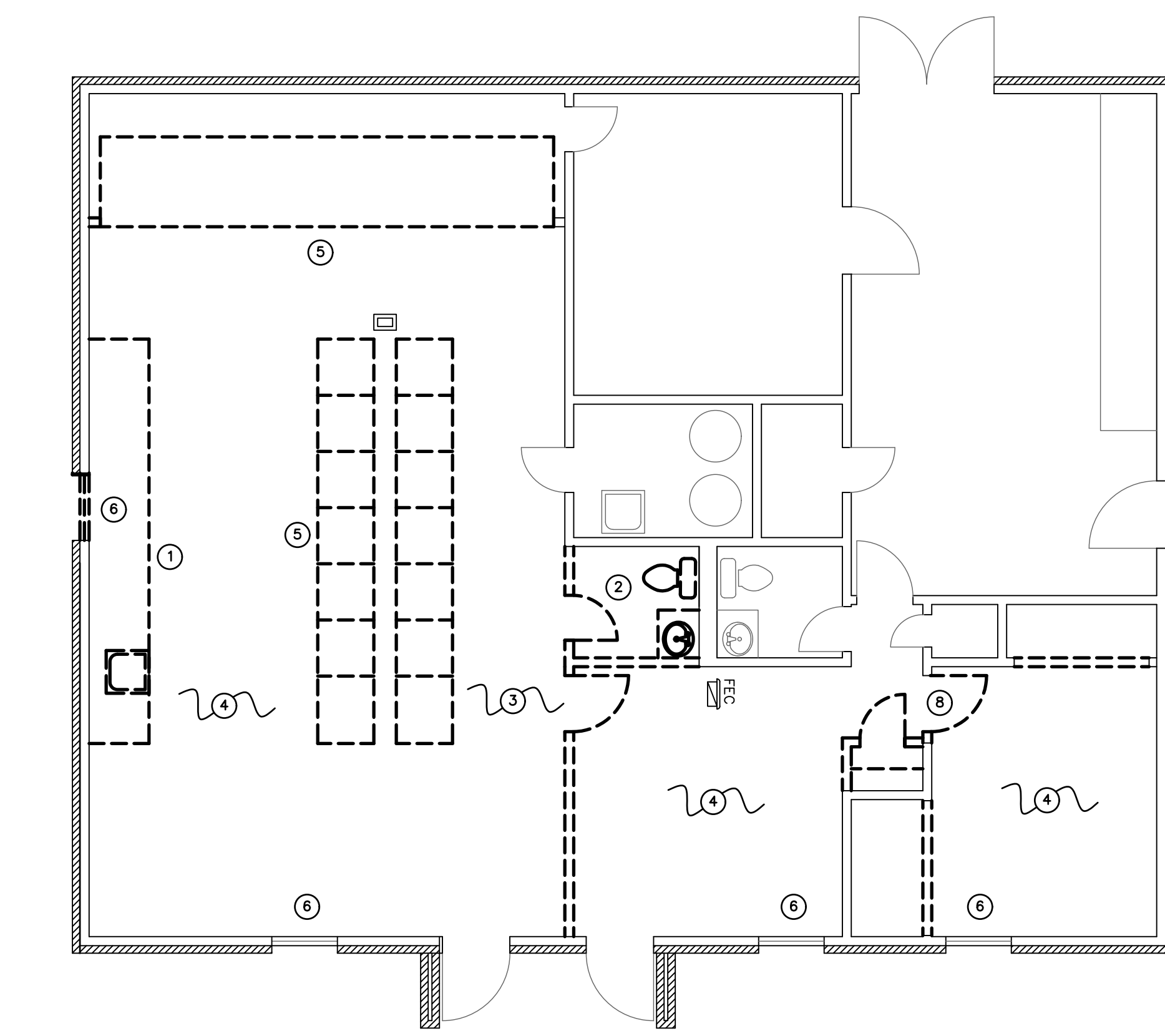


B
BUILDING TYPE F - PROPOSED FIRST FLOOR PLAN
3/16"=1'-0" BUILDING 16

CLUBHOUSE GENERAL NOTES

DEMOLITION GENERAL NOTES	DEMOLITION KEYNOTES:
1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER.	1. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE LAUNDRY ROOM. PROTECT UTILITY CONNECTIONS TO REMAIN.
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS	2. REMOVE EXISTING VANITY, SINK, MIRROR, TOILET, TOILET PARTITIONS, AND OTHER ACCESSORIES IN RESTROOM.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.	3. REMOVE ALL EXISTING WALLS, DOORS, CLOSET RODS, MECHANICAL, ELECTRICAL, ETC. IN THIS AREA AS INDICATED BY DASHED LINES. PREP FOR NEW FLOORING & BASE.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	4. REMOVE ALL EXISTING WASHERS & DRYER UNITS. PROTECT UTILITY CONNECTIONS TO BE MOVED PER MEP DRAWINGS.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.	5. REMOVE ALL EXISTING WINDOWS & TRIM
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.	
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DEFERRING TRADES.	
8. CONTRACTOR TO COORDINATE LOCATIONS OF ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.	

NEW CONSTRUCTION GENERAL NOTES	NEW CONSTRUCTION KEYNOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.	A. EXISTING INTERIOR DOORS AND FRAMES: SAND SMOOTH AND PAINT. REPLACE EXISTING HARDWARE WITH NEW.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.	B. INSTALL NEW BATHROOM FIXTURES, GRAB BARS, SINK, VANITY, ETC.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.	C. INSTALL NEW FINISHED FLOOR & BASE THROUGHOUT
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.	D. PAINT WALLS THROUGHOUT.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.	E. INSTALL NEW DOOR. PAINT EXISTING INTERIOR FRAME AND WOOD TRIM AROUND DOOR & WINDOWS.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.	F. INSTALL NEW WASHERS (ENERGY STAR RATED)
7. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.	G. INSTALL NEW BUSINESS CENTER WITH TWO WORKSTATIONS, SEATING, INTERNET ACCESS, AND ONE PRINTER/SCANNER
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT. REF. SCOPE OF WORK SCHEDULE FOR UNITS/LOCATIONS.	H. INSTALL NEW CLOTHES DRYERS
9. REF. MEP FOR LOCATIONS OF ALL NEW/PROPOSED FIXTURES & EQUIPMENT.	I. NEW HALF HEIGHT 2x FRAMED PLUMBING WALL
10. CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR COUNTERTOP SUPPORTS, GRAB BARS AT TOILET/TUB/SHOWERS & SHOWER SEATS.	J. INSTALL NEW VINYL WINDOWS, TRIM, & BLINDS
11. PROTECT EXISTING UTILITY HOOK UPS FOR NEW EQUIPMENT (REF. MEP)	
12. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.	



A
BUILDING TYPE F - DEMO FIRST FLOOR PLAN
3/16"=1'-0" BUILDING 16

UNIT NOTES (REF. SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS)

GENERAL UNIT NOTES:

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. EXISTING UNIT SHELVES & ROD. AT ALL CLOSETS TO REMAIN AND SHALL BE REPAIRED AS REQUIRED.
3. FIRE EXTINGUISHER WALL MOUNTED: FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.
4. FOR REF. ONLY: NEW KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE 4" max ABOVE FIN FLR.
5. AT EXISTING INTERIOR AND EXTERIOR DOORS: EXISTING HARDWARE TO REMAIN.
6. ALL INTERIOR WALLS ARE TO BE PAINTED.
7. REMOVE EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED. REFERENCE SCOPE OF WORK SCHEDULE.
8. ACCESSIBLE UNITS INDICATED ON FLOOR PLAN SHEETS:
- CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD 48" AFF.
9. HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):
- CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2009 SEC. 1005.
10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: IN MIN. ONE BEDROOM.

TYPICAL DEMOLITION NOTES:

1. PROTECT EXISTING FLOORING TO REMAIN.
2. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
3. REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM.
4. REMOVE EXISTING BATHROOM VANITY.
5. REMOVE EXISTING WINDOW UNITS AND ALL EXISTING WINDOW TREATMENTS.
6. REMOVE EXISTING DOORS FOR INSTALLATION OF NEW DOOR. SEE SCOPE OF WORK SCHEDULE FOR LOCATIONS, SAVE DOOR FOR REPAIR/RE-INSTALL UNLESS NEW DOOR INDICATED..

TYPICAL NEW CONSTRUCTION KEYNOTES:

- A. EXISTING FLOORING TO REMAIN. REPAIR/REPLACE AS NEEDED PER SCOPE OF WORK SCHEDULE.
- B. INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS.
- C. INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM.
- D. INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES.
- E. INSTALL NEW BATHROOM VANITY & SINK.
- F. REPLACE HVAC UNITS, AS NEEDED.
- G. INSTALL NEW WINDOW UNITS.
- H. INSTALL NEW VINYL BLINDS.
- J. INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- K. INSTALL NEW DOOR, FRAME, AND HARDWARE.
- L. INSTALL NEW BUILT-IN SHELVING.
- M. INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD.

GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER.
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

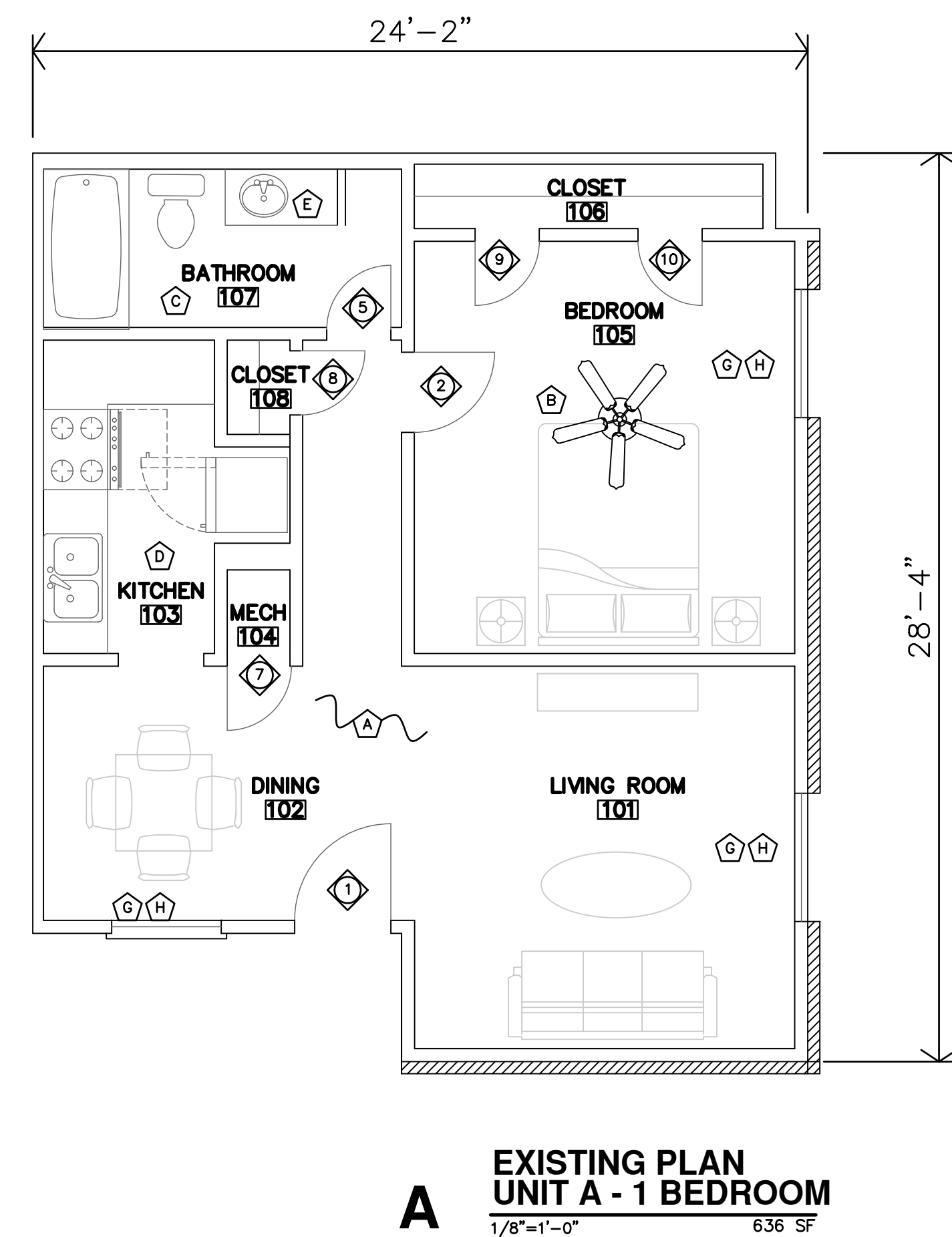
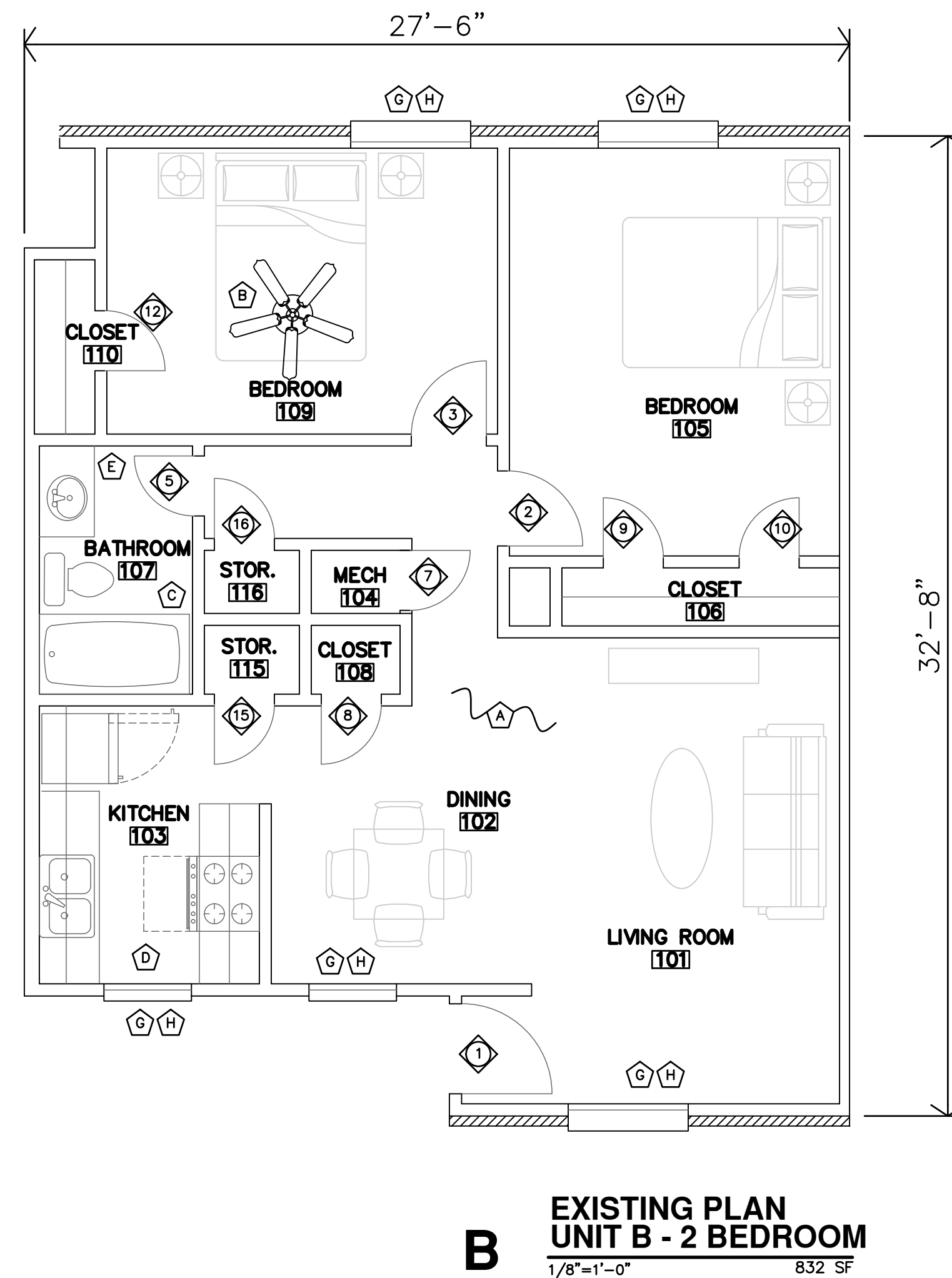
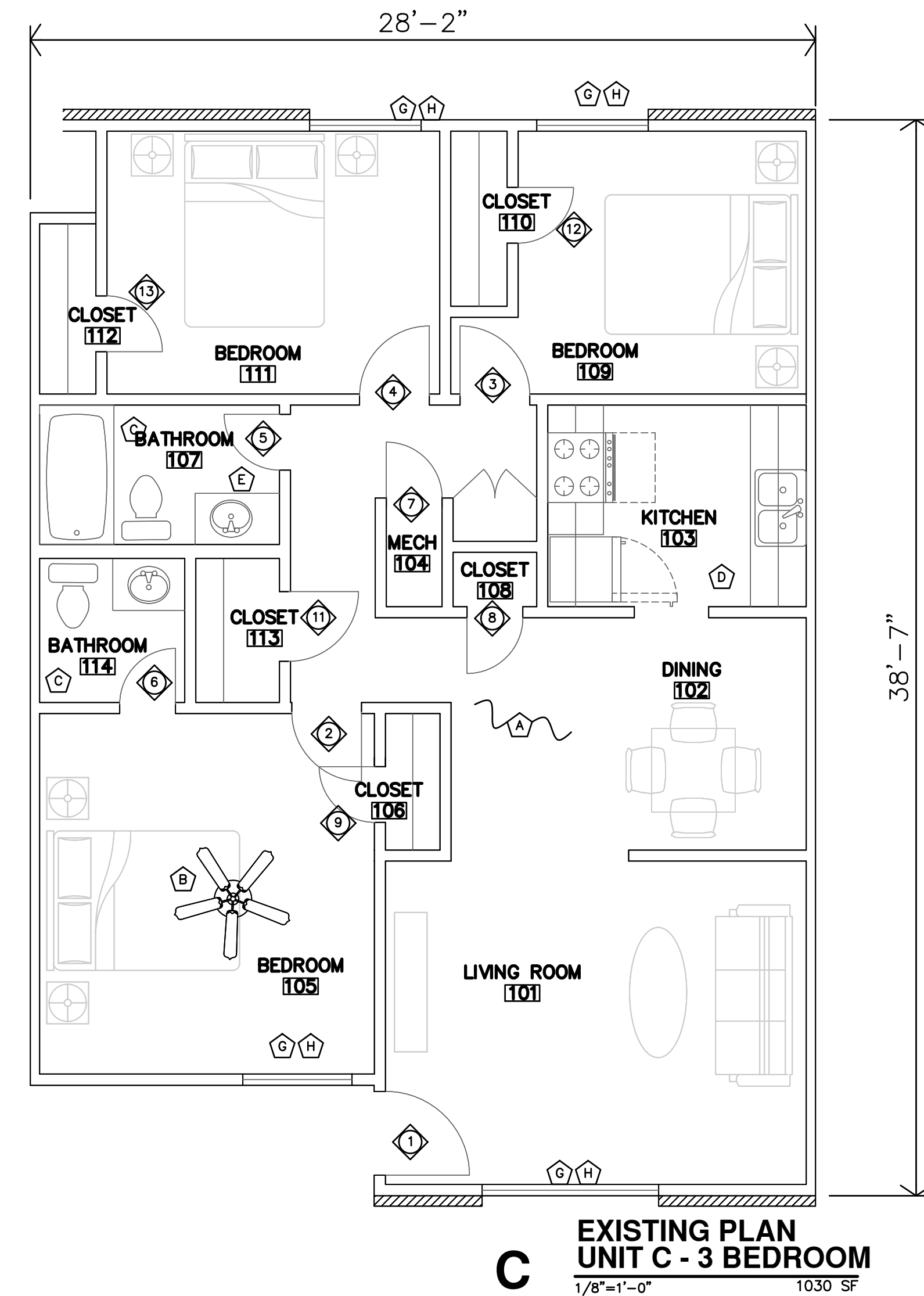
NEW CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

- SCOPE OF WORK, ALL UNITS
(REF. SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):
1. EXISTING FLOOR TO REMAIN, UNLESS NOTED OTHERWISE.
2. NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
3. REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
4. NEW EPA WATERSENSE PLUMBING FIXTURES.
5. NEW PLUMBING FIXTURE UPDATES.
6. NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
7. HVAC REPLACEMENT AS NEEDED.
8. NEW LED FIXTURE UPGRADES.
9. NEW PAINT THROUGHOUT UNIT.
10. HVAC SERVICE AND TUNE-UP IN ALL UNITS.
11. DRYWALL REPLACEMENT/REPAIR AS NEEDED.
12. NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).

LEGEND

1. DENOTES WALL/PARTITION TYPE
2. DENOTES AN ELEVATION CALL-OUT
1. DENOTES A DEMOLITION NOTE
- A. DENOTES A NEW CONSTRUCTION NOTE
- A. DENOTES WINDOW MARK (REF. SCHED.)
9. DENOTES DOOR MARK (REF. SCHED.)
- NEW - PROPOSED PARTITION
- EXISTING PARTITION - TO REMAIN



REVISION:
ADDENDUM #1 8-2-2024
ASI #1 8-25-2025
DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

UNIT NOTES (REF. SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS)

GENERAL UNIT NOTES:

- REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET, LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1.
- KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE 44"max ABOVE FIN FLR.
- AT EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
- ALL INTERIOR WALLS ARE TO BE PAINTED.
- REMOVE ALL EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
- ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):**
 - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD 48" AFF
- HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):**
 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5, & ICC A117.1-2009 SEC. 1005.
- ALL UNITS SHALL HAVE CEILING FANS INSTALLED: IN MIN. ONE BEDROOM

TYPICAL DEMOLITION NOTES:

- PROTECT EXISTING FLOORING TO REMAIN.
- REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
- REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM
- REMOVE EXISTING BATHROOM VANITY
- REMOVE EXISTING WINDOW UNITS AND ALL EXISTING WINDOW TREATMENTS.
- REMOVE EXISTING DOORS FOR INSTALLATION OF NEW DOOR. SEE SCOPE OF WORK SCHEDULE FOR LOCATIONS, SAVE DOOR FOR REPAIR/RE-INSTALL UNLESS NEW DOOR INDICATED.

TYPICAL NEW CONSTRUCTION KEYNOTES:

- EXISTING FLOORING TO REMAIN, REPAIR/REPLACE AS NEEDED PER SCOPE OF WORK SCHEDULE.
- INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS
- INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- INSTALL NEW BATHROOM VANITY & SINK
- REPLACE HVAC UNITS, AS NEEDED.
- INSTALL NEW WINDOW UNITS
- INSTALL NEW VINYL BLINDS.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- INSTALL NEW DOOR, FRAME, AND HARDWARE
- INSTALL NEW VINYL BLINDS.
- INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD

GENERAL NOTES

DEMOLITION GENERAL NOTES

- WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
- REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
- CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

NEW CONSTRUCTION GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

LEGEND

1 — DENOTES WALL/PARTITION TYPE

1/2" — DENOTES AN ELEVATION CALL-OUT

1 DENOTES A DEMOLITION NOTE

A DENOTES A NEW CONSTRUCTION NOTE

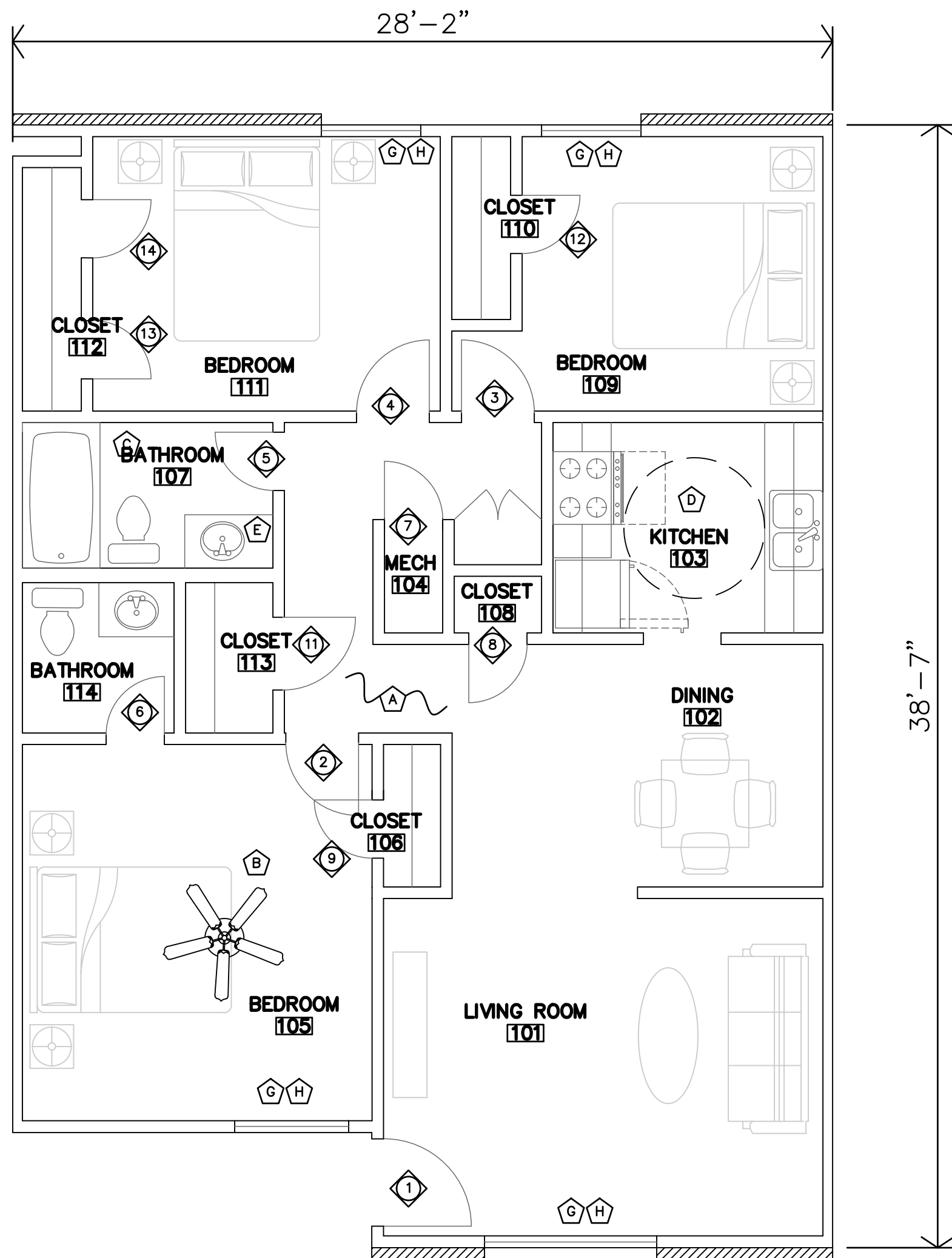
A DENOTES WINDOW MARK (REF. SCHED.)

9 DENOTES DOOR MARK (REF. SCHED.)

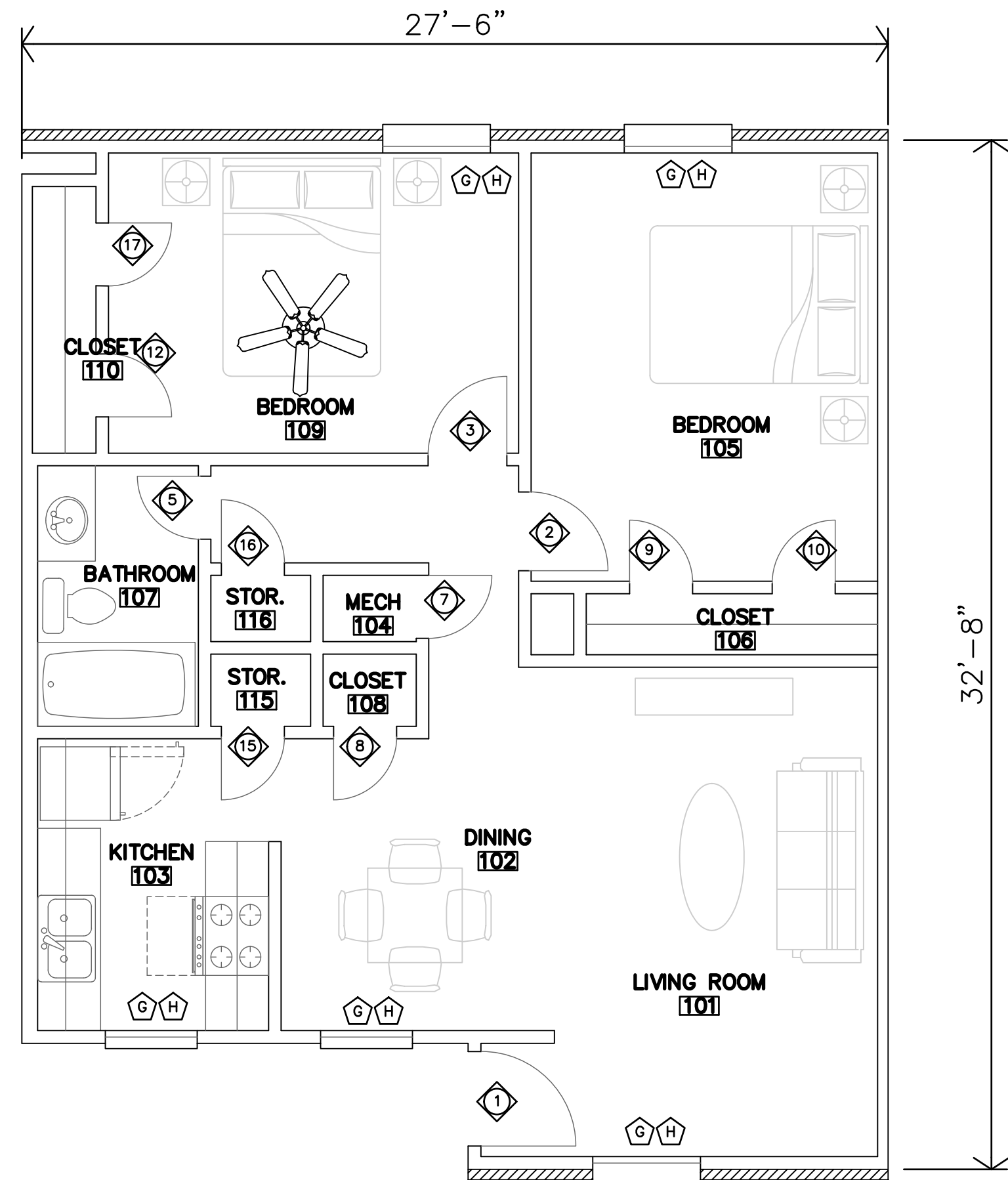
— NEW — PROPOSED PARTITION

— EXISTING PARTITION — TO REMAIN

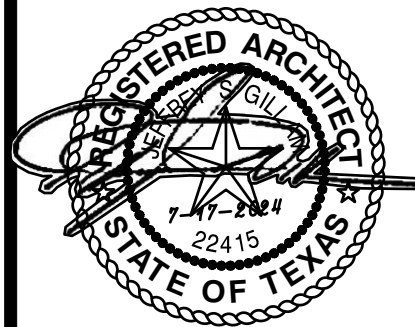
- SCOPE OF WORK, ALL UNITS
(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):
- EXISTING FLOOR TO REMAIN, UNLESS NOTED OTHERWISE.
 - NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
 - REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
 - NEW EPA WATERSENSE PLUMBING FIXTURES.
 - NEW PLUMBING FIXTURE UPDATES.
 - NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
 - HVAC REPLACEMENT AS NEEDED.
 - NEW LED FIXTURE UPGRADES.
 - NEW PAINT THROUGHOUT UNIT.
 - HVAC SERVICE AND TUNE-UP IN ALL UNITS.
 - DRYWALL REPLACEMENT/REPAIR AS NEEDED.
 - NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).



B EXISTING PLAN
UNIT E - 3 BEDROOM
1/8"=1'-0" 1035 SF



A EXISTING PLAN
UNIT D - 2 BEDROOM
1/8"=1'-0" 839 SF



REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

ACCESSIBLE UNIT NOTES

GENERAL UNIT NOTES:

- REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER, CABINET, LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 908.1.
- KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE 44" MAX ABOVE FIN FLR.
- AT ALL EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
- ALL INTERIOR WALLS ARE TO BE PAINTED.
- NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
- ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):**
 - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF.
- HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):**
 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2009 SEC. 1005.
- ALL UNITS SHALL HAVE CEILING FANS INSTALLED: IN MIN. ONE BEDROOM

DEMOLITION KEYNOTES:

- REMOVE ALL EXISTING FINISH FLOORING & BASE, ENTIRE UNIT. PREP FOR NEW FLOORING & BASE.
- REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
- REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM
- REMOVE EXISTING BATHROOM VANITY
- REMOVE EXISTING WINDOW UNIT AND ALL EXISTING WINDOW TREATMENTS
- REMOVE EXISTING DOOR, FRAME AND PORTION OF WALL TO ALLOW FOR INSTALLATION OF NEW ACCESSIBLE DOOR. SEE SCHEDULE, SAVE DOOR FOR RE-USE/RE-INSTALL UNLESS NEW DOOR INDICATED.
- REMOVE ALL EXISTING WALLS, DOORS, CLOSET RODS, MECHANICAL, ELECTRICAL, ETC. IN THIS AREA AS INDICATED BY DASHED LINES.
- REMOVE EXISTING CLOSET SHELVES AND RODS
- REMOVE EXISTING DOOR & FRAME. REMOVE EXISTING PORTION OF WALL TO ALLOW FOR INSTALL OF NEW DOOR & FRAME.

NEW CONSTRUCTION KEYNOTES:

- INSTALL NEW LVT FLOOR & BASE THROUGHOUT.
- INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS
- INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- INSTALL NEW BATHROOM VANITY & SINK
- REPLACE HVAC UNITS, AS NEEDED.
- INSTALL NEW WINDOW UNITS
- INSTALL NEW VINYL BLINDS.
- INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.
- INSTALL NEW DOOR, FRAME, AND HARDWARE
- INSTALL NEW BUILT-IN SHELVING
- INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD

GENERAL NOTES

DEMOLITION GENERAL NOTES

- WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
- REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES.
- CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.

NEW CONSTRUCTION GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE, COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.

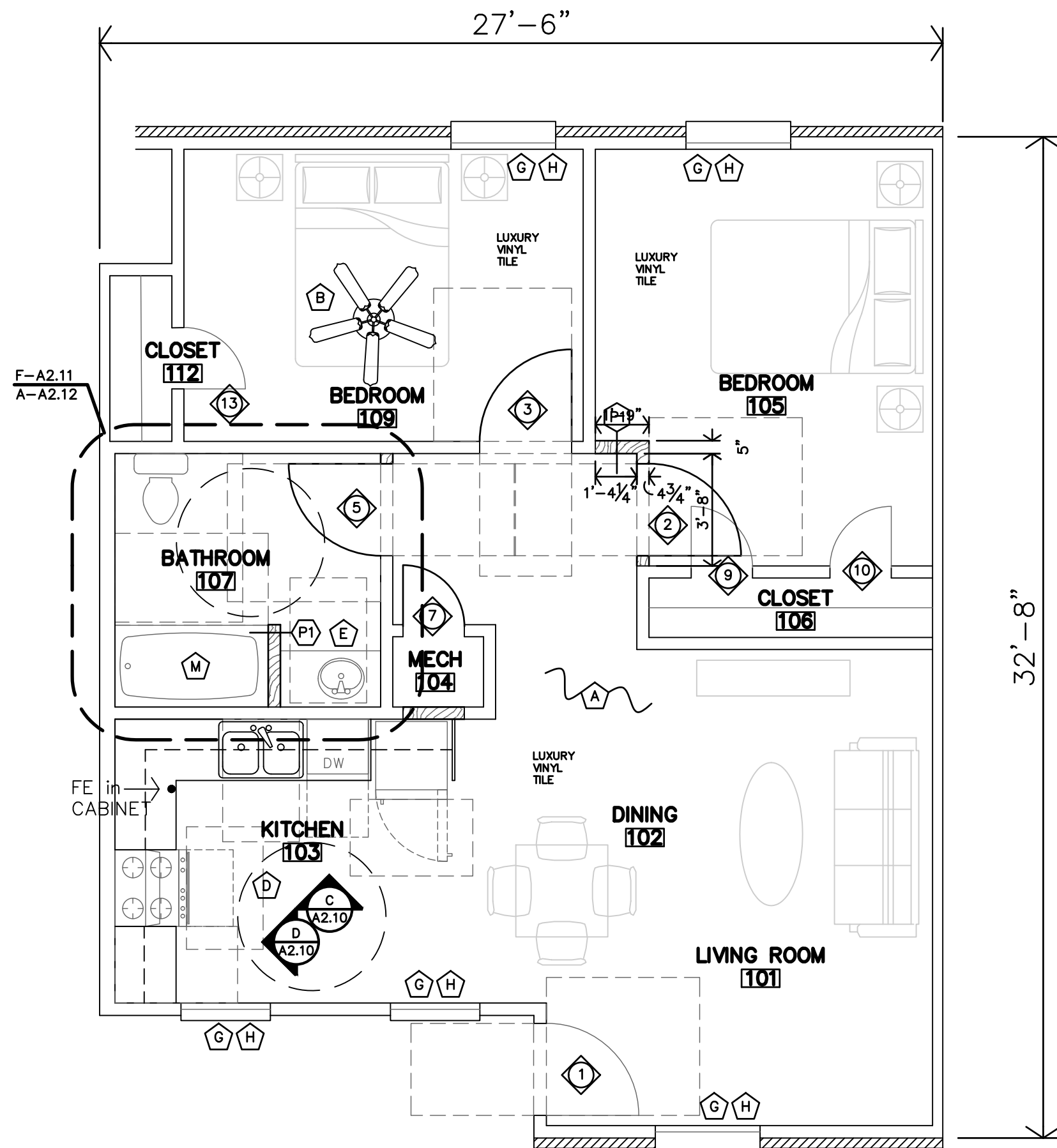
SCOPE OF WORK, ALL UNITS

(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):

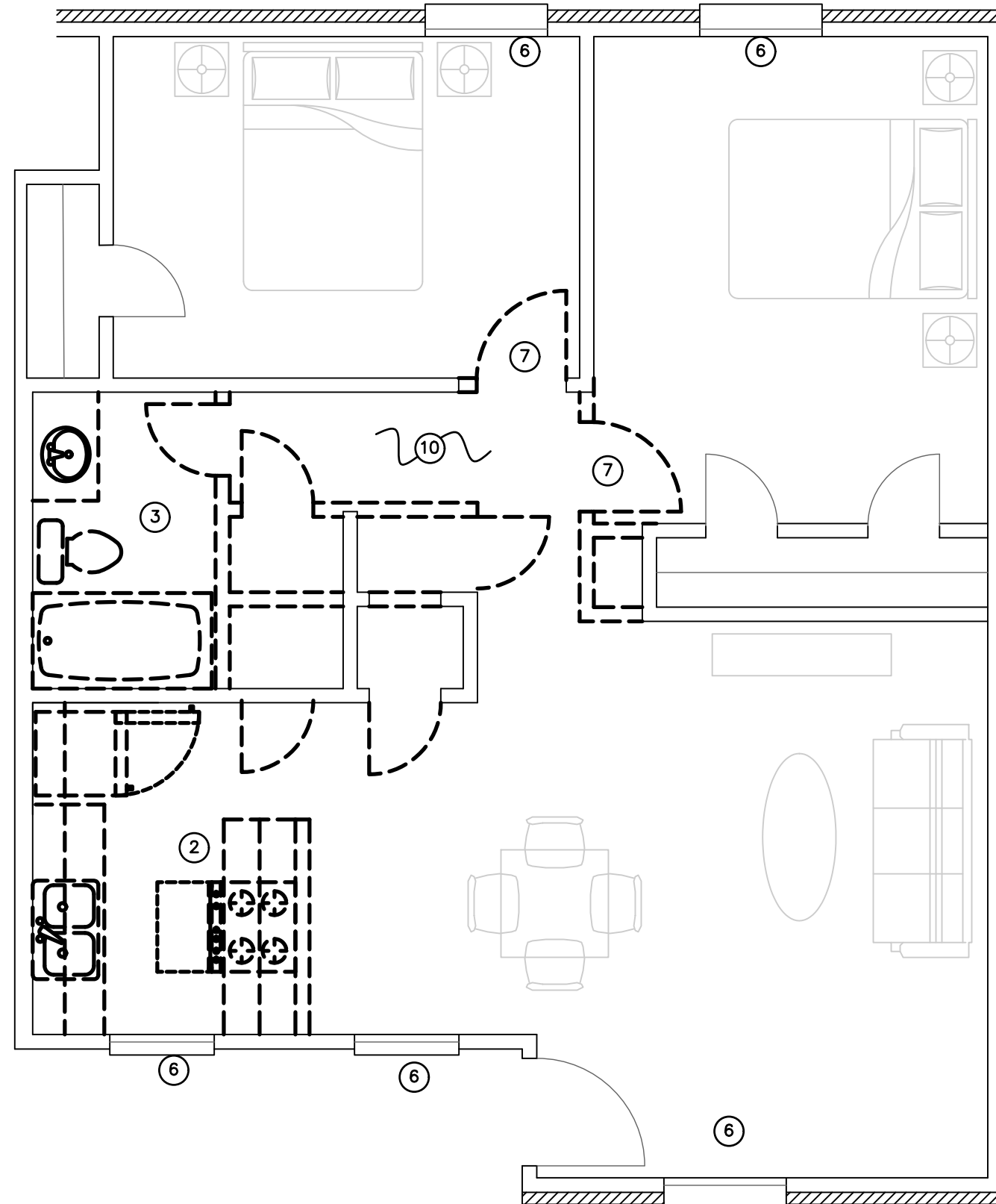
- EXISTING FLOORING TO REMAIN, UNLESS NOTED OTHERWISE.
- NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
- REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER. (REF. MEP PLANS & SPECS)
- NEW EPA WATERSENSE PLUMBING FIXTURES.
- NEW PLUMBING FIXTURE UPDATES.
- NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
- HVAC REPLACEMENT AS NEEDED.
- NEW LED FIXTURE UPGRADES.
- NEW PAINT THROUGHOUT UNIT.
- HVAC SERVICE AND TUNE-UP IN ALL UNITS.
- DRYWALL REPLACEMENT/REPAIR AS NEEDED.
- NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).

LEGEND

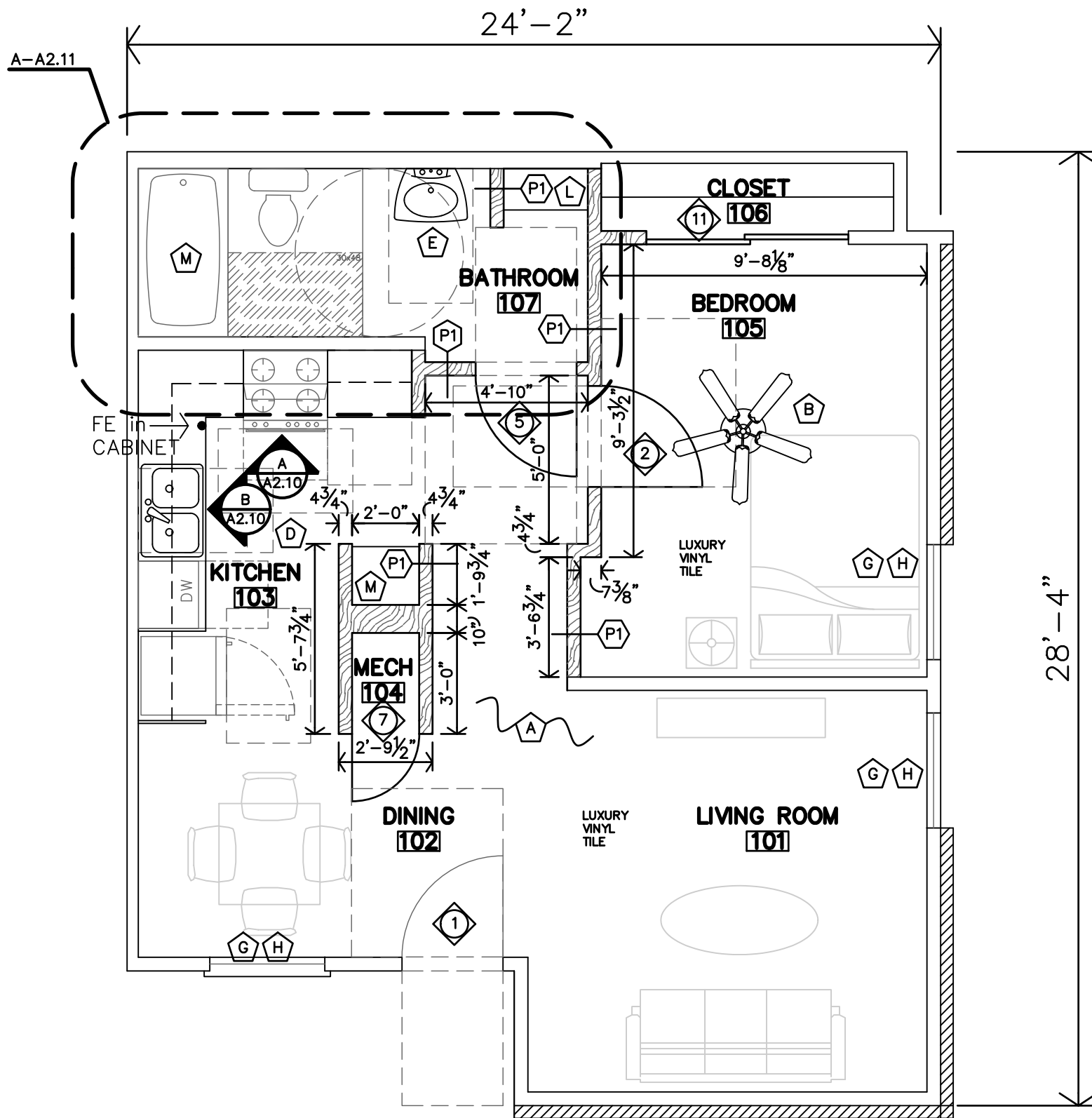
- DENOTES WALL/PARTITION TYPE
- DENOTES AN ELEVATION CALL-OUT
- ① DENOTES A DEMOLITION NOTE
- A DENOTES A NEW CONSTRUCTION NOTE
- A DENOTES WINDOW MARK (REF. SCHED.)
- 9 DENOTES DOOR MARK (REF. SCHED.)
- NEW - PROPOSED PARTITION
- EXISTING PARTITION - TO REMAIN



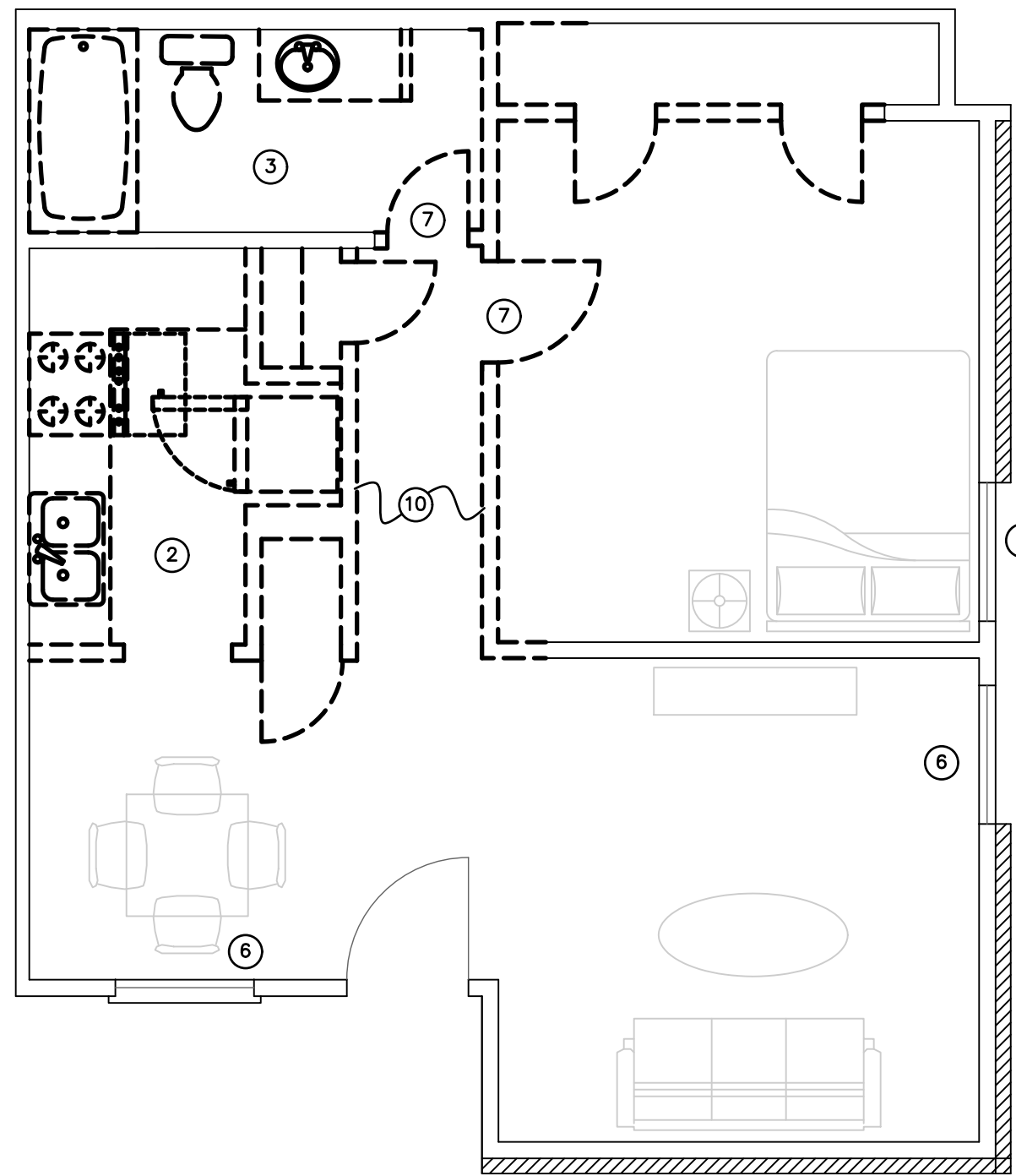
D PROPOSED - UNIT G
ACCESSIBLE - 2 BEDROOM
1/8"=1'-0" 832 SF



C DEMO - UNIT G
ACCESSIBLE - 2 BEDROOM
1/8"=1'-0"



B PROPOSED - UNIT F
ACCESSIBLE - 1 BEDROOM
1/8"=1'-0" 636 SF



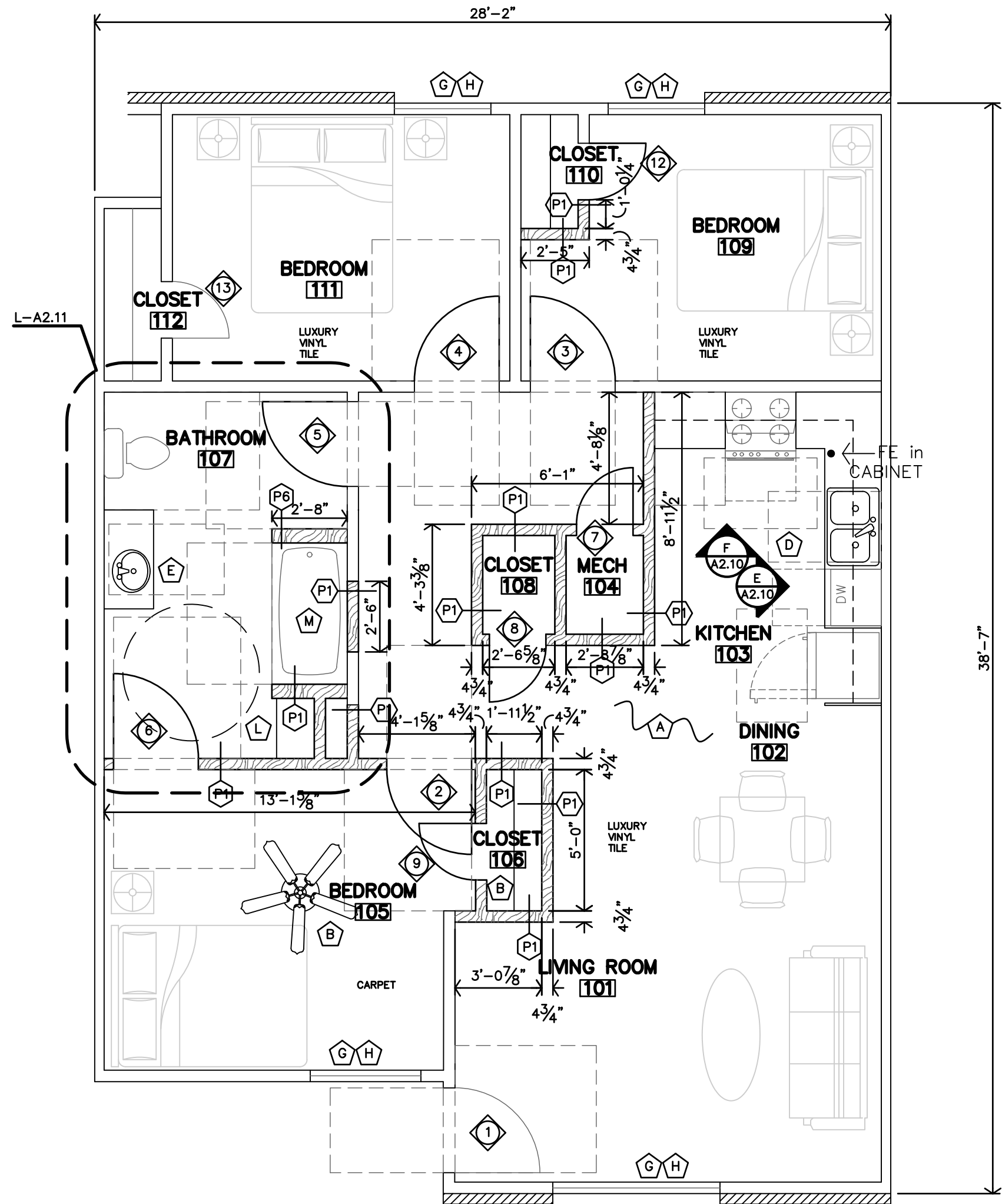
A DEMO - UNIT F
ACCESSIBLE - 1 BEDROOM
1/8"=1'-0" 636 SF

SCOPE OF WORK, ALL UNITS
(REF.SCOPE OF WORK SCHEDULE FOR LOCATIONS/UNITS S.O.W.):

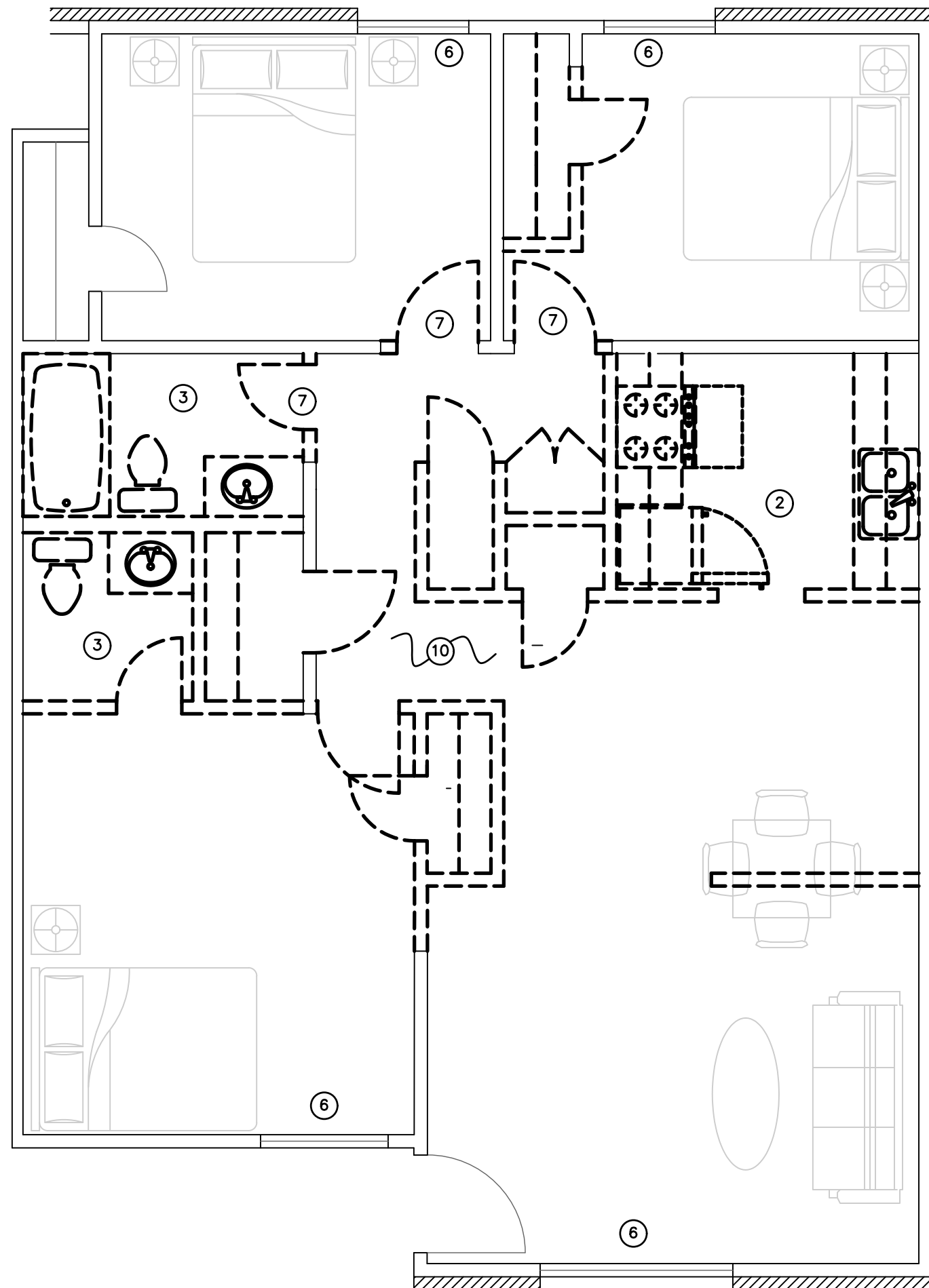
- EXISTING FLOORING TO REMAIN UNLESS NOTED OTHERWISE.
- NEW CABINETS AND COUNTERTOPS AT KITCHENS AND BATHROOMS.
- REPLACEMENT APPLIANCES (ENERGY STAR RATED IF APPLICABLE) INCLUDING: RANGE/OVEN, MICROWAVE, HOOD, REFRIGERATOR, DISHWASHER, (REF. MEP PLANS & SPECS)
- NEW EPA WATERSENSE PLUMBING FIXTURES.
- NEW PLUMBING FIXTURE UPDATES.
- NEW SCREENS AND BLINDS WHERE WINDOWS ARE REPLACED
- HVAC REPLACEMENT AS NEEDED.
- NEW LED FIXTURE UPGRADES.
- NEW PAINT THROUGHOUT UNIT.
- HVAC SERVICE AND TUNE-UP IN ALL UNITS.
- DRYWALL REPLACEMENT/REPAIR AS NEEDED.
- NEW OR REPLACEMENT OF CEILING FANS (ENERGY STAR RATED).

LEGEND	
	DENOTES WALL/PARTITION TYPE
	DENOTES AN ELEVATION CALL-OUT
	DENOTES A DEMOLITION NOTE
	DENOTES A NEW CONSTRUCTION NOTE
	DENOTES WINDOW MARK (REF. SCHED.)
	DENOTES DOOR MARK (REF. SCHED.)
	NEW - PROPOSED PARTITION
	EXISTING PARTITION - TO REMAIN

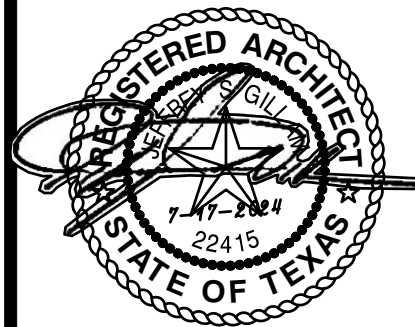
ACCESSIBLE UNIT NOTES			GENERAL NOTES					
GENERAL UNIT NOTES: 1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. 2. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O. 3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2015 IBC, SECTION 906.1. 4. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE 44"max ABOVE FIN FLR. 5. AT ALL EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW. 6. ALL INTERIOR WALLS ARE TO BE PAINTED. 7. REMOVE ALL EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS. 8. ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS): - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED. - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D. - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH). - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD 48" AFF. 9. HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS): - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2009 SEC. 1005. 10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: 1 IN EACH BEDROOM AND 1 PER LIVING AREA.			DEMOLITION KEYNOTES:  REMOVE ALL EXISTING FINISH FLOORING & BASE, ENTIRE UNIT. PREP FOR NEW FLOORING & BASE.  REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.  REMOVE EXISTING TOILET, SINK, VANITY, SHOWER, FAUCET, TOWEL BARS, MIRRORS, TOILET PAPER DISPENSERS, ETC. IN THE BATHROOM  REMOVE EXISTING BATHROOM VANITY  REMOVE EXISTING WINDOW UNIT AND ALL EXISTING WINDOW TREATMENTS.  REMOVE EXISTING DOOR, FRAME AND PORTION OF WALL TO ALLOW FOR INSTALLATION OF NEW ACCESSIBLE DOOR. SEE SCHEDULE, SAVE DOOR FOR RE-USE/RE-INSTALL UNLESS NEW DOOR INDICATED..  REMOVE ALL EXISTING WALLS, DOORS, CLOSET RODS, MECHANICAL, ELECTRICAL, ETC. IN THIS AREA AS INDICATED BY DASHED LINES.  REMOVE EXISTING CLOSET SHELVES AND RODS  REMOVE EXISTING DOOR & FRAME. REMOVE EXISTING PORTION OF WALL TO ALLOW FOR INSTALL OF NEW DOOR & FRAME.		NEW CONSTRUCTION KEYNOTES:  INSTALL NEW LVT FLOOR & BASE THROUGHOUT.  INSTALL OR REPLACE ENERGY STAR RATED CEILING FANS  INSTALL NEW EPA WATERSENSE PLUMBING FIXTURES IN BATHROOM  INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES  INSTALL NEW BATHROOM VANITY & SINK  REPLACE HVAC UNITS, AS NEEDED.  INSTALL NEW WINDOW UNITS  INSTALL NEW VINYL BLINDS.  INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, FIXTURES AND APPLIANCES.  INSTALL NEW DOOR, FRAME, AND HARDWARE  INSTALL NEW BUILT-IN SHELVING  INSTALL NEW TUB/SHOWER AND SURROUND. INSTALL NEW SHOWER HEAD, SPOUT, VALVE CONTROLS AND CURTAIN ROD		DEMOLITION GENERAL NOTES 1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER 2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS 3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION 4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. 6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED. 7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOTION BY DIFFERING TRADES. 8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.	
			NEW CONSTRUCTION GENERAL NOTES 1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS. 2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION. 3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES. 4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REF. ADA FOR TYPICAL MINIMUM CLEARANCE REQ. 5. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. COORDINATE W/ MFR. COORDINATE KEYING REQUIREMENTS WITH OWNER. 6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS, NOTIFY ARCHITECT. PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED. 7. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM EXIST. ADJACENT WALL. UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA. 8. ALL EXISTING DOOR FRAMES AND DOORS (WOOD & H.M.): SAND SMOOTH AND PAINT.					



B PROPOSED - UNIT H
ACCESSIBLE - 3 BEDROOM
1/8"=1'-0" 1030 SF

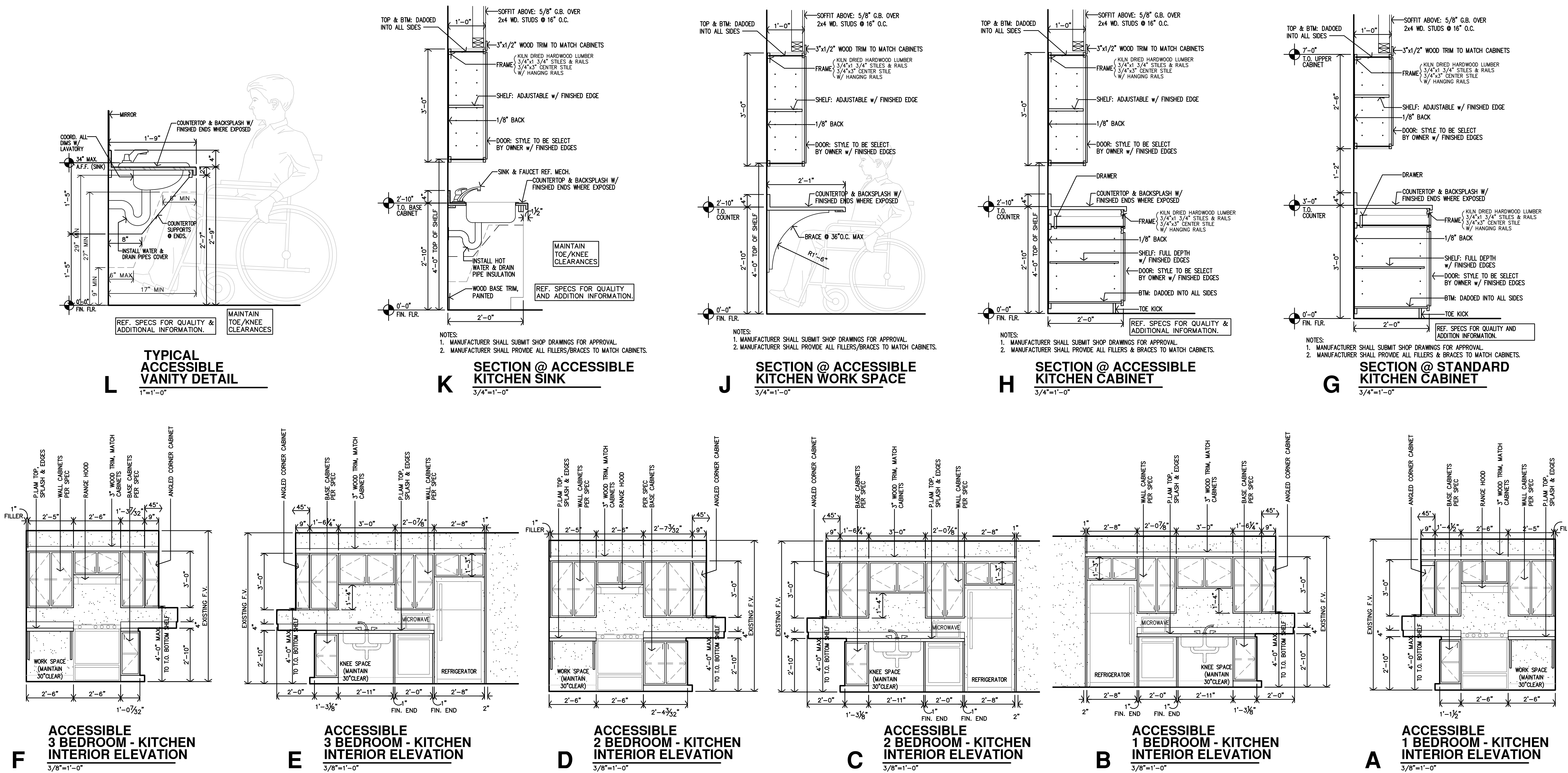
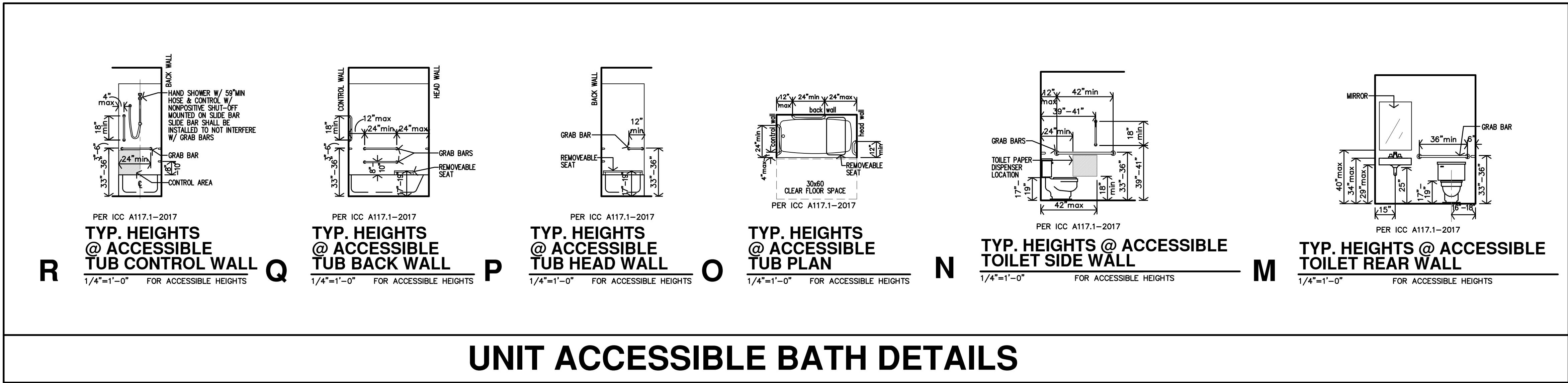


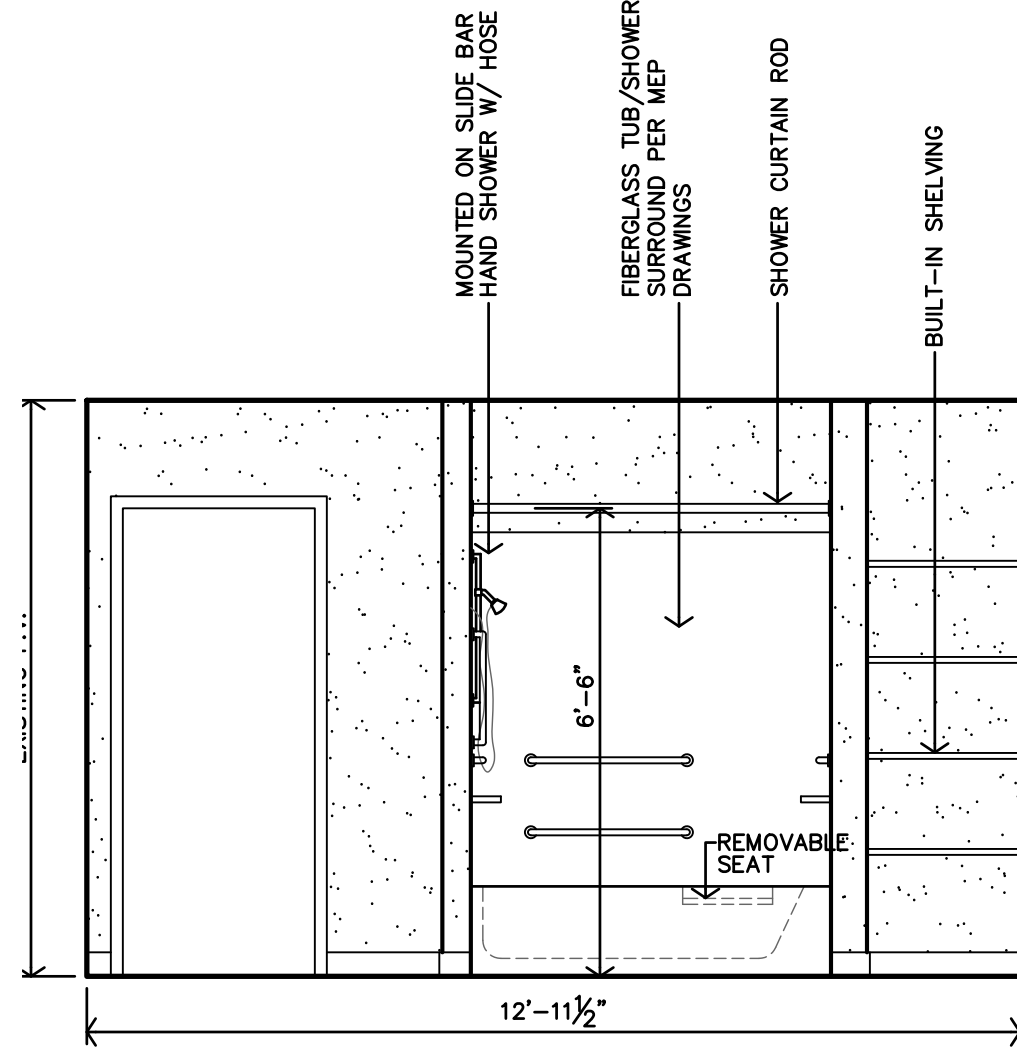
A DEMO - UNIT H
ACCESSIBLE - 3 BEDROOM
1/8"=1'-0" 1030 SF



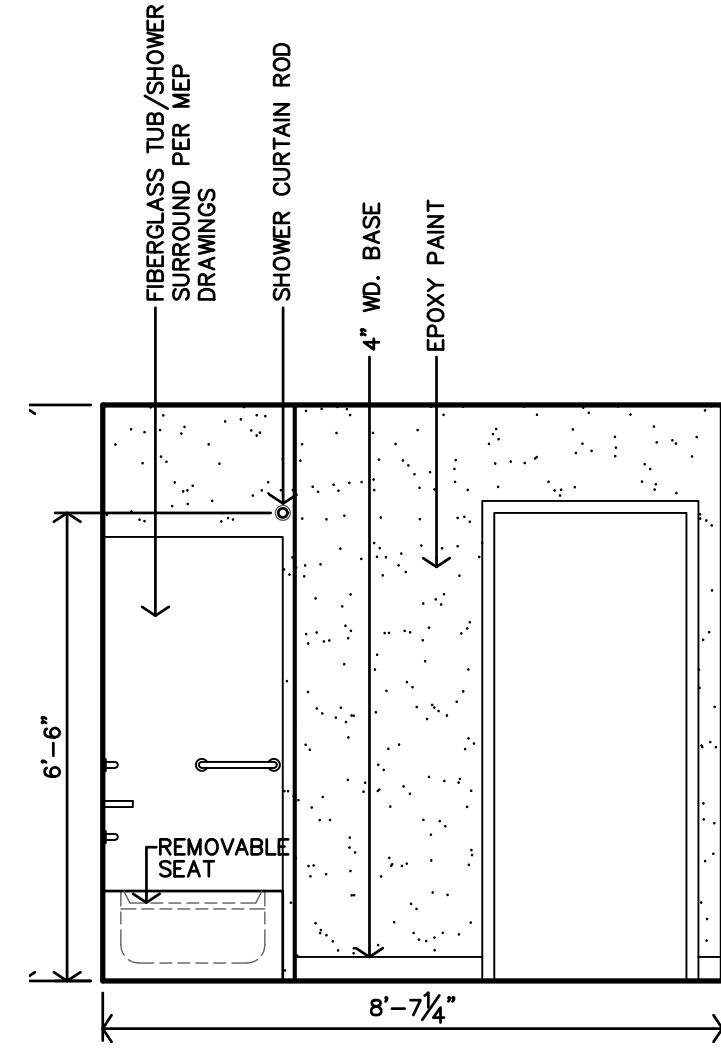
REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

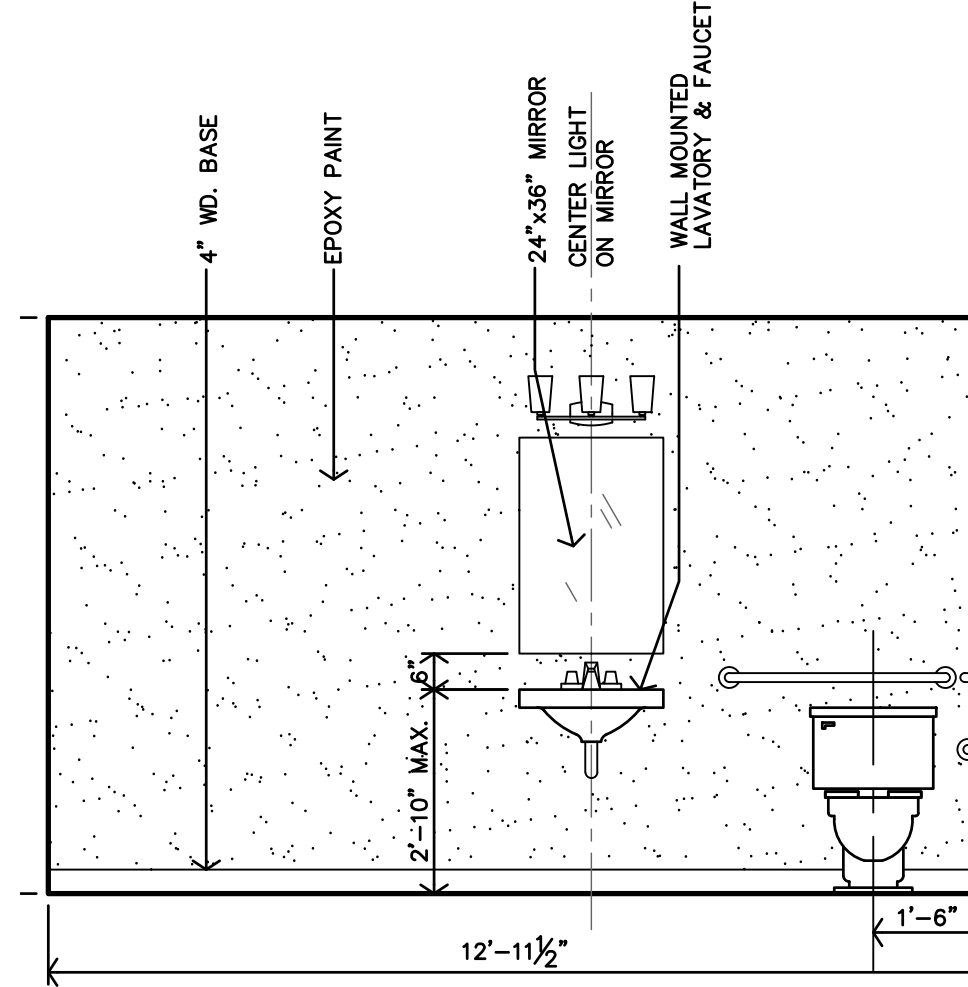




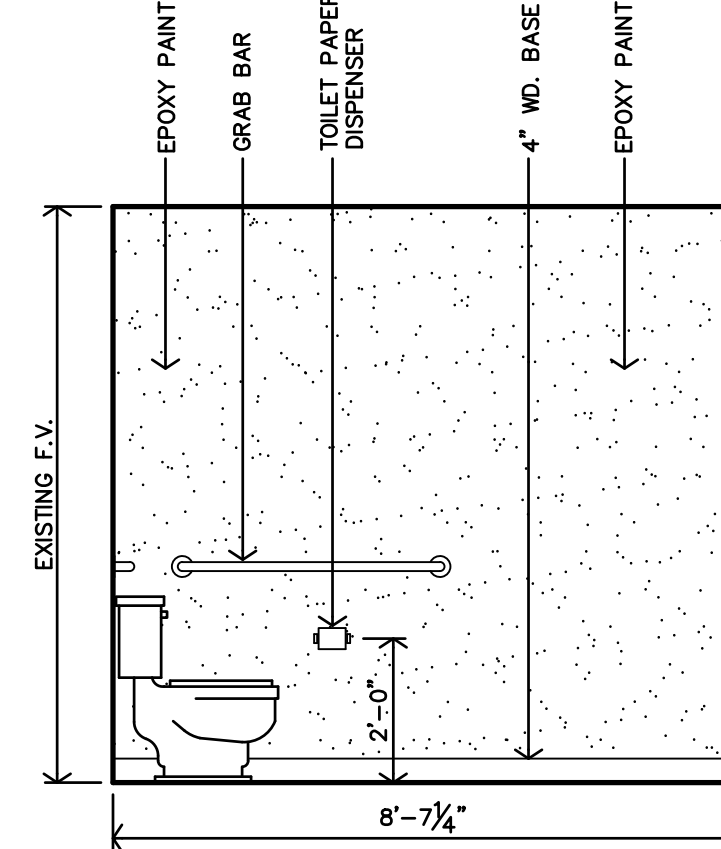
P
**ACCESSIBLE
3 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



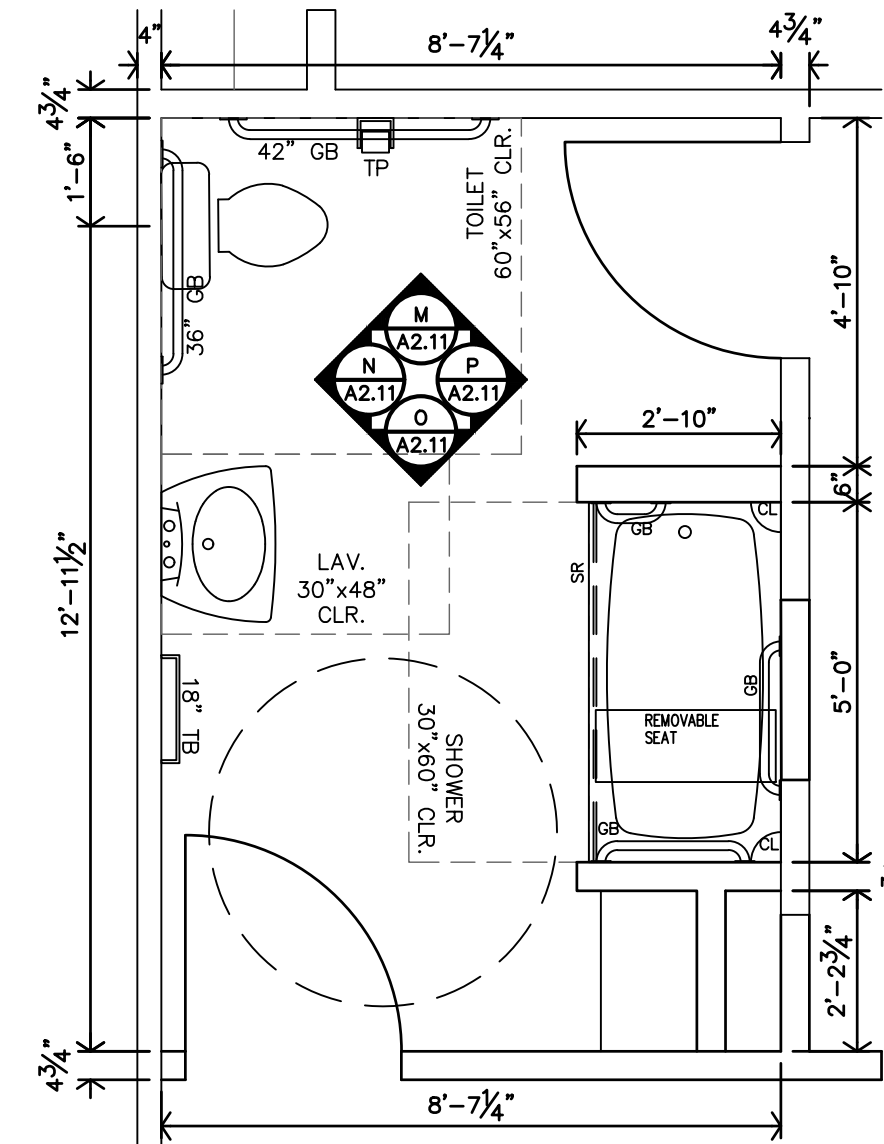
O
**ACCESSIBLE
3 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



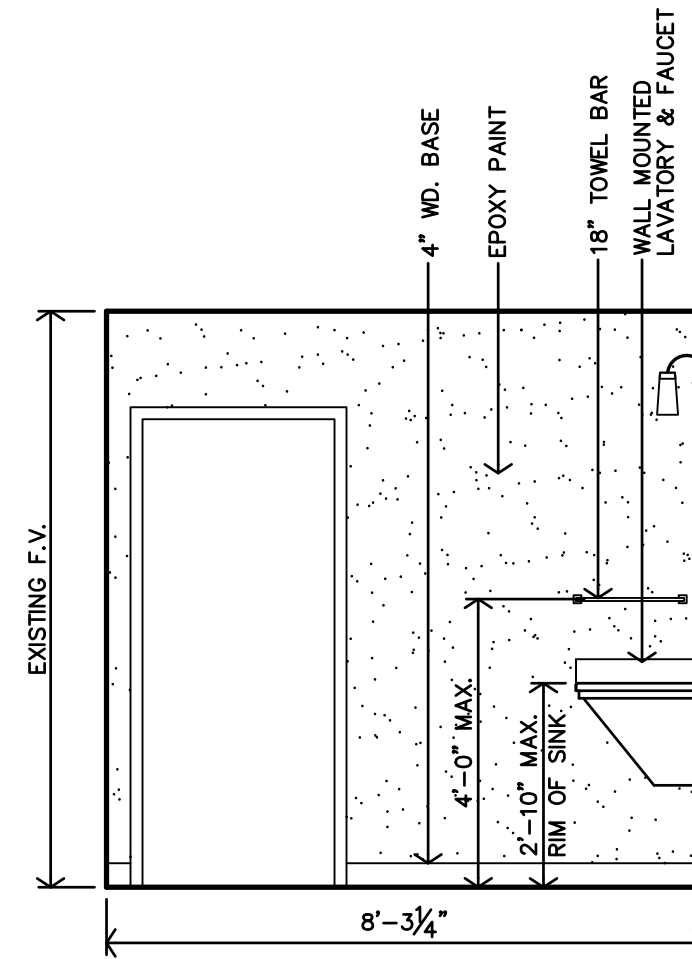
N
**ACCESSIBLE
3 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



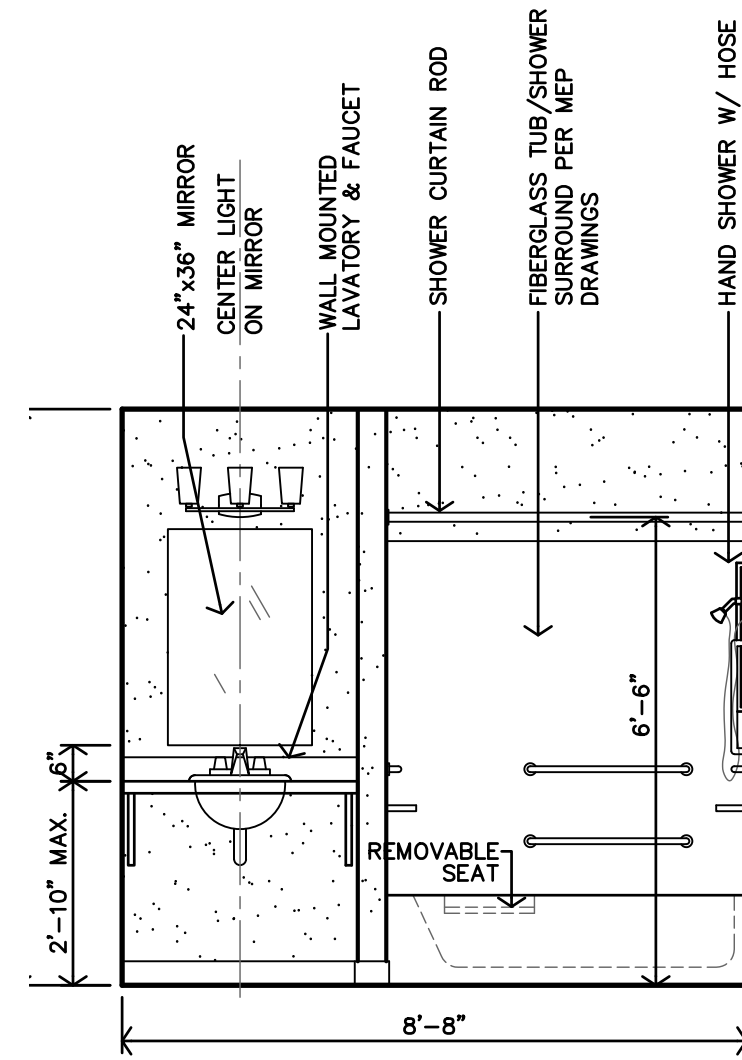
M
**ACCESSIBLE
3 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



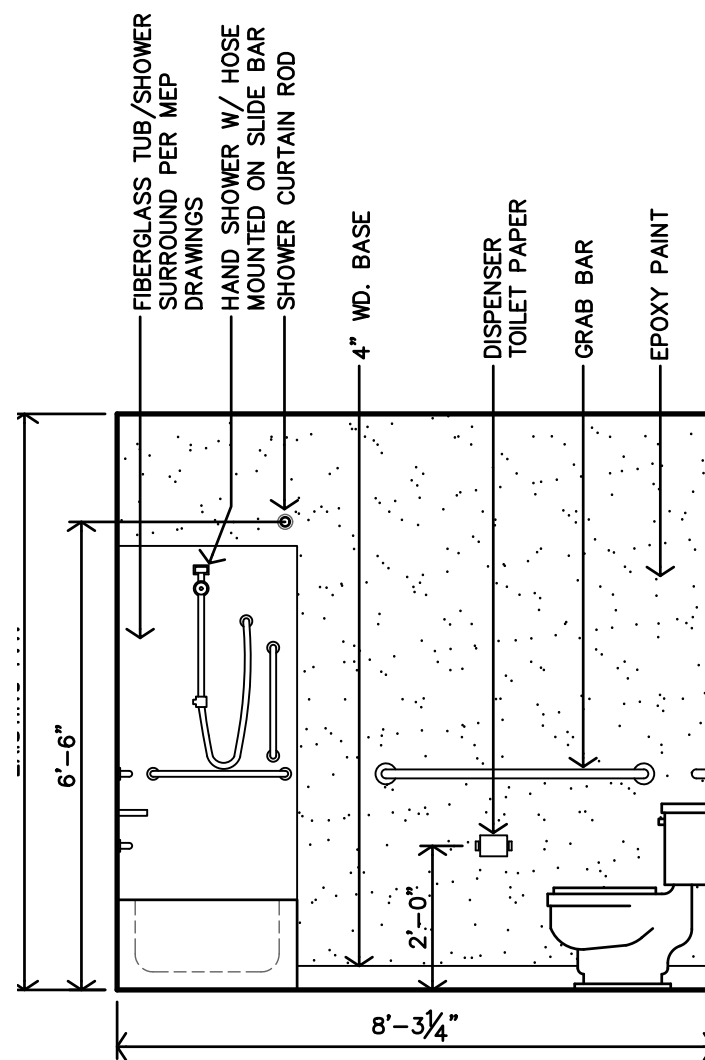
L
**ACCESSIBLE
3 BEDROOM - BATHROOM
FLOOR PLAN**
3/8\"=1'-0"



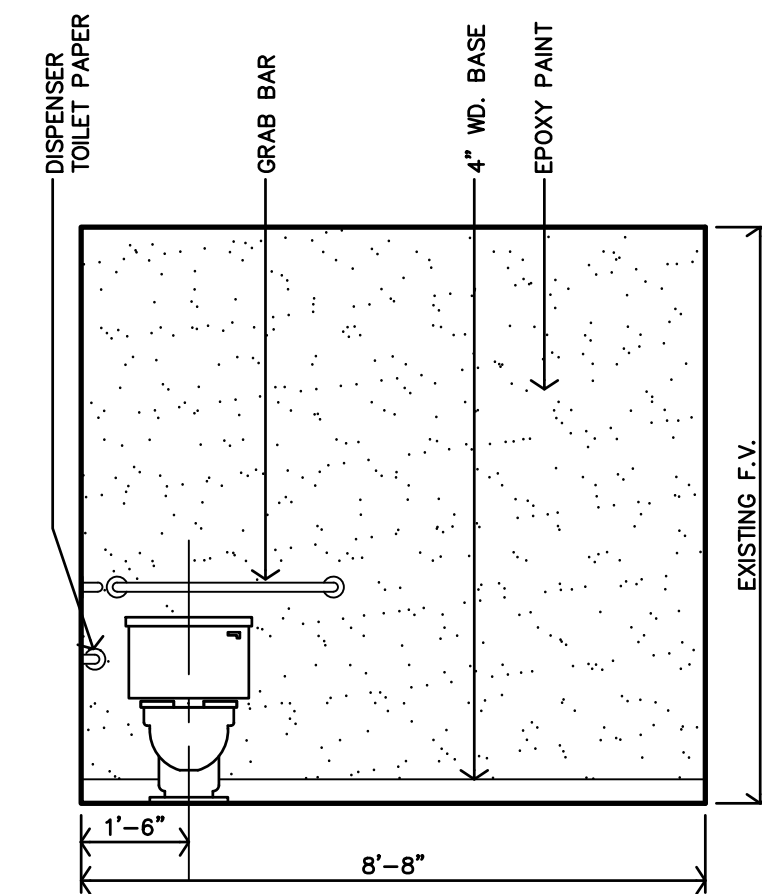
K
**ACCESSIBLE
2 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



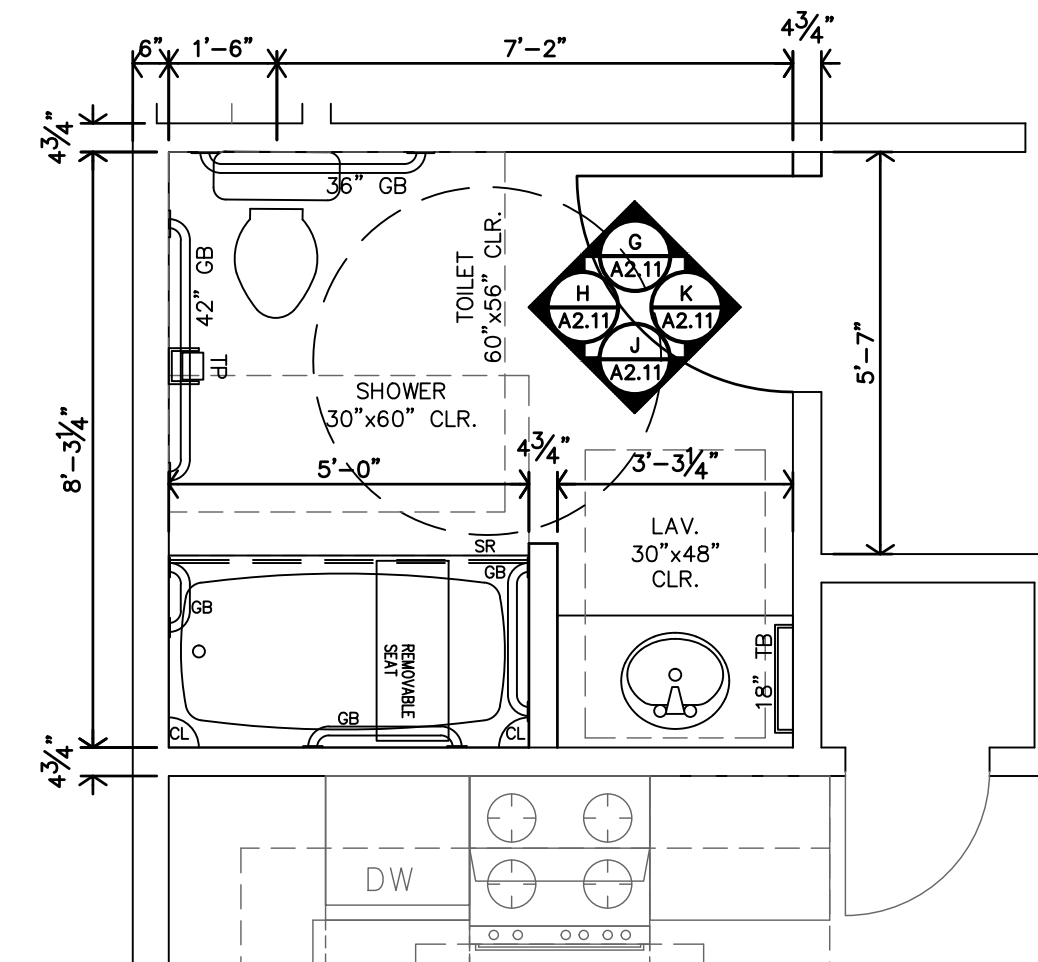
J
**ACCESSIBLE
2 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



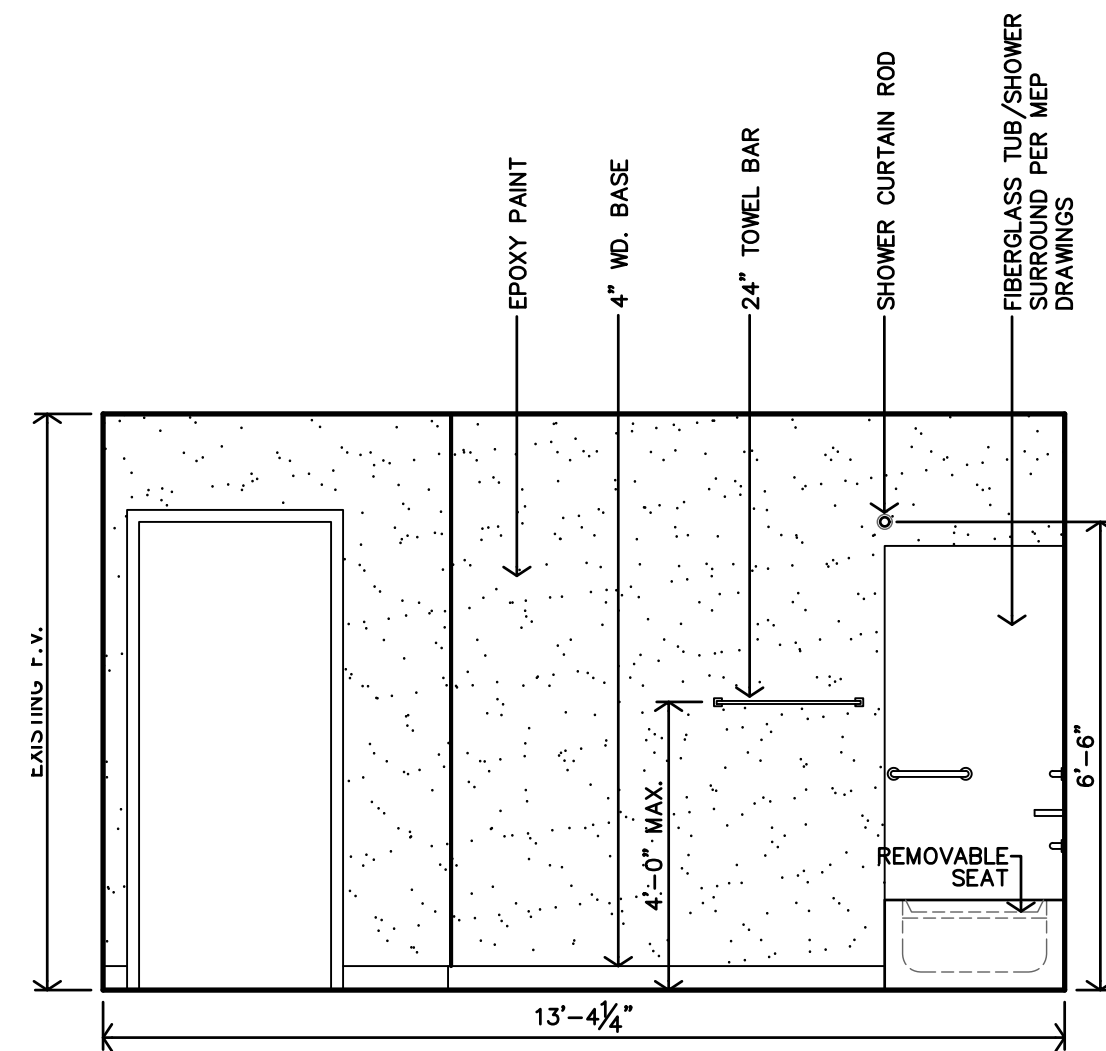
H
**ACCESSIBLE
2 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



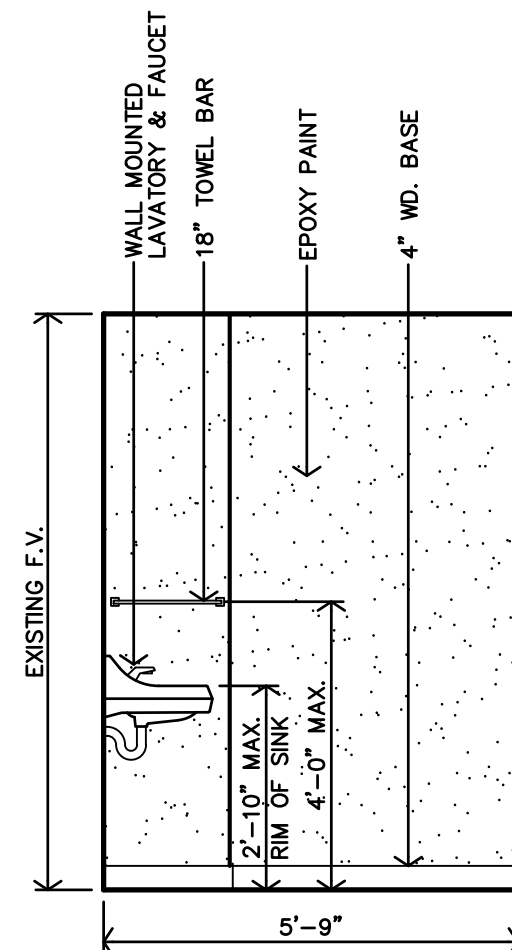
G
**ACCESSIBLE
2 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



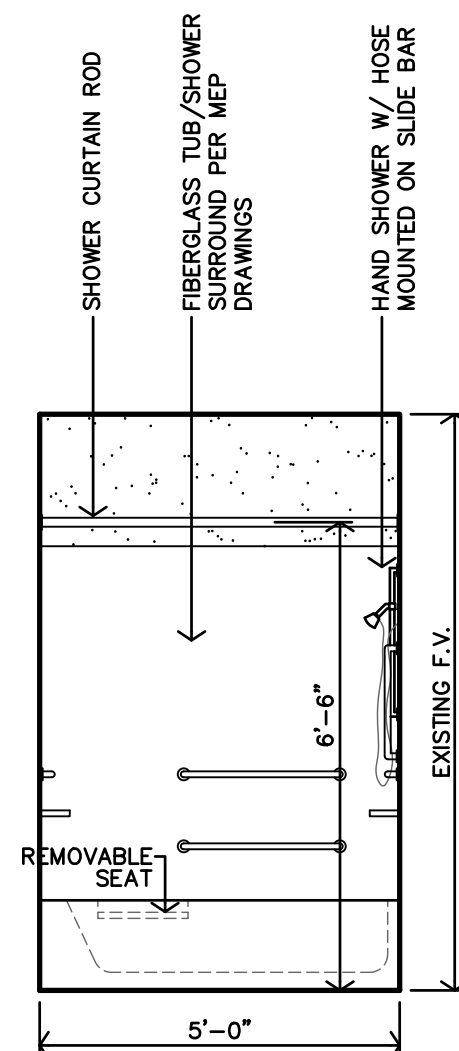
F
**ACCESSIBLE
2 BEDROOM - BATHROOM
FLOOR PLAN**
3/8\"=1'-0"



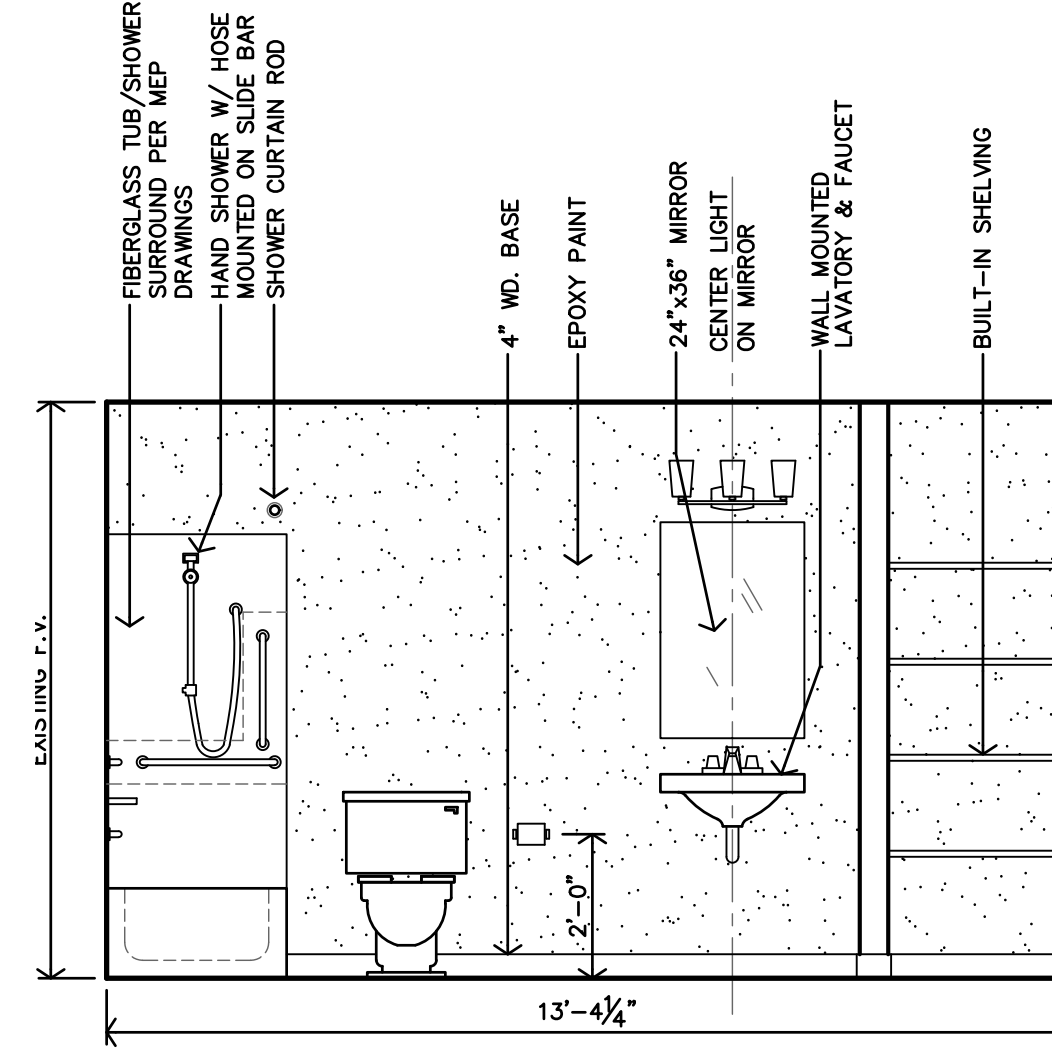
E
**ACCESSIBLE
1 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



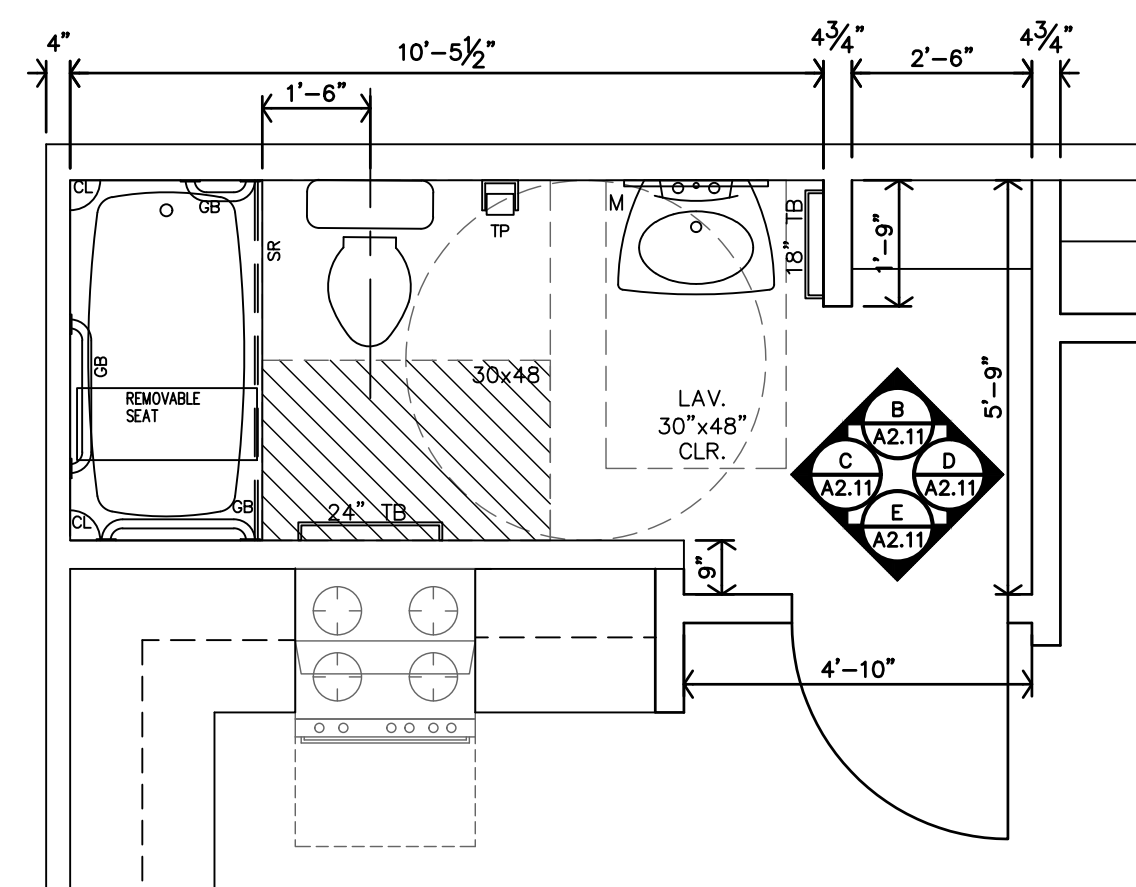
D
**ACCESSIBLE
1 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



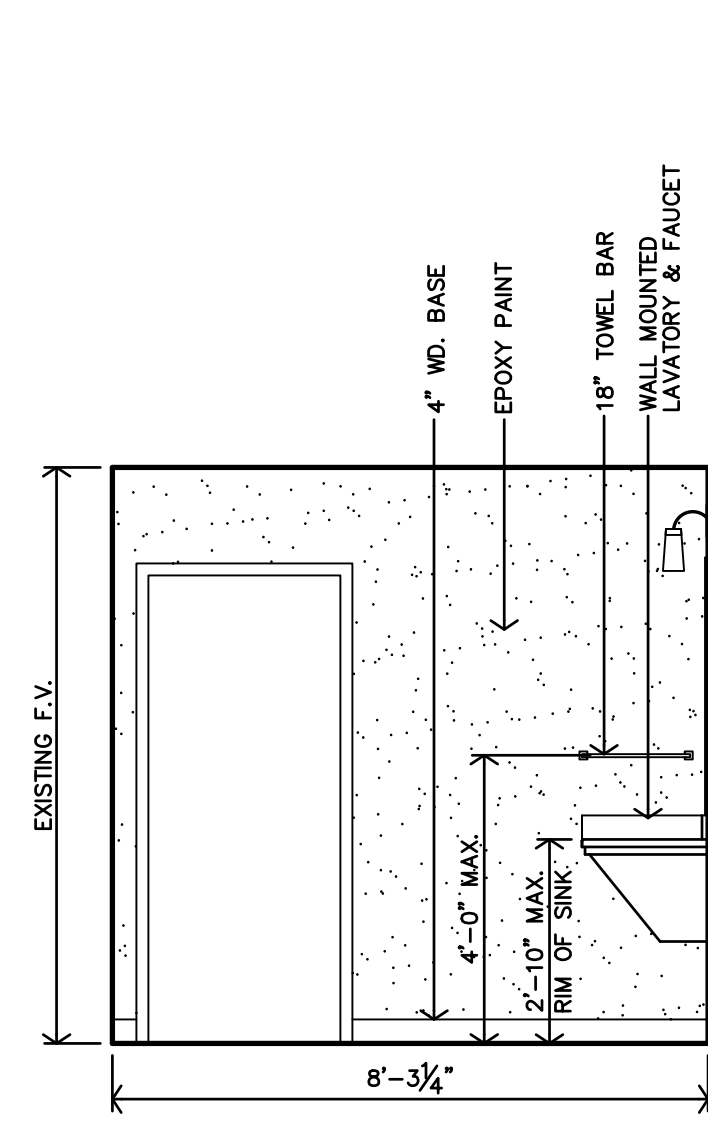
C
**ACCESSIBLE
1 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



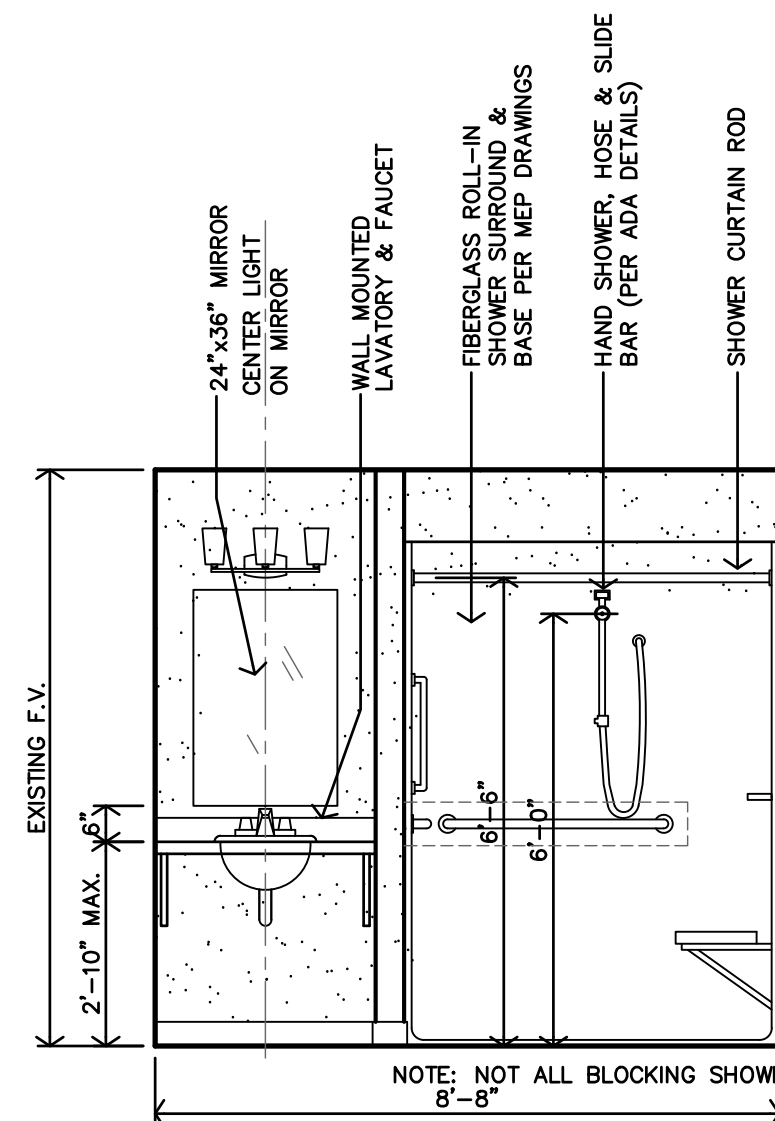
B
**ACCESSIBLE
1 BEDROOM - BATHROOM
INTERIOR ELEVATION**
3/8\"=1'-0"



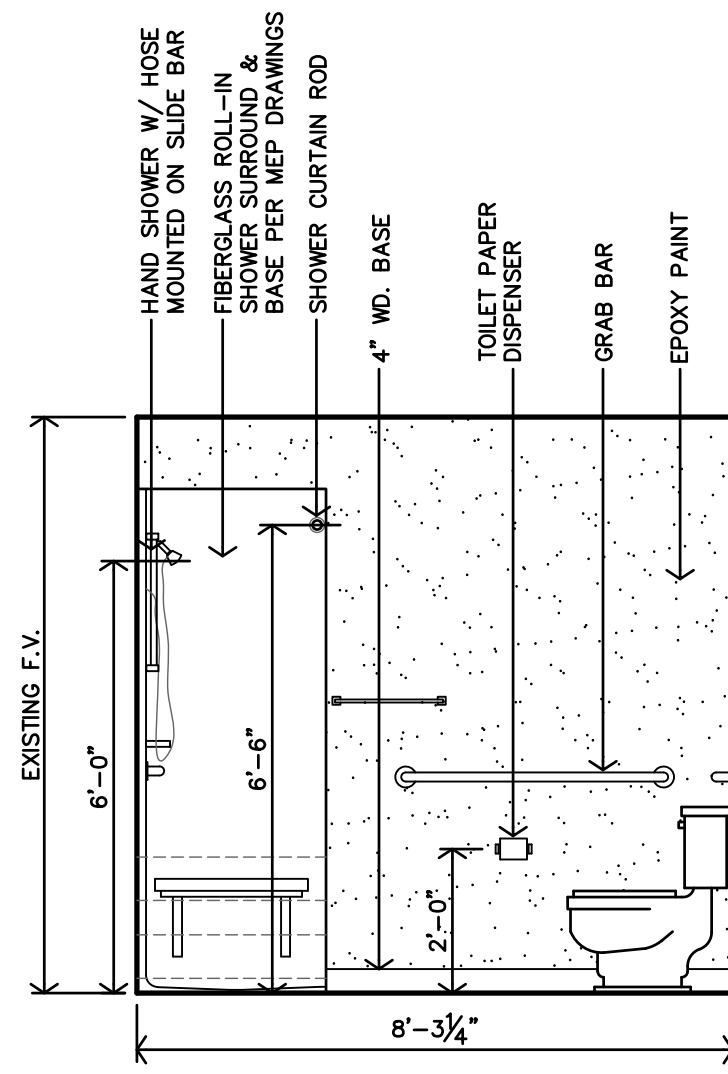
A
**ACCESSIBLE
1 BEDROOM - BATHROOM
FLOOR PLAN**
3/8\"=1'-0"



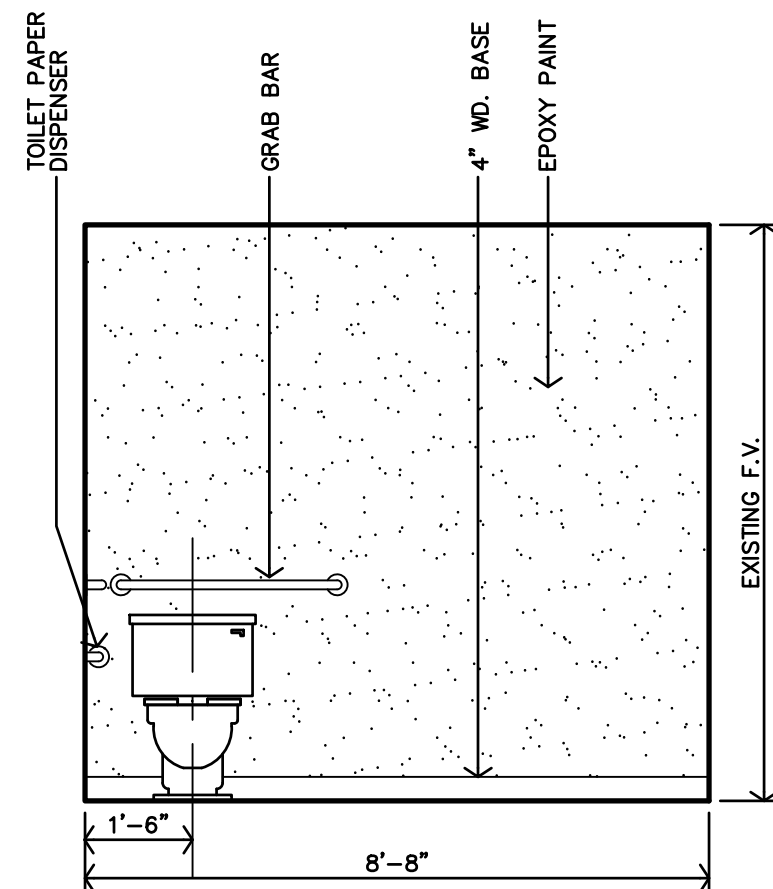
E ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



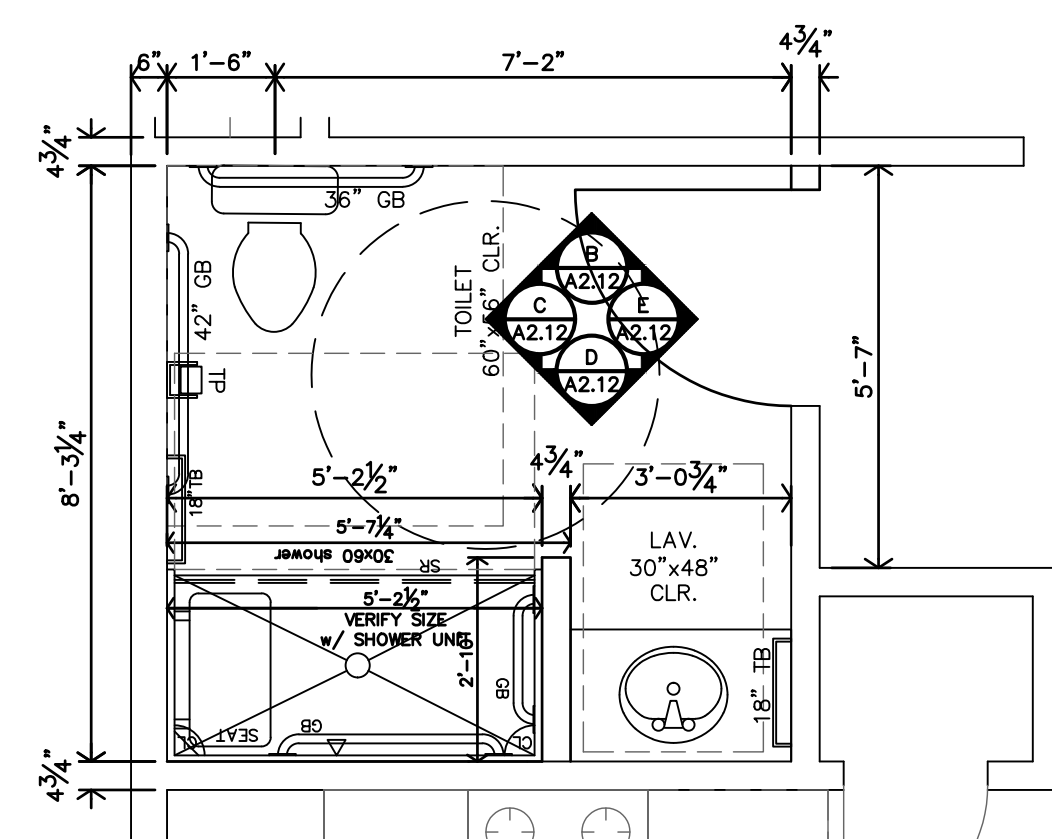
D ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



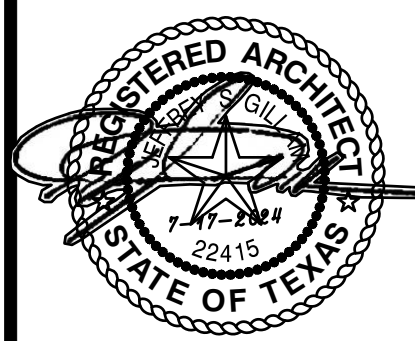
C ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



B ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
INTERIOR ELEVATION
3/8"=1'-0"



A ACCESSIBLE (ROLL-IN SHOWER)
2 BEDROOM - BATHROOM
FLOOR PLAN
3/8"=1'-0"



REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A2.12

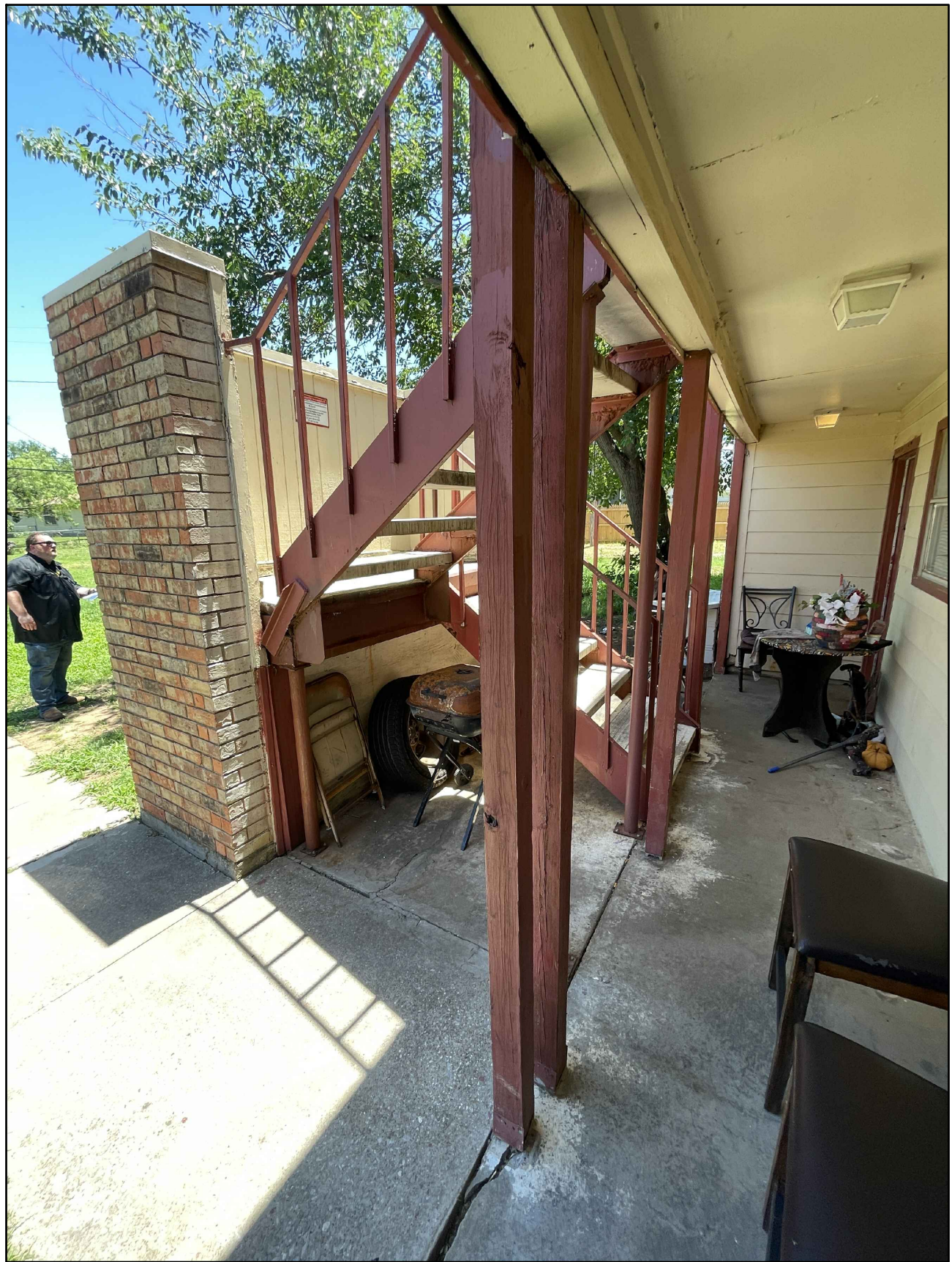
SUN VALLEY APARTMENTS
REHAB APARTMENTS
WICHITA FALLS,
TEXAS



EXISTING CONDITIONS. ENTRY DOORS TO REMAIN.
REFERENCE S.O.W. FOR WORK AT CLUBHOUSE
EXTERIORS. PER OWNER.



EXISTING CONDITIONS. EXTERIOR STAIR & BALCONY
SYSTEMS TO BE REHABILITATED &/OR REPLACED
AS NOTED ON A2.13 & STRUCTURAL DRAWINGS.
NEW STAIRS, NEW CONCRETE PAD UNDERNEATH
STAIR, NEW CONCRETE SLAB AT SPECIFIC BUILDING
LOCATIONS NOTED FOR ACCESSIBLE UNIT SLOPES.



EXISTING CONDITIONS. STAIR WALL ENCLOSURE TO
BE REMOVED. NEW STAIR SYSTEM PER
STRUCTURAL..



EXISTING MAILBOXES DO NOT MEET ACCESSIBILITY.
NEW MAILBOX SYSTEM PROPOSED WITH NEW
CONCRETE SLAB PER D,F/A1.2



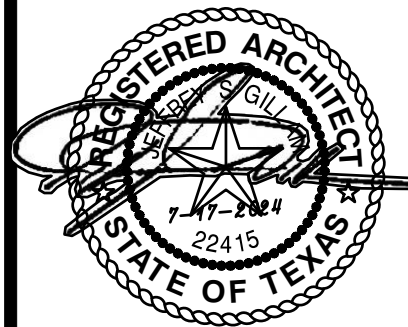
EXISTING CONDITIONS. EXISTING CONCRETE
WALK/SLAB AT NEW ACCESSIBLE UNITS WILL NEED
CORRECTION TO ELIMINATE "STEP". REF. CIVIL

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS,

TEXAS



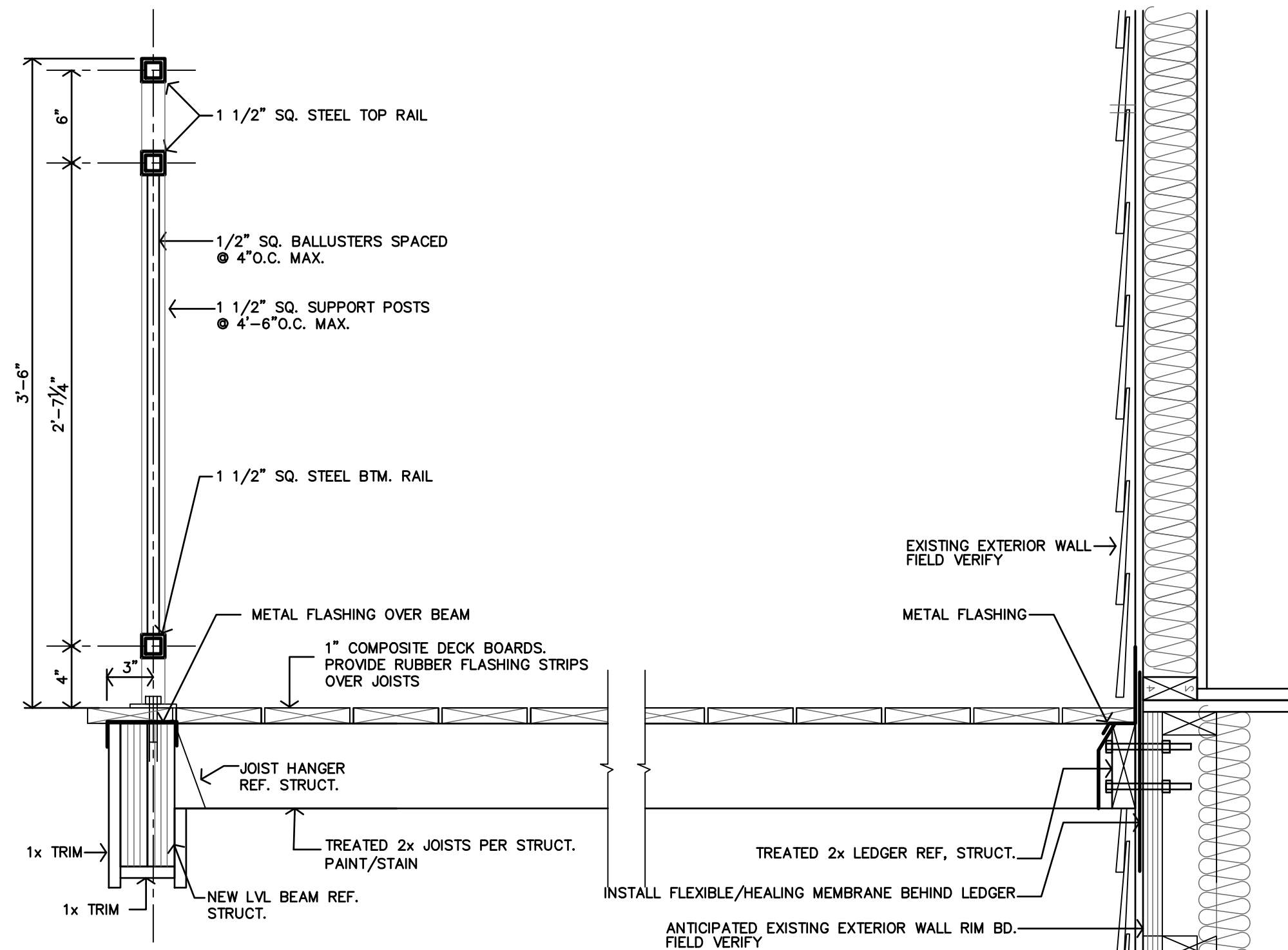
REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

A2.13

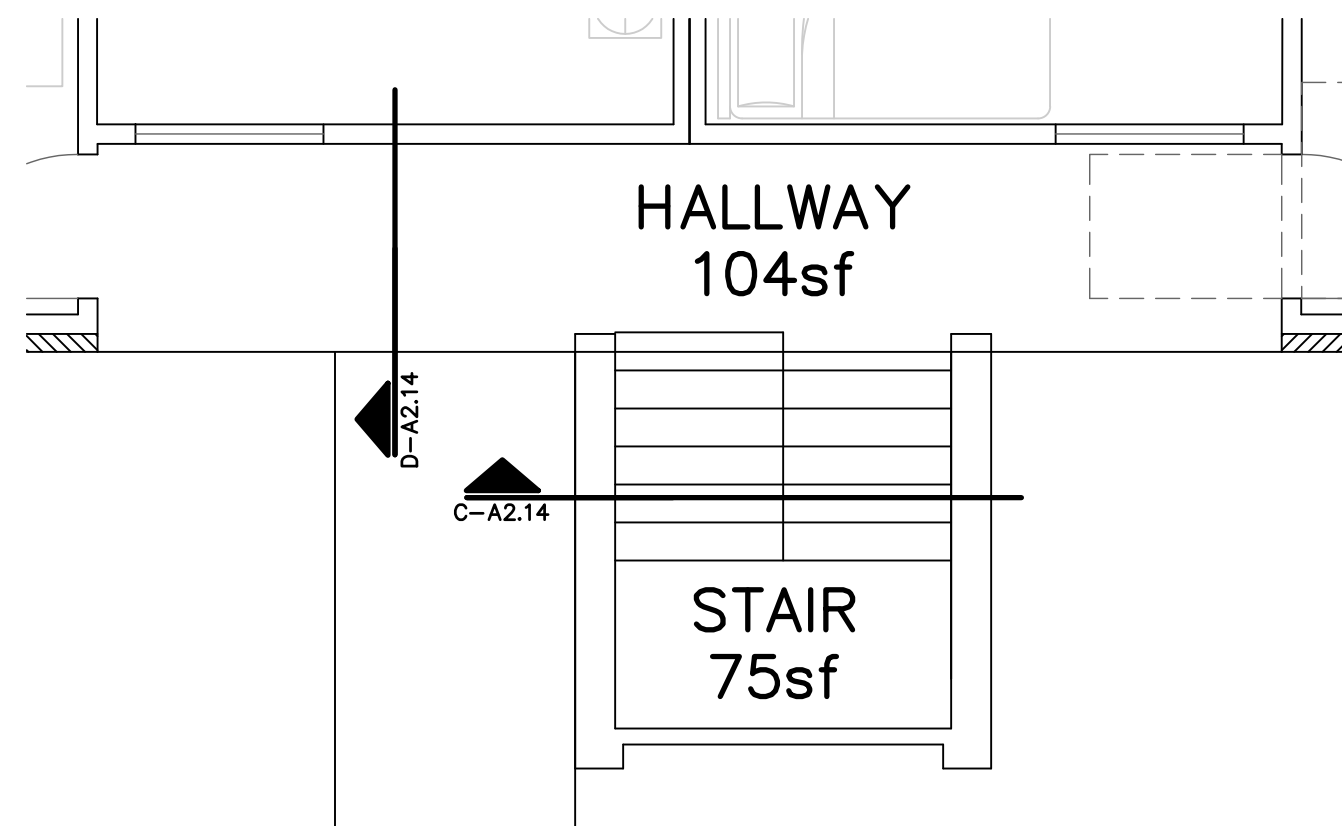
Jones Gillam Renz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386
jgr@jgarchitects.com

COPYRIGHTED ©

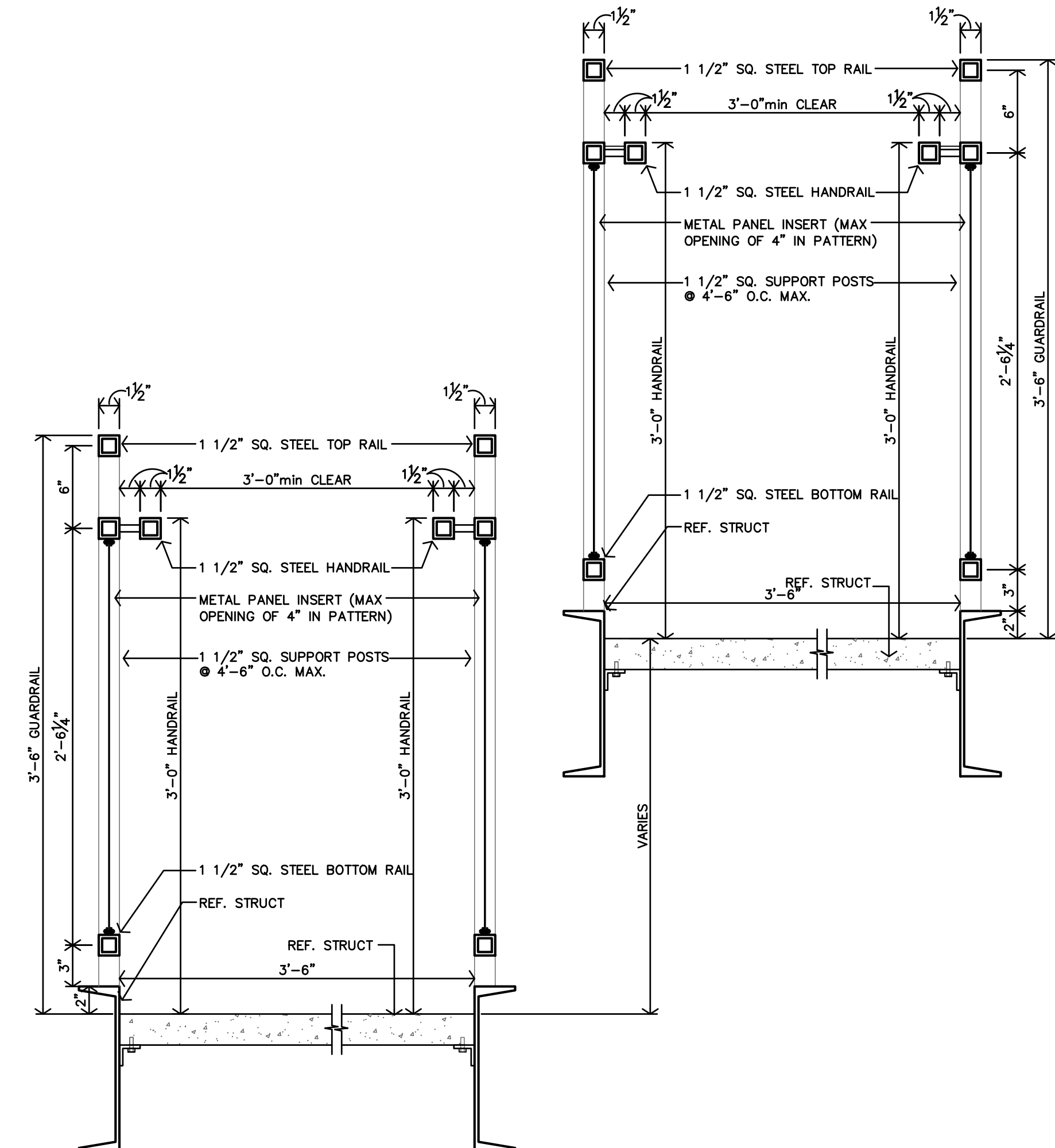


D BALCONY RAILING DETAIL
1 1/2"=1'-0"

NEW STEEL STAIR TO BE INSTALLED/CONSTRUCTED
PER STRUCTURAL S1.5
CONNECT TO BALCONY PER STRUCTURAL & NEW
CONCRETE SLAB PER CIVIL.

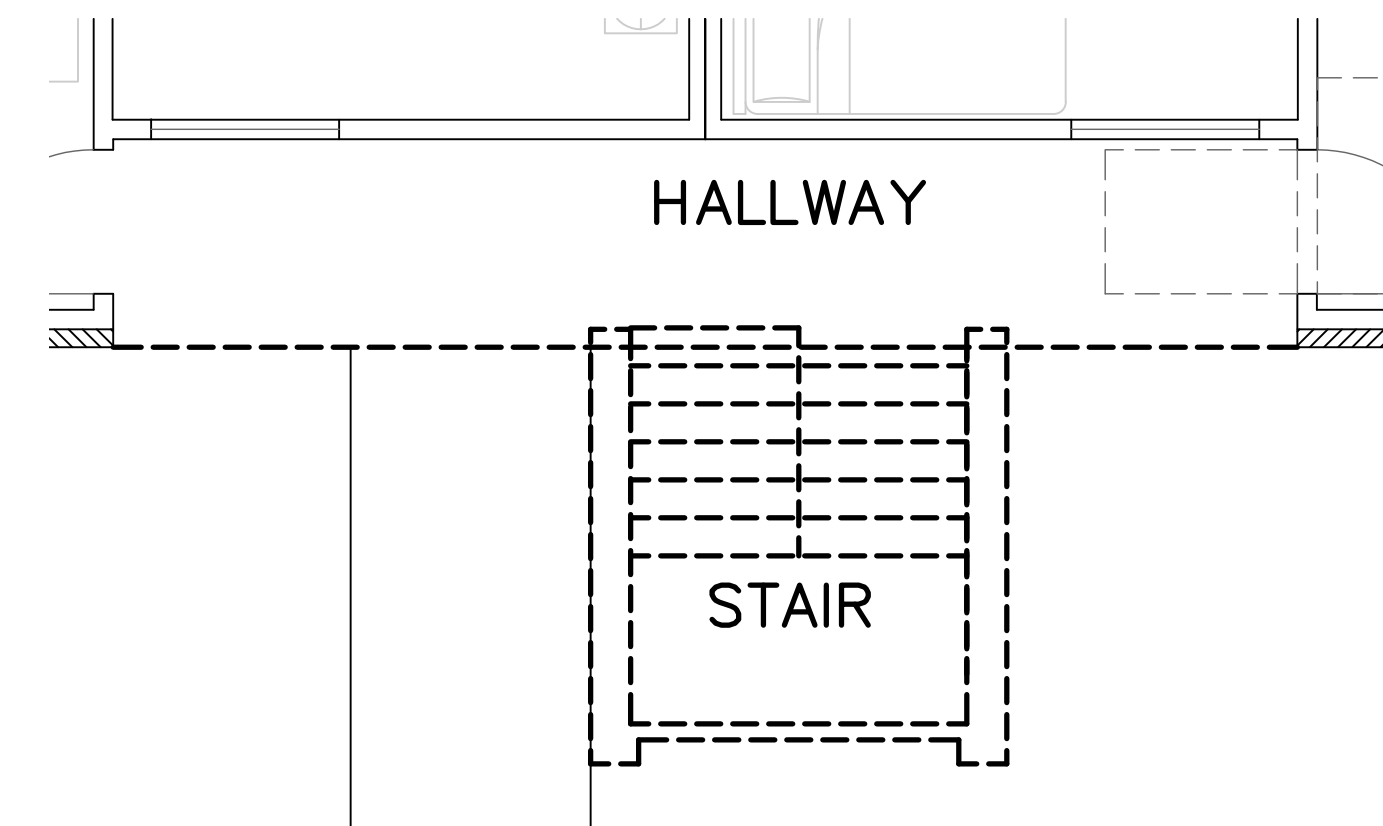


B PROPOSED NEW ENLARGED BALCONY/STAIR PLAN
1/4"=1'-0"



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

EXISTING CONDITIONS. REFERENCE STRUCTURAL
FOR ALL WORK TO BE DONE AT EXTERIOR STAIR
TOWERS S1.5. REMOVE STEEL STAIR AND
DISCONNECT FROM BALCONY FRAMING.
BALCONY STRUCTURE AND FRAMING DEMO PER
STRUCTURAL S1.5



A DEMO PLAN ENLARGED BALCONY/STAIR PLAN
1/4"=1'-0"

CLUBHOUSE FINISHES & INSTRUCTIONS												
FINISHES & INSTRUCTIONS												
P1 LATEX PAINT		C	CARPET	VP	VINYL PLANK	FLR	G	TILE	CT	CERAMIC	TILE	
P2 EPOXY PAINT								TX	TEXTURE			
FLOOR		BASE		WALLS		CEILING						
MARK	DESCRIPTION	CARPET	LUXURY VINYL TILE	CERAMIC TILE	EXIST TO REMAIN	WOOD - PAINTED (P1)	CERAMIC TILE WAINSCOT	EXIST TO REMAIN	EXISTING GYP. BOARD	CERAMIC TILE WAINSCOT	EXIST. GYP. BOARD	REMARKS
101	RECEPTION	LVT		●					P1		P1	
102	COMMUNITY ROOM	LVT		●					P1		P1	
103	BUSINESS CENTER	LVT		●					P1		P1	
104	RESTROOM	CT			CT				P2	CT	P2	
105	LAUNDRY	LVT		●					P1		P1	
106	JANITOR		●			●			P1		P1	
107	STORAGE		●			●			P1		P1	
108	SHOP		●			●			P1		P1	
109	STORAGE		●			●			P1		P1	
110	RESTROOM		●			●			P2	CT	P2	
111	HALL	LVT		●					P1		P1	
112	A/C		●						P1		P1	
113	STORAGE	LVT		●					P1		P1	
114	OFFICE	LVT		●					P1		P1	
115	STORAGE	LVT		●					P1		P1	

GENERAL NOTES:

- REMOVE, REPLACE GYP BOARD CEILING AS NEEDED DURING RECONSTRUCTION OF UNITS. PATCH AND REPAIR TO MATCH EXISTING REMAINING CEILINGS IN TEXTURE.
- INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS
- ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
- FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
- CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
- CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

SPECIFIC NOTES:

-

ACCESSIBLE APARTMENT FINISHES & INSTRUCTIONS												
FINISHES & INSTRUCTIONS												
P1 LATEX PAINT C CARPET VP VINYL PLANK FLR'G TILE CT CERAMIC TILE												
P2 EPOXY PAINT TX TEXTURE												
MARK	DESCRIPTION	CARPET	FLOOR	BASE	WALLS	CEILING	REMARKS					
			VINYL PLANK FLR'G EXISTING	WOOD - PAINTED (P1) EXISTING	NEW 5/8" FIRE RATED G.B. EXISTING GYP. BOARD	EXIST. GYP. BOARD NEW G.B. CEILING						
101	LIVING ROOM	VP	●		P1 P1	P1 P1						
102	DINING	VP	●		P1 P1	P1 P1						
103	KITCHEN	VP	●		P1 P1	P1 P1						
104	MECH	VP	●		P1 P1	P1 P1						
105	BEDROOM	VP	●		P1 P1	P1 P1						
106	CLOSET	VP	●		P1 P1	P1 P1						
107	BATHROOM	VP	●		P2 P2	P2 P2						
108	CLOSET	VP	●		P1 P1	P1 P1						
109	BEDROOM	VP	●		P1 P1	P1 P1						
110	CLOSET	VP	●		P1 P1	P1 P1						
111	BEDROOM	VP	●		P1 P1	P1 P1						
112	CLOSET	VP	●		P1 P1	P1 P1						

GENERAL NOTES:

- REMOVE, REPLACE GYP BOARD CEILING AS NEEDED DURING RECONSTRUCTION OF UNITS. PATCH AND REPAIR TO MATCH EXISTING REMAINING CELINGS IN TEXTURE.
- INSTALL VINYL RUBBER OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIALS OF DIFFERING HEIGHTS
- ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
- FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
- CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED /FLOORSTONED/ FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
- CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

SPECIFIC NOTES:

- AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
- NEW WALLS - INSTALL 5/8" TYPE X MR G.B. @ ALL WET AREAS.

MARK	DOOR						FRAME						DETAILS	REMARKS	LOCATION
	SIZE (FIELD VERIFY)			MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH						
	W	H	T	MTL. INSUL. WOOD LOUVER H.C. WOOD	SWING DOOR POCKET DOOR BI-PASS BI-FOLD PRE-PRIMED PAINT PRE-FINISHED	WOOD METAL EXISTING NEW EXISTING REMAINS	PAINT GYP. BD OPENING								
STANDARD UNITS															
1	3'-0"	6'-8"	1 3/4"	●		A		●		●	●	●			UNIT ENTRY
2	2'-6"	6'-8"	1 3/4"	●	●	B		●		●	●	●			BED 105
3	2'-6"	6'-8"	1 3/4"	●	●	B		●		●	●	●			BED 109
4	2'-6"	6'-8"	1 3/4"	●	●	B		●		●	●	●			BED 111
5	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			BATH 107
6	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			BATH 114
7	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			MECH 104
8	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 108
9	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 106
10	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 106
11	2'-6"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 113
12	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 110
13	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 112
14	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 112
15	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			STOR 115
16	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			STOR 116
17	2'-0"	6'-8"	1 3/4"	●	●	B		●		●	●	●			CLOSET 111

MARK	DOOR						FRAME						DETAILS	REMARKS	LOCATION
	SIZE			MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH						
	W	H	T	MTL INSUL WOOD LOUVER H.C. WOOD	TYPE POCKET DOOR BI-PASS BI-FOLD	PAINT PRE-FINISHED	WOOD METAL EXISTING NEW	EXISTING REMAINS	PAINT GYP. BD OPENING						
ACCESSIBLE UNITS															
1	3'-0"	6'-8"	1 3/4"	●		A			●	●		●			UNIT ENTRY
2	3'-0"	6'-8"	1 3/4"		●	B						●			BED 105
3	3'-0"	6'-8"	1 3/4"		●	B						●			BED 109
4	3'-0"	6'-8"	1 3/4"		●	B						●			BED 111
5	3'-0"	6'-8"	1 3/4"		●	B						●			BATH 107
6	3'-0"	6'-8"	1 3/4"		●	B						●			BATH 107
7	2'-0"	6'-8"	1 3/4"	●		B						●			MECH 104
8	2'-0"	6'-8"	1 3/4"		●	B						●			CLOSET 108
9	2'-0"	6'-8"	1 3/4"		●	B						●			CLOSET 106
10	2'-0"	6'-8"	1 3/4"		●	B						●			CLOSET 106
11	PR F.V.	6'-8"	1 3/4"		●		D					●			CLOSET 106
12	2'-0"	6'-8"	1 3/4"		●	B						●			CLOSET 110
13	2'-0"	6'-8"	1 3/4"		●	B						●			CLOSET 112

CLUBHOUSE DOOR SCHEDULE																									
MARK	DOOR				FRAME								DETAILS	REMARKS	LOCATION										
	SIZE			MATERIAL	TYPE	FINISH	FRAME																		
	W	H	T				MATERIAL	TYPE	FINISH																
					MTL INSUL	WOOD LOUVER	H.C. WOOD	F.I.C. VERIFY	SWING DOOR	POCKET DOOR	BI-FOLD	RE. S.O.W. SCHED.	PAINT	PRE-FINISHED	WOOD	METAL	EXISTING	NEW	EXISTING REMAINS	RE. S.O.W. SCHED.	PAINT	GYP. BD OPENING			
1	3'-0"	6'-8"	1 3/4"																					ENTRY	
2	3'-0"	6'-8"	1 3/4"																					ENTRY	
3	3'-0"	6'-8"	1 3/4"						B															OFFICE 114	
4	3'-0"	6'-8"	1 3/4"						B															RR 104	
5	3'-0"	6'-8"	1 3/4"						B															AUNDRY 105	
6	3'-0"	6'-8"	1 3/4"						C															AUNDRY 105	
7	2'-0"	6'-8"	1 3/4"																					RR 110	
8	2'-6"	6'-8"	1 3/4"																					SHOP 108	
9	1'-6"	6'-8"	1 3/4"																					MECH 112	
10	6'-0"	6'-8"	1 3/4"							D														STOR 113	
11	6'-0"	6'-8"	1 3/4"							D														STOR 115	
12	3'-0"	6'-8"	1 3/4"																					SHOP 108	
13	2'-0"	6'-8"	1 3/4"																					STOR 109	
14	3'-0"	6'-8"	1 3/4"																					STOR 107	
15	PR 3'-0"	6'-8"	1 3/4"																					SHOP 108	
16	2'-0"	6'-8"	1 3/4"																					JAN 106	
17	2'-0"	6'-8"	1 3/4"																					STOR 107	

GENERAL NOTES:

- A. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
- C. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
- D. UNDERCUT DOORS PER MECH DWGS.
- E. FOR ALT. BIDS OF REPLACING DOORS, DOOR FRAMES TO REMAIN. CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FRAME/OPENING.
- F. CONTRACTOR TO VERIFY THE SIZE OF ALL EXISTING DOORS/OPENINGS TO BE REPLACED.
- G. REFERENCE SCOPE OF WORK (S.O.W.) SCHEDULE FOR OWNER SELECTED FINISHING AND REPLACEMENT WORK SPECIFIC TO EACH EXISTING DOOR.

SPECIFIC NOTES:

1. OFFICE DOOR – HARDWARE TO BE ENTRANCE/OFFICE STYLE FUNCTION. KEYED ON OUTSIDE WITH PUSH BUTTON LOCK INSIDE.
2. ENTRY DOOR – IF HARDWARE TO BE REPLACED, KEYING REQUIREMENTS PER OWNER.
3. CONTRACTOR TO FIELD VERIFY THE SIZE OF EXISTING FRAME/OPENING. DOORS INTO PUBLIC USE SPACES (LOBBY, RESTROOM, OFFICES, ETO) MUST HAVE A MIN. OF 36" WIDE DOOR. IF DOORS AT THESE LOCATIONS MEASURES LESS THAN 36", CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY.
4. INTERIOR RESTROOM – HARDWARE TO BE PRIVACY STYLE FUNCTION, WITH PUSH BUTTON LOCK ON INSIDE, INSIDE RELEASE ALWAYS FREE FOR EGRESS.
5. STORAGE ROOM – HARDWARE TO BE STOREROOM FUNCTION TYPE. ENTRANCE BY KEY ONLY. INTERIOR RELEASE ALWAYS FREE.
6. COORDINATE WITH MANUFACTURER FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
7. LAUNDRY INTERIOR DOORS – HARDWARE TO BE LEVER PASSAGE STYLE FUNCTION.
8. SECURED ENTRY FOR TENANT AFTER HOURS USE – COORDINATE KEYING REQUIREMENTS WITH OWNER.

MARK	WIDTH	HEIGHT	STYLE	QUANTITY (EACH BLD'G)	INTERIOR	EXTERIOR	DETAILS
APARTMENT BUILDINGS							
A	F.V.	F.V.	BASE BID - NEW VINYL	VARIABLES	●		
B	F.V.	F.V.	BASE BID - NEW VINYL	VARIABLES	●		
C	F.V.	F.V.	BASE BID - NEW VINYL	VARIABLES	●		
GENERAL NOTES:							
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND WINDOW SIZES.							
2. PER BASE BID; CONTRACTOR TO REPLACE DAMAGED AND MISSING SCREENS, PER ALTERNATE BID/BASE BID. (SEE SCHEDULE); CONTRACTOR TO REMOVE ENTIRE WINDOW UNIT AND REINSTALL WITH NEW VINYL WINDOW TO MATCH EXISTING STYLE. SUBMIT WINDOW PRODUCT TO MATCH/RESEMBLE THOSE EXISTING TO REMAIN. INCLUDE INSECT SCREENS.							
3. CONTRACTOR MUST INSTALL WTL FLASHINGS & CANT. CAULK FOR A WEATHER & WATERIGHT CONDITION ● ALL EXTERIOR WINDOW UNITS BEING REMOVED/RE-INSTALLED OR REPLACED.							
4. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.							
5. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.							
6. ALL SECOND FLOOR WINDOWS AND OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM D2990 & 2018 IBC SEC. 1015.6.1							
7. PER ALTERNATE BID, INSTALL VINYL BLINDS							

D $\frac{1}{4}'' = 1' - 0''$

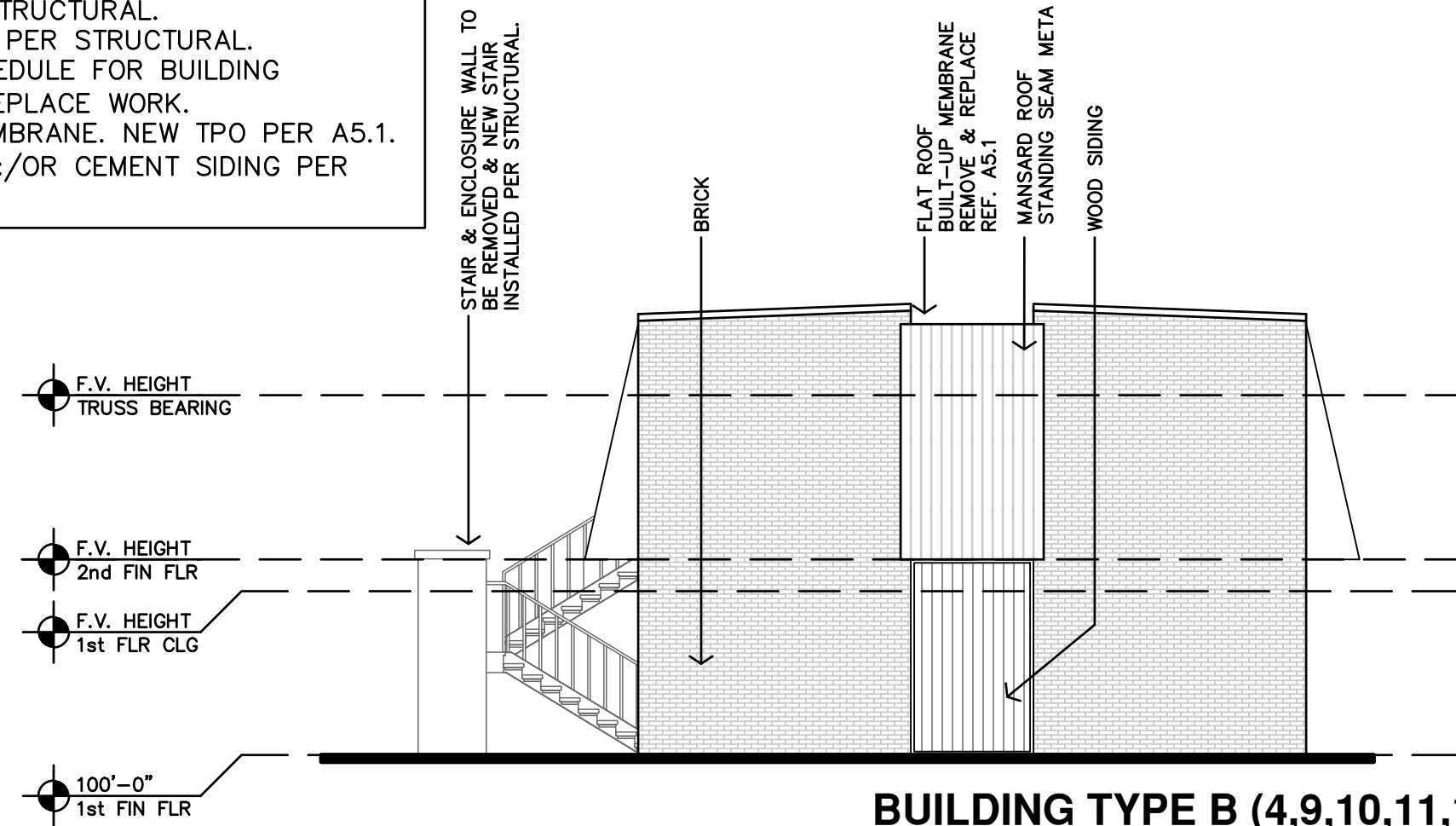
Diagram illustrating four types of door configurations (A, B, C, D) with dimensions and labels:

- (A) UNIT ENTRY DOOR:** Dimensions include 3'-0" width and 60" ADA PEEPHOLE height. A label points to the peephole: "PEEPHOLES LOCATED AT FRONT ENTRY DOORS ONLY."
- (B) TYP. INT. DOOR:** Dimensions include 3'-0" width and 7'-0" height. A label points to the peephole: "PEEPHOLES LOCATED AT FRONT ENTRY DOORS ONLY."
- (C) REF. SCH.:** Dimensions include 3'-0" width and 7'-0" height.
- (D) BI-PASS:** Dimensions include 3'-0" width and 7'-0" height. A label points to the peephole: "PEEPHOLES LOCATED AT FRONT ENTRY DOORS ONLY."

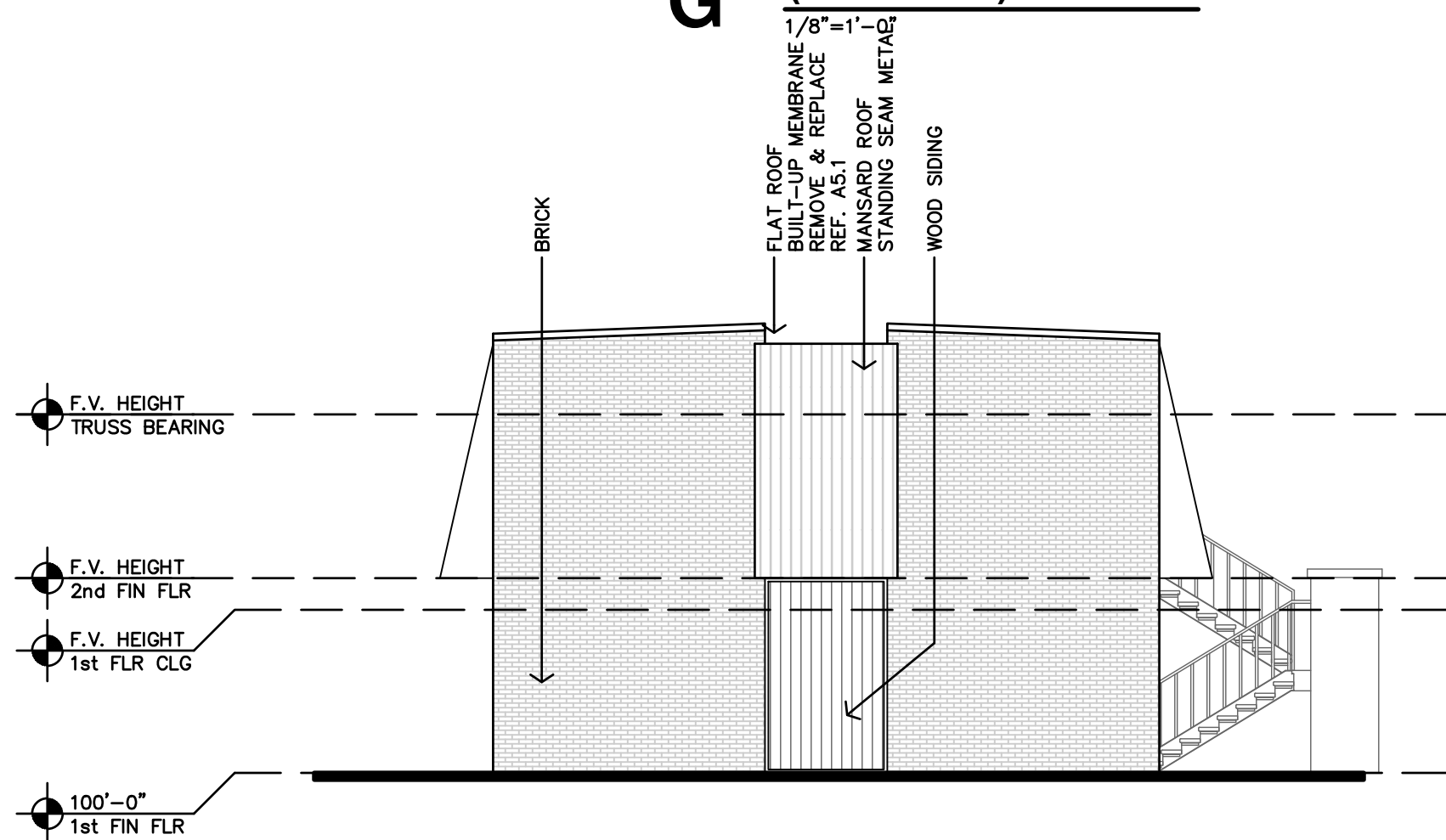
$$\underline{1/4'' = 1' - 0''}$$

SCOPE OF WORK, ALL BUILDINGS:(REF. SCOPE OF WORK SCHEDULE)

1. REPLACE EXTERIOR STAIRS PER STRUCTURAL.
2. REPAIR AND REPLACE BALCONIES PER STRUCTURAL. REFERENCE SCOPE OF WORK SCHEDULE FOR BUILDING LOCATIONS & SPECIFIC REPAIR/REPLACE WORK.
3. REMOVE & REPLACE ROOFING MEMBRANE. NEW TPO PER A5.1.
4. REPLACEMENT OF WOOD, VINYL, &/OR CEMENT SIDING PER SCOPE OF WORK SCHEDULE.



G BUILDING TYPE B (4,9,10,11,12,13,15)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



E BUILDING TYPE B (4,9,10,11,12,13,15)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"

BLDG A - EXT. MATERIALS

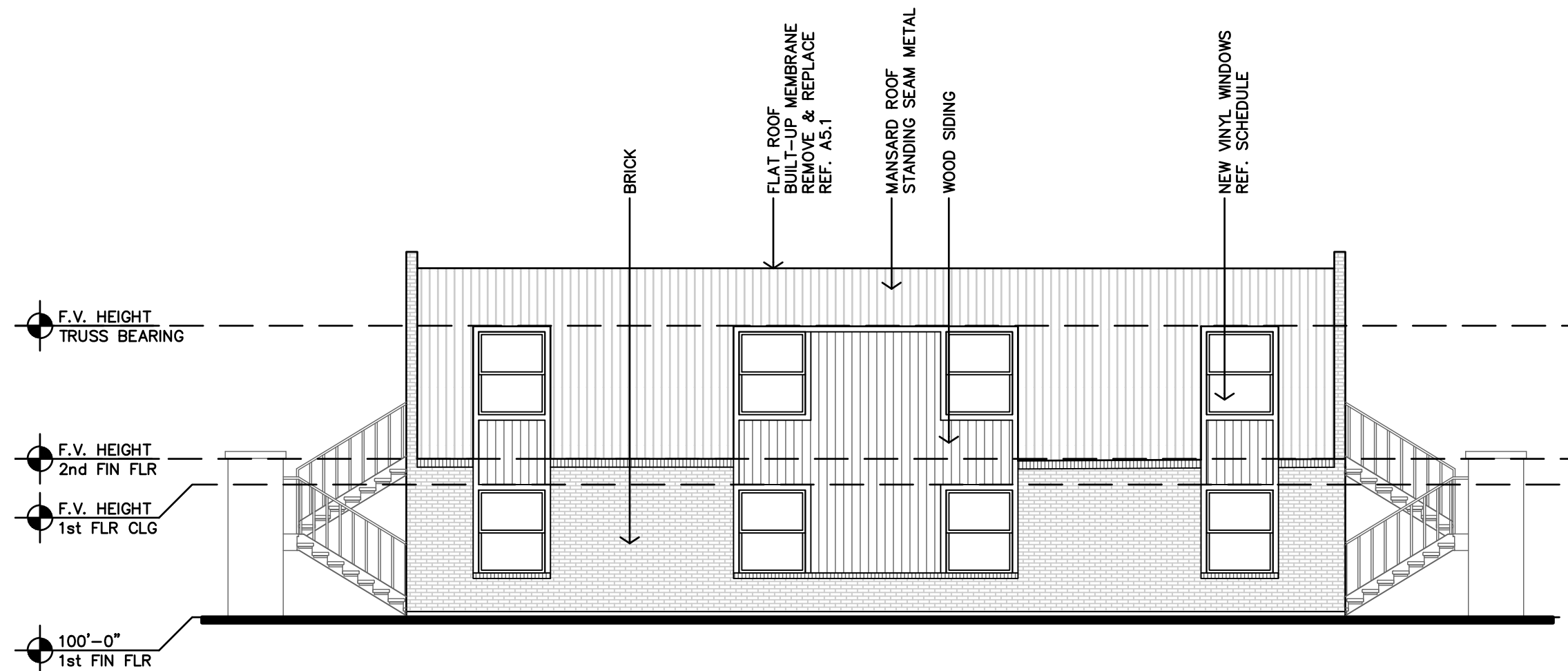
DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	65%	27%	8%
FRONT/ENTRY ELEVATION	65%	27%	8%
SIDE 1 ELEVATION	36%	19%	45%
SIDE 2 ELEVATION	36%	19%	45%
BUILDING SF TOTALS	51%	23%	26%

NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.

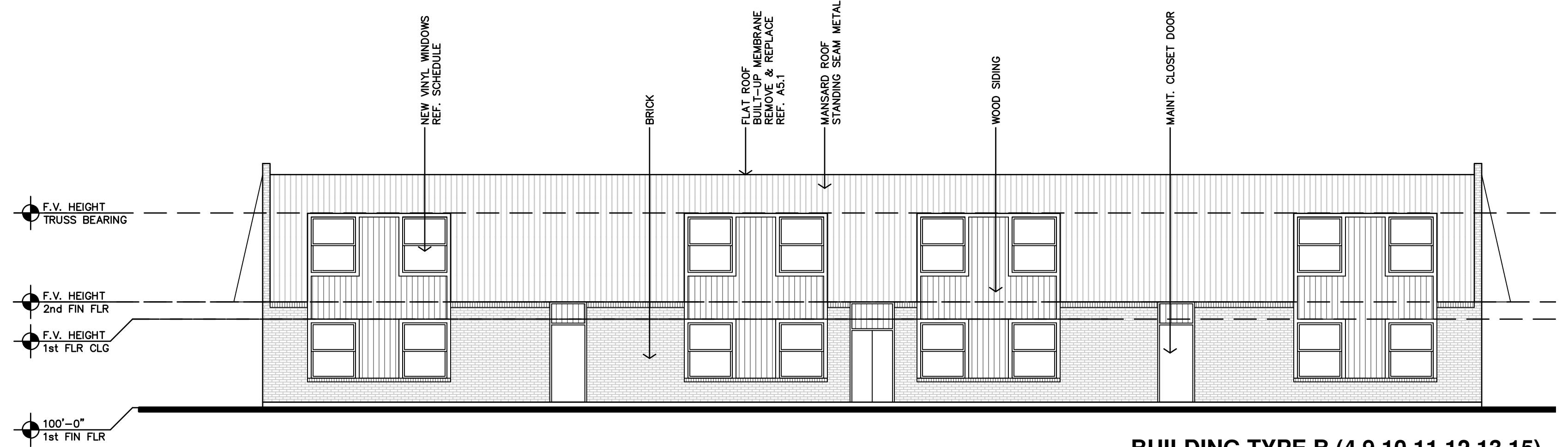
BLDG B - EXT. MATERIALS

DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	30%	40%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	56%	18%	26%

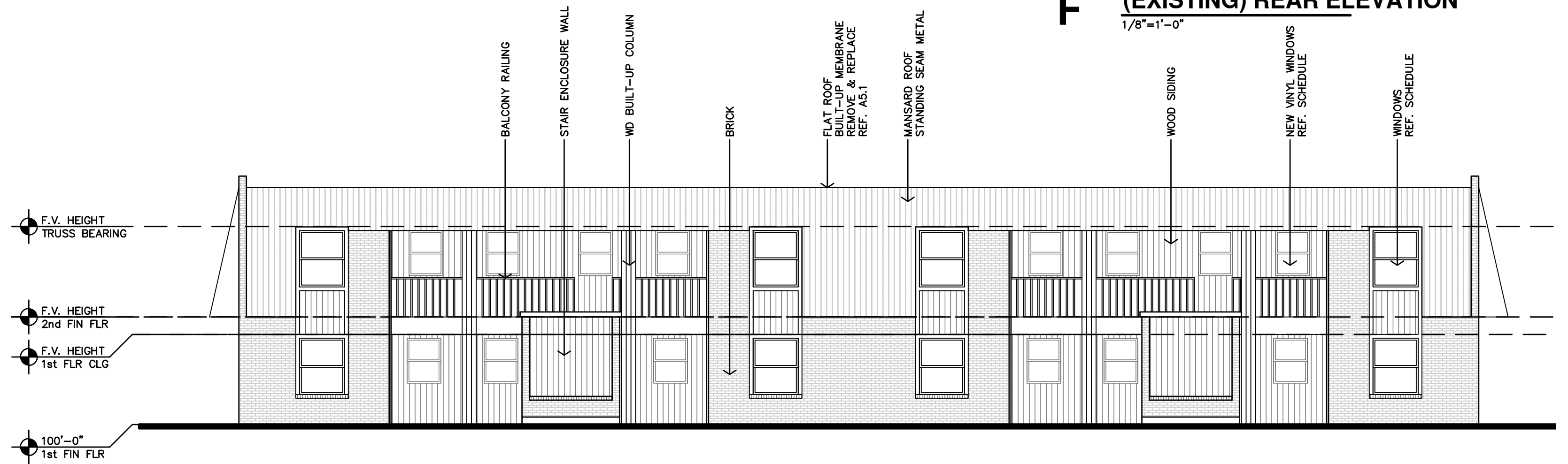
NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.



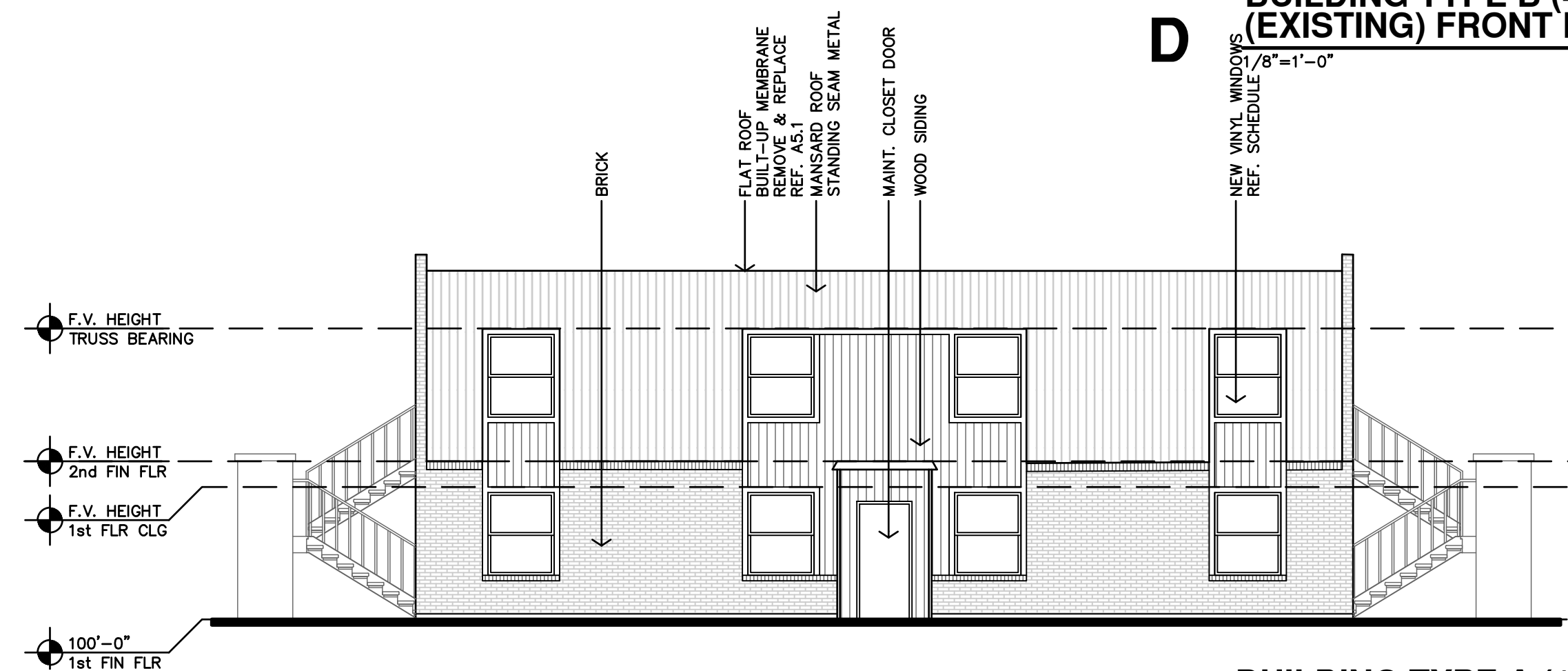
B BUILDING TYPE A (1,2,3)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



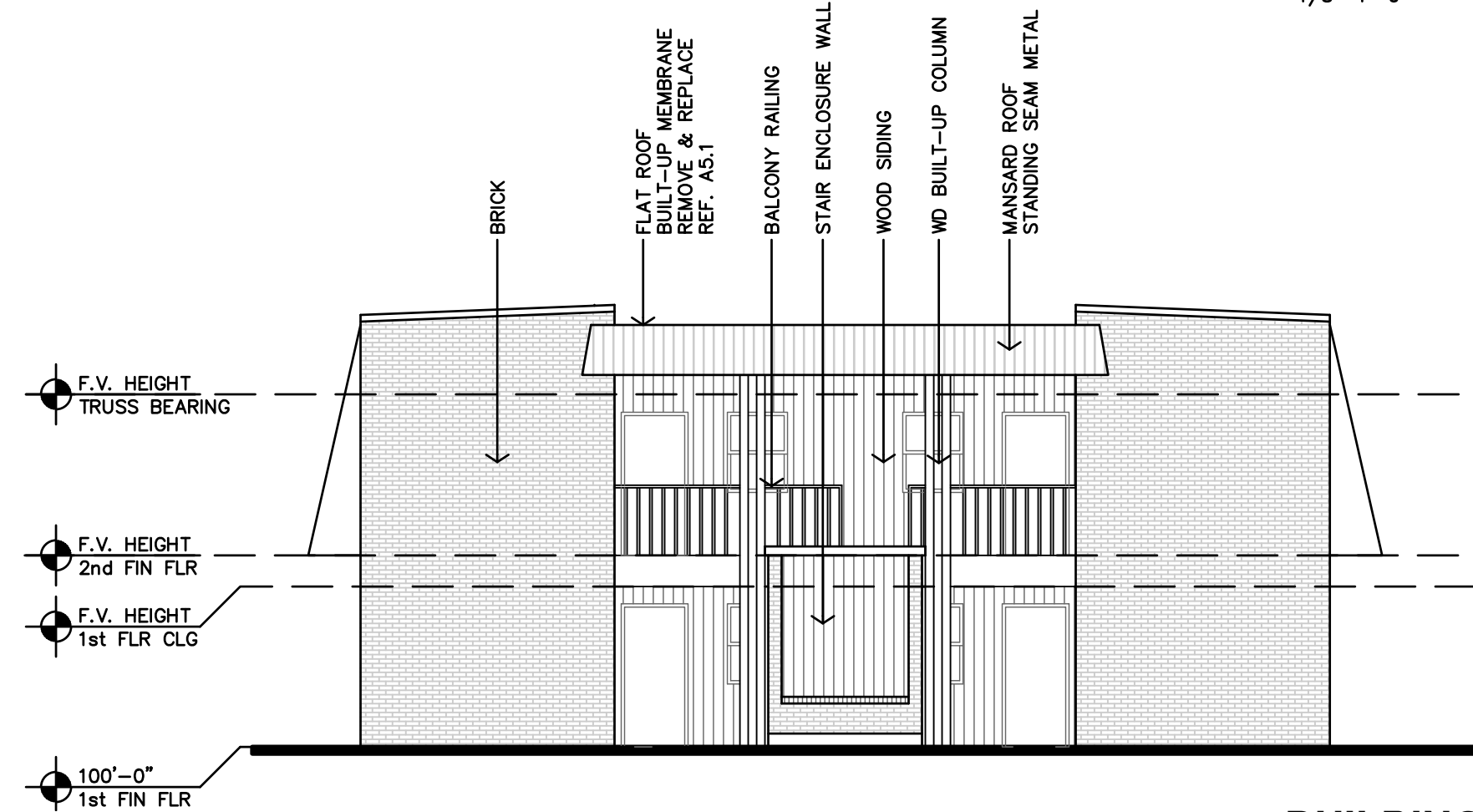
F BUILDING TYPE B (4,9,10,11,12,13,15)
(EXISTING) REAR ELEVATION
1/8"=1'-0"



D BUILDING TYPE B (4,9,10,11,12,13,15)
(EXISTING) REAR ELEVATION
1/8"=1'-0"



C BUILDING TYPE A (1,2,3)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



A BUILDING TYPE A (1,2,3)
(EXISTING) FRONT/ENTRY ELEVATIONS
1/8"=1'-0"

SCOPE OF WORK, ALL BUILDINGS: (REF. SCOPE OF WORK SCHEDULE)

1. REPLACE EXTERIOR STAIRS PER STRUCTURAL.
2. REPAIR AND REPLACE BALCONIES PER STRUCTURAL.
- REFERENCE SCOPE OF WORK SCHEDULE FOR BUILDING LOCATIONS & SPECIFIC REPAIR/REPLACE WORK.
3. REMOVE & REPLACE ROOFING MEMBRANE. NEW TPO PER A5.1.
4. REPLACEMENT OF WOOD, VINYL, &/OR CEMENT SIDING PER SCOPE OF WORK SCHEDULE.

BLDG C - EXT. MATERIALS

DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	29%	41%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	56%	18%	26%

NOTES:

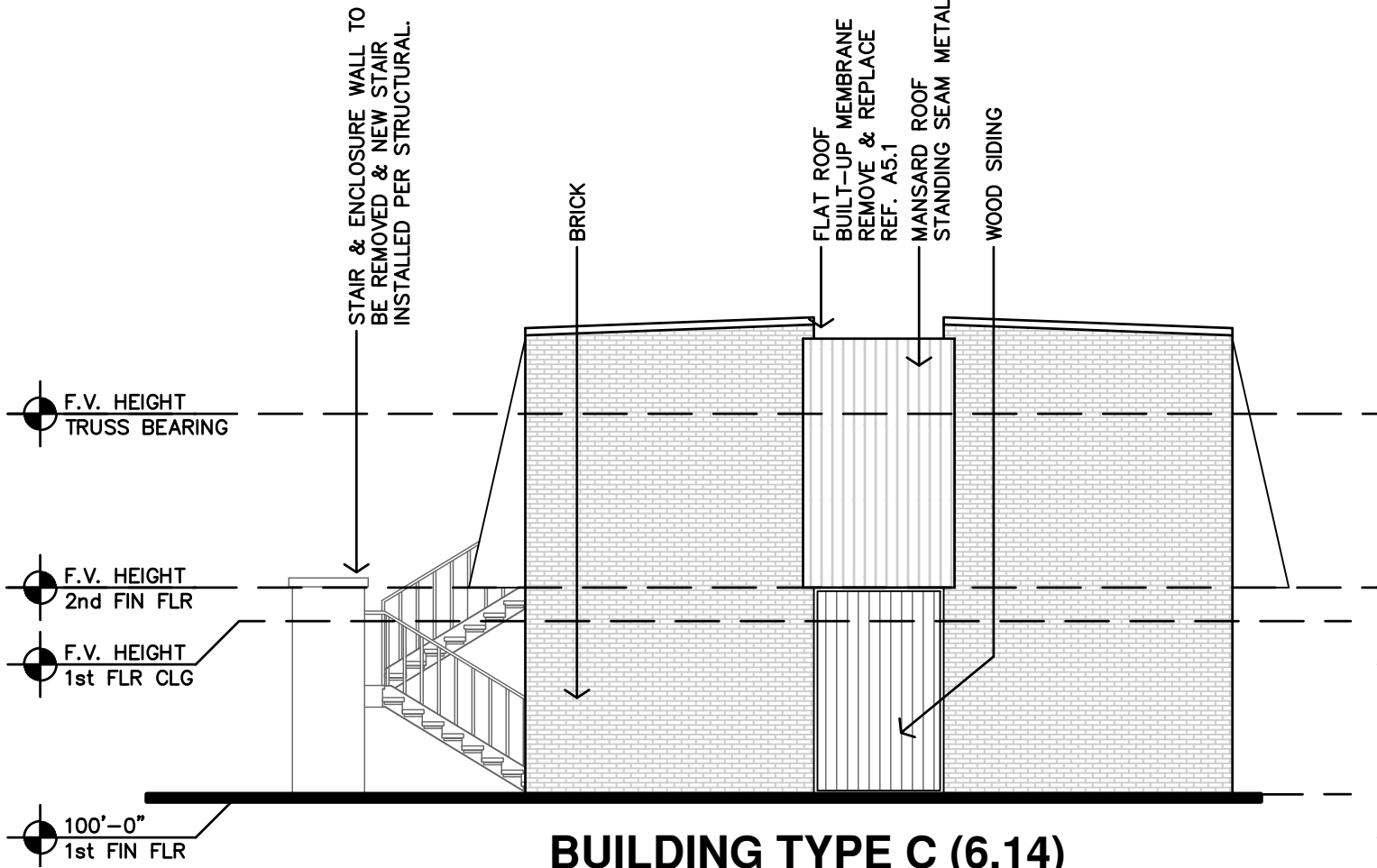
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.

BLDG E - EXT. MATERIALS

DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	29%	41%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	56%	18%	26%

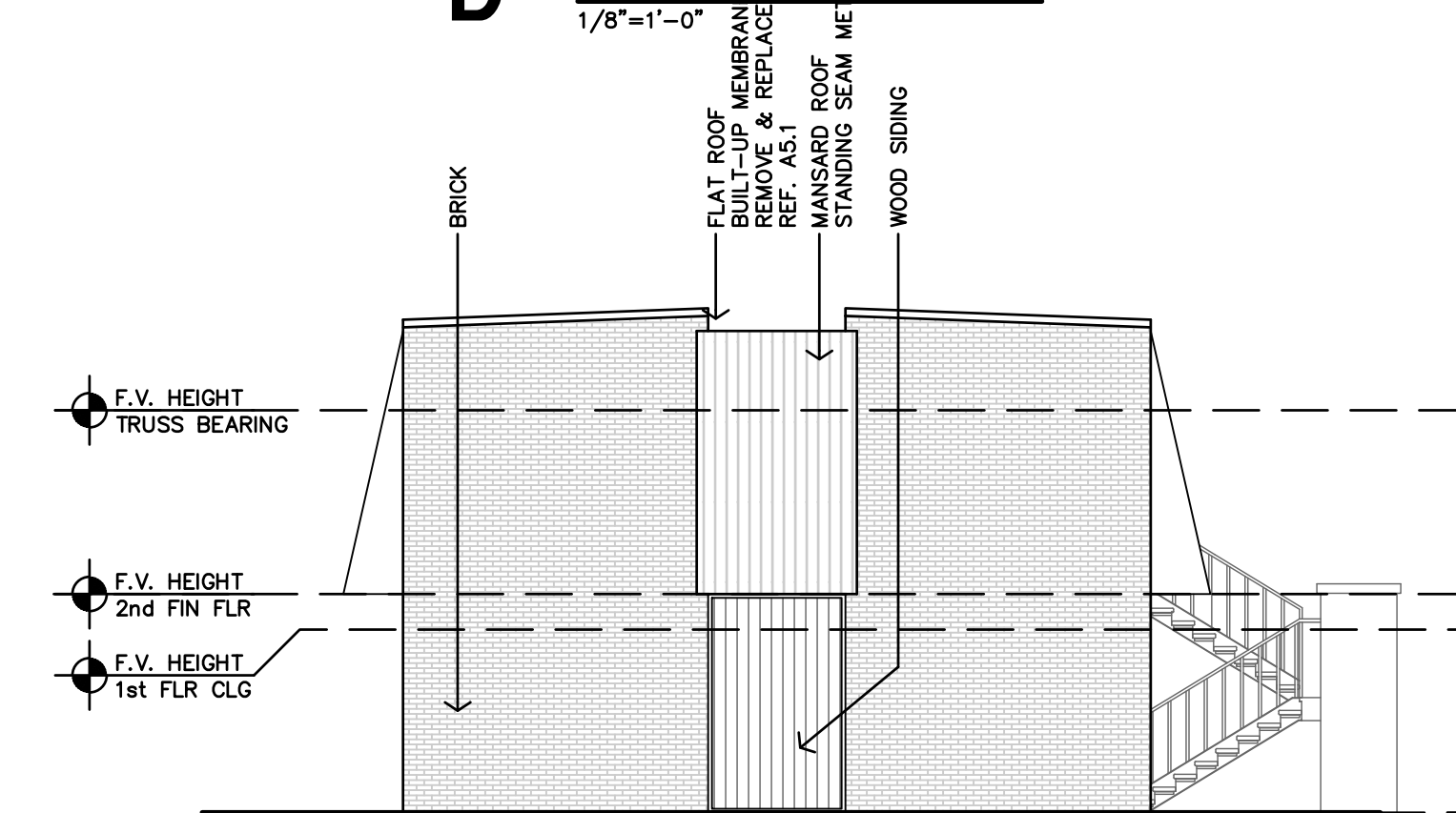
NOTES:

1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.



D BUILDING TYPE C (6.14) (EXISTING) SIDE ELEVATION

1/8"=1'-0"

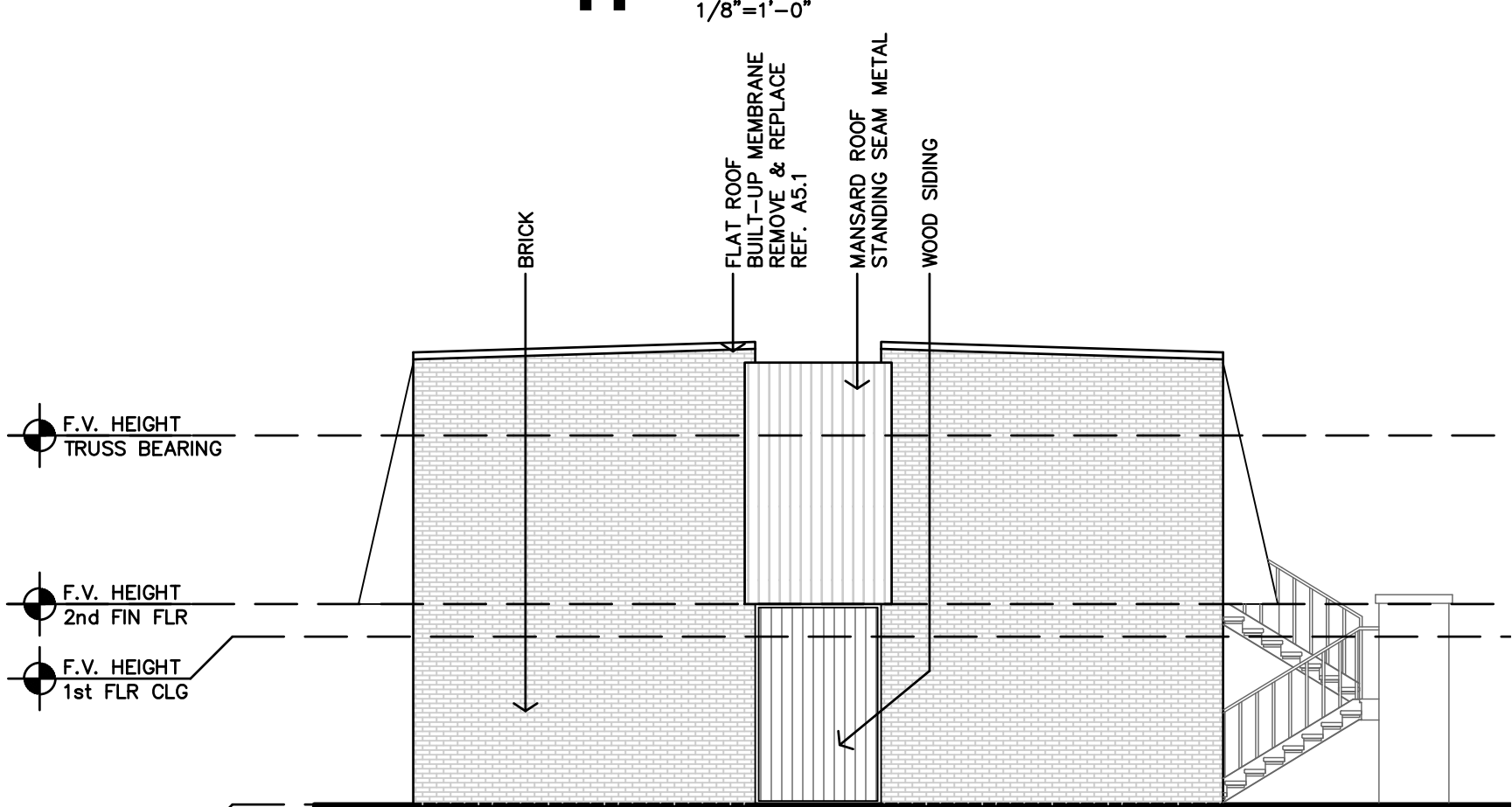


B BUILDING TYPE C (6.14) (EXISTING) SIDE ELEVATION

1/8"=1'-0"

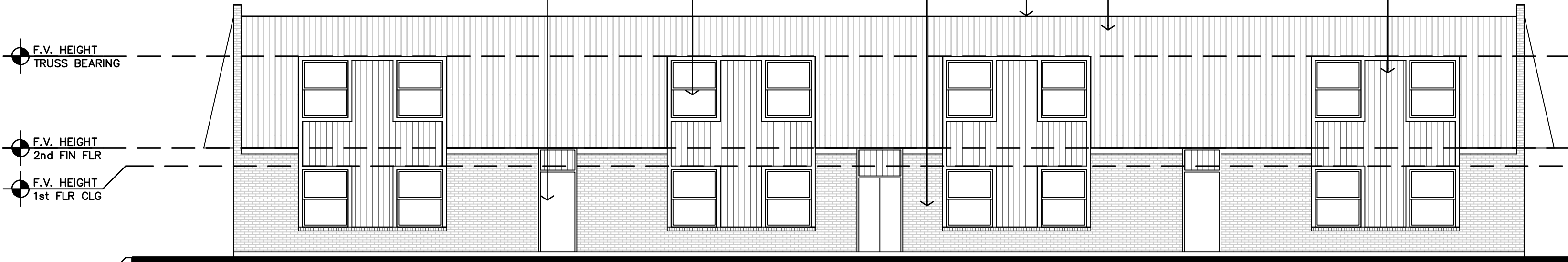
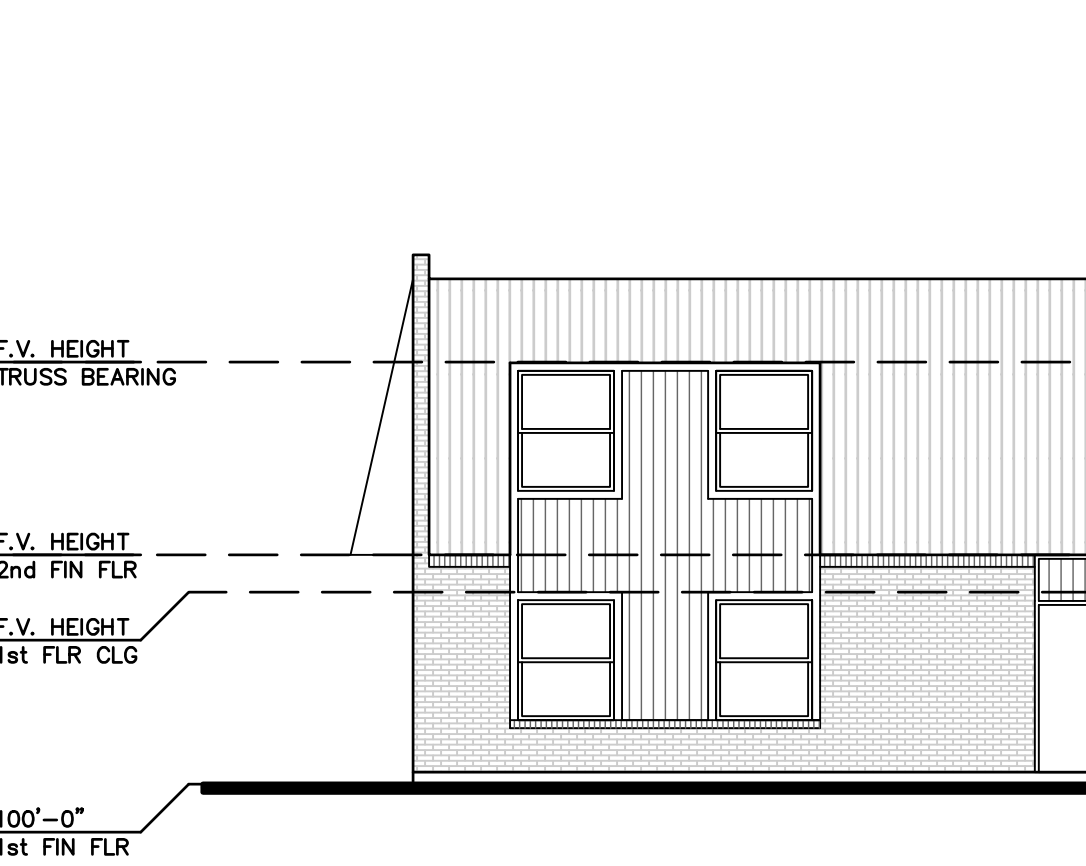
H BUILDING TYPE E (5.8) (EXISTING) SIDE ELEVATION

1/8"=1'-0"



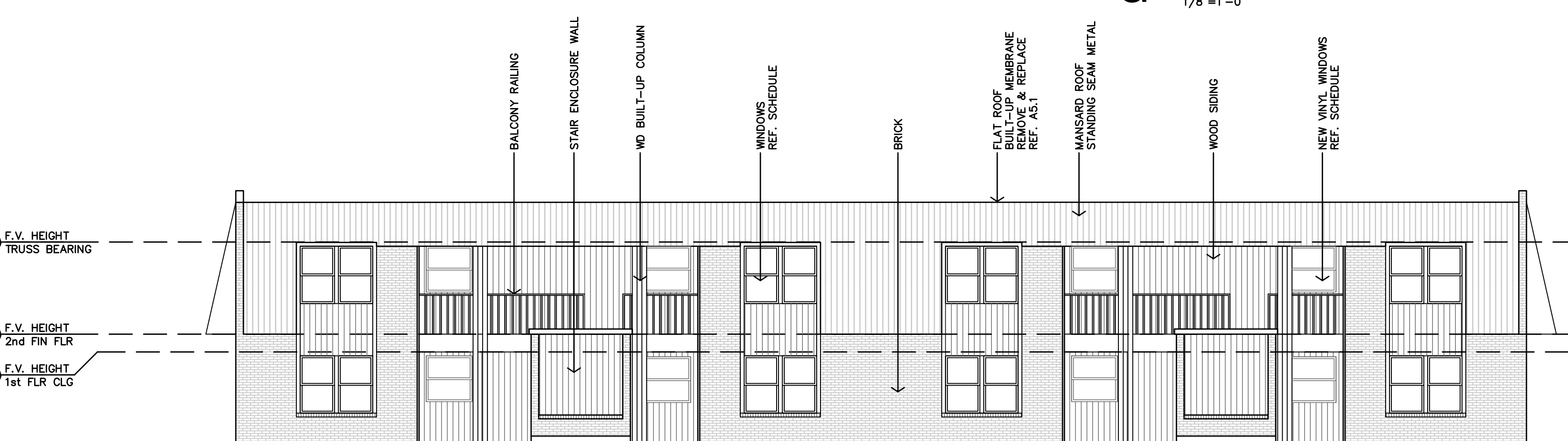
F BUILDING TYPE E (5.8) (EXISTING) SIDE ELEVATION

1/8"=1'-0"



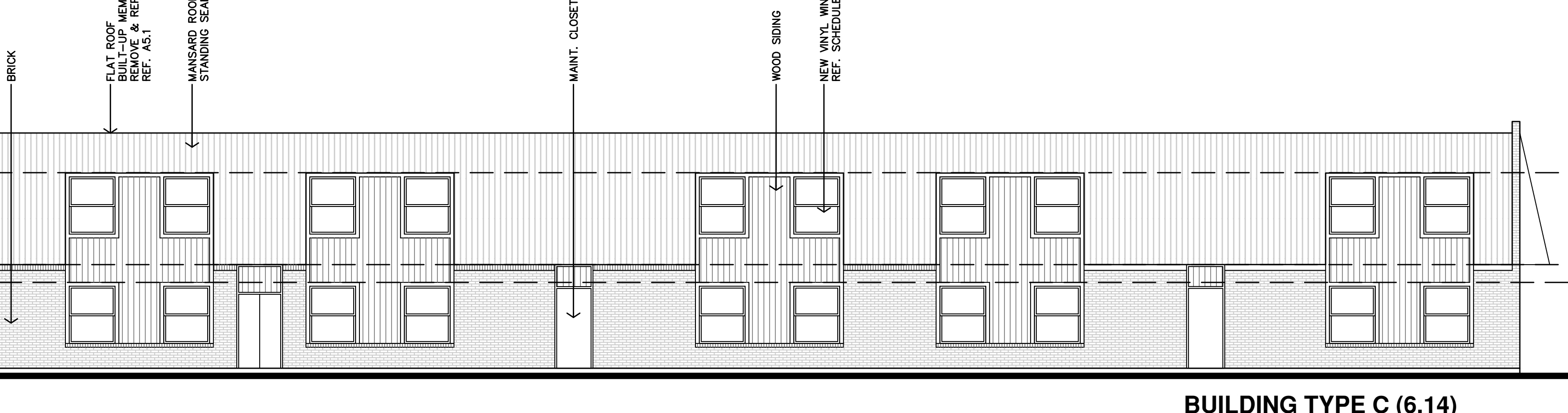
G BUILDING TYPE E (5.8) (EXISTING) REAR ELEVATION

1/8"=1'-0"



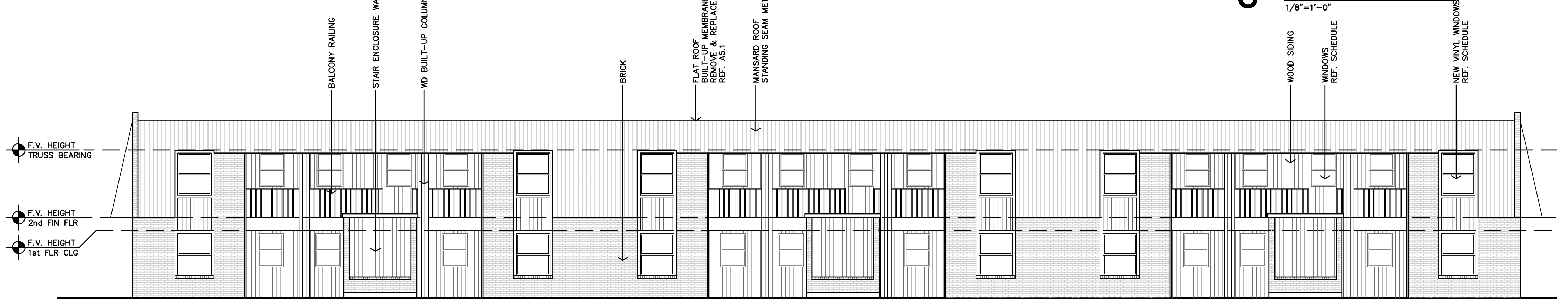
E BUILDING TYPE E (5.8) (EXISTING) FRONT ELEVATION

1/8"=1'-0"



C BUILDING TYPE C (6.14) (EXISTING) REAR ELEVATION

1/8"=1'-0"



A BUILDING TYPE C (6.14) (EXISTING) FRONT ELEVATION

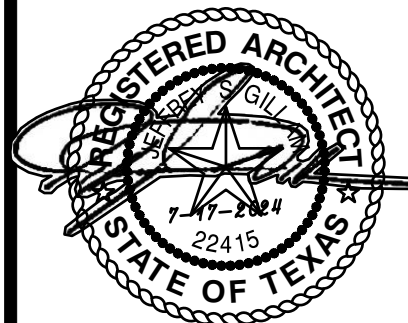
1/8"=1'-0"

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS,

TEXAS



REVISION:
ADDENDUM #1 8-2-2024

DATE: 7-17-2024
JOB: 24-3391
SHEET NO.:

Jones Gillam Renz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386
jgr@jgarchitects.com



A3.2

COPYRIGHTED ©

SCOPE OF WORK, ALL BUILDINGS: (REF. SCOPE OF WORK SCHEDULE)

1. REPLACE EXTERIOR STAIRS PER STRUCTURAL.
2. REPAIR AND REPLACE BALCONIES PER STRUCTURAL. REFERENCE SCOPE OF WORK SCHEDULE FOR BUILDING LOCATIONS & SPECIFIC REPAIR/REPLACE WORK.
3. REMOVE & REPLACE ROOFING MEMBRANE. NEW TPO PER A5.1.
4. REPLACEMENT OF WOOD, VINYL, &/OR CEMENT SIDING PER SCOPE OF WORK SCHEDULE.

BLDG D - EXT. MATERIALS

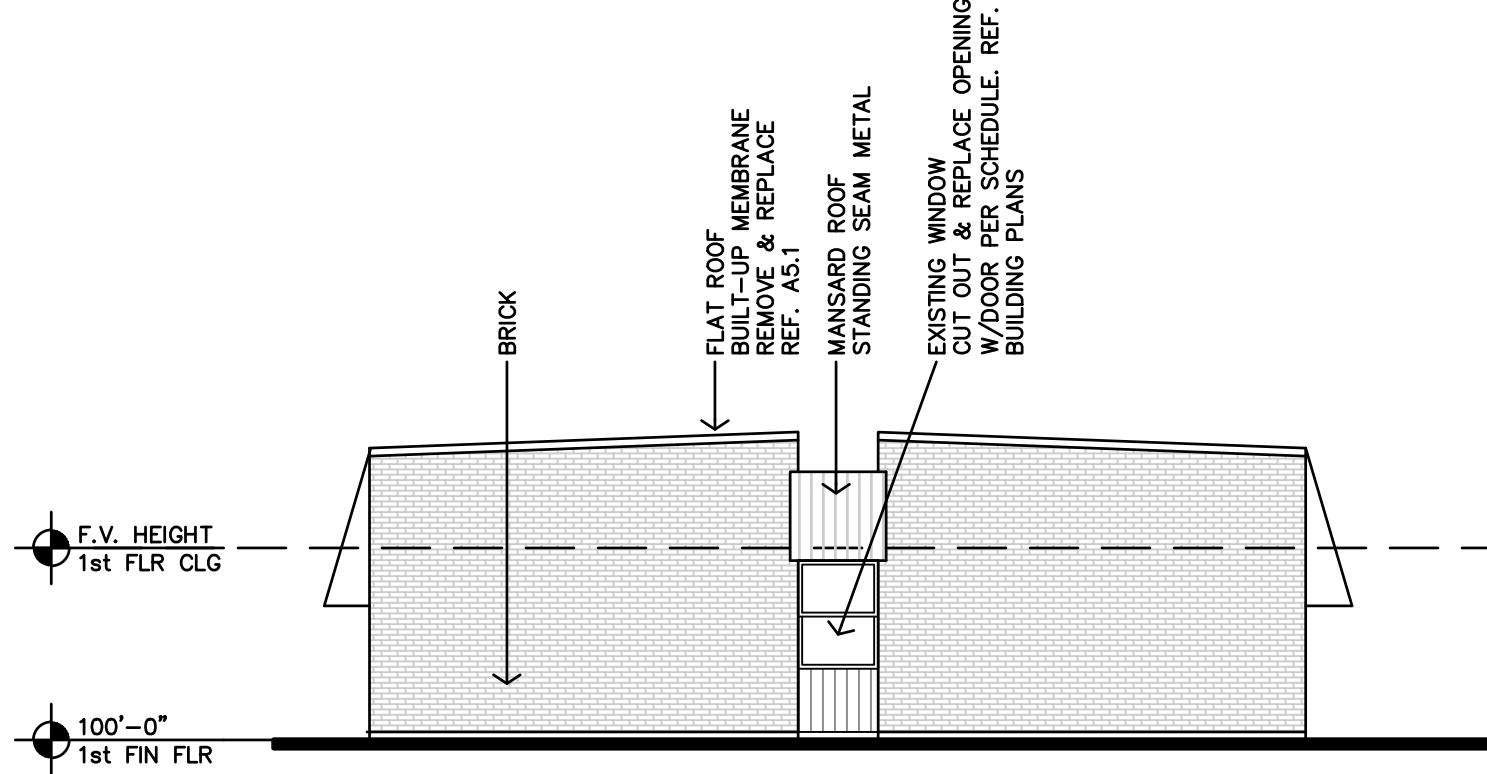
DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	29%	41%	30%
REAR ELEVATION	32%	20%	48%
SIDE 1 ELEVATION	81%	7%	12%
SIDE 2 ELEVATION	81%	7%	12%
BUILDING SF TOTALS	56%	18%	26%

NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.

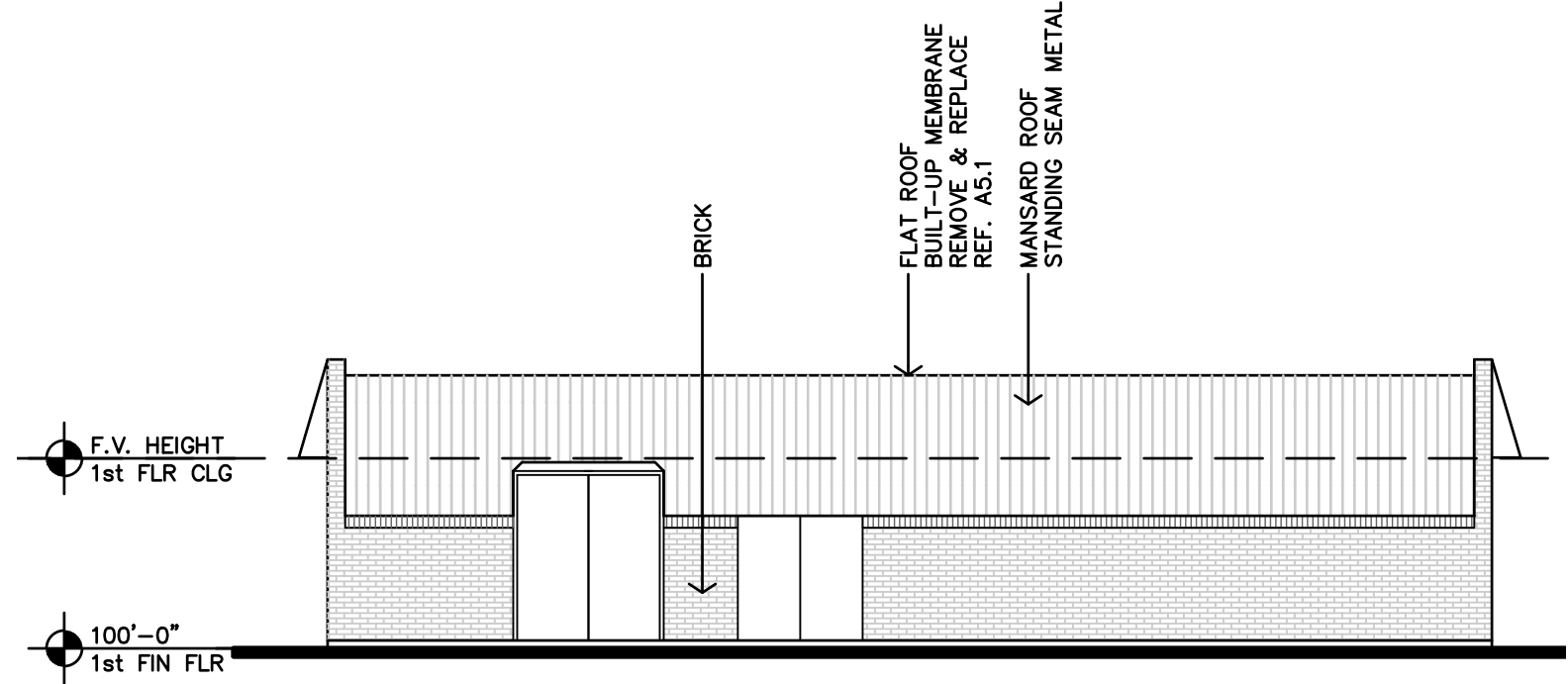
BLDG F - EXT. MATERIALS

DESCRIPTION	BRICK	SIDING	SHINGLE
FRONT/ENTRY ELEVATION	46%	6%	48%
REAR ELEVATION	44%	0%	56%
SIDE 1 ELEVATION	96%	0%	4%
SIDE 2 ELEVATION	95%	2%	3%
BUILDING SF TOTALS	70%	2%	28%

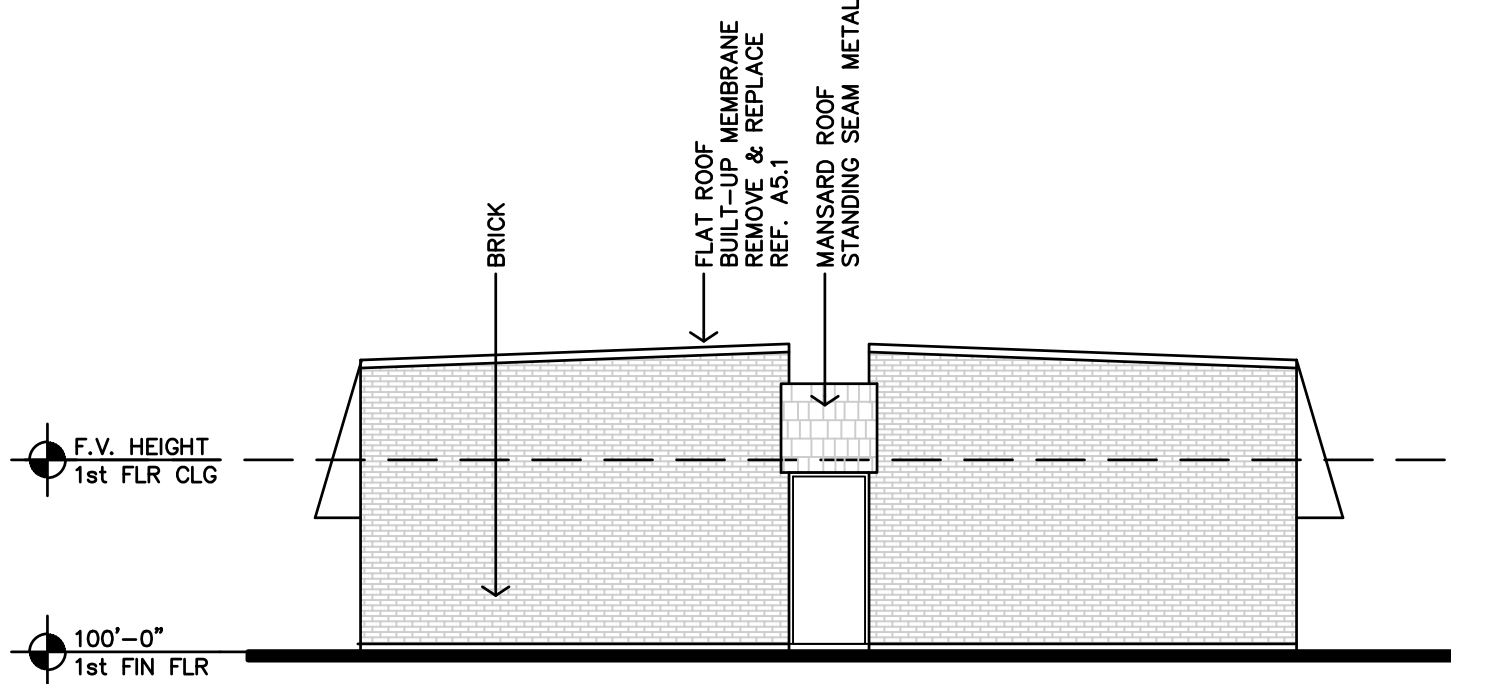
NOTES:
1. ALL BUILDINGS HAVE A FLAT MEMBRANE ROOF.



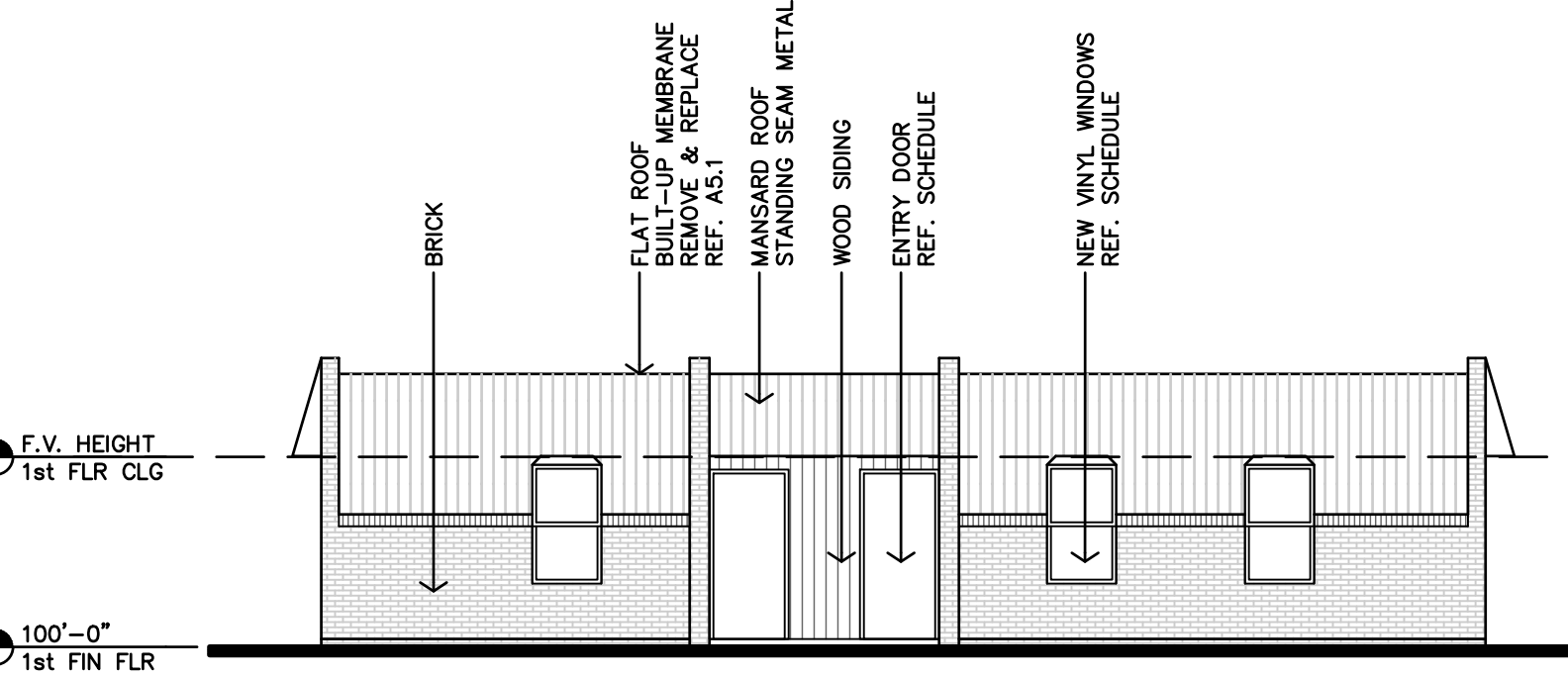
H BUILDING TYPE F (16)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



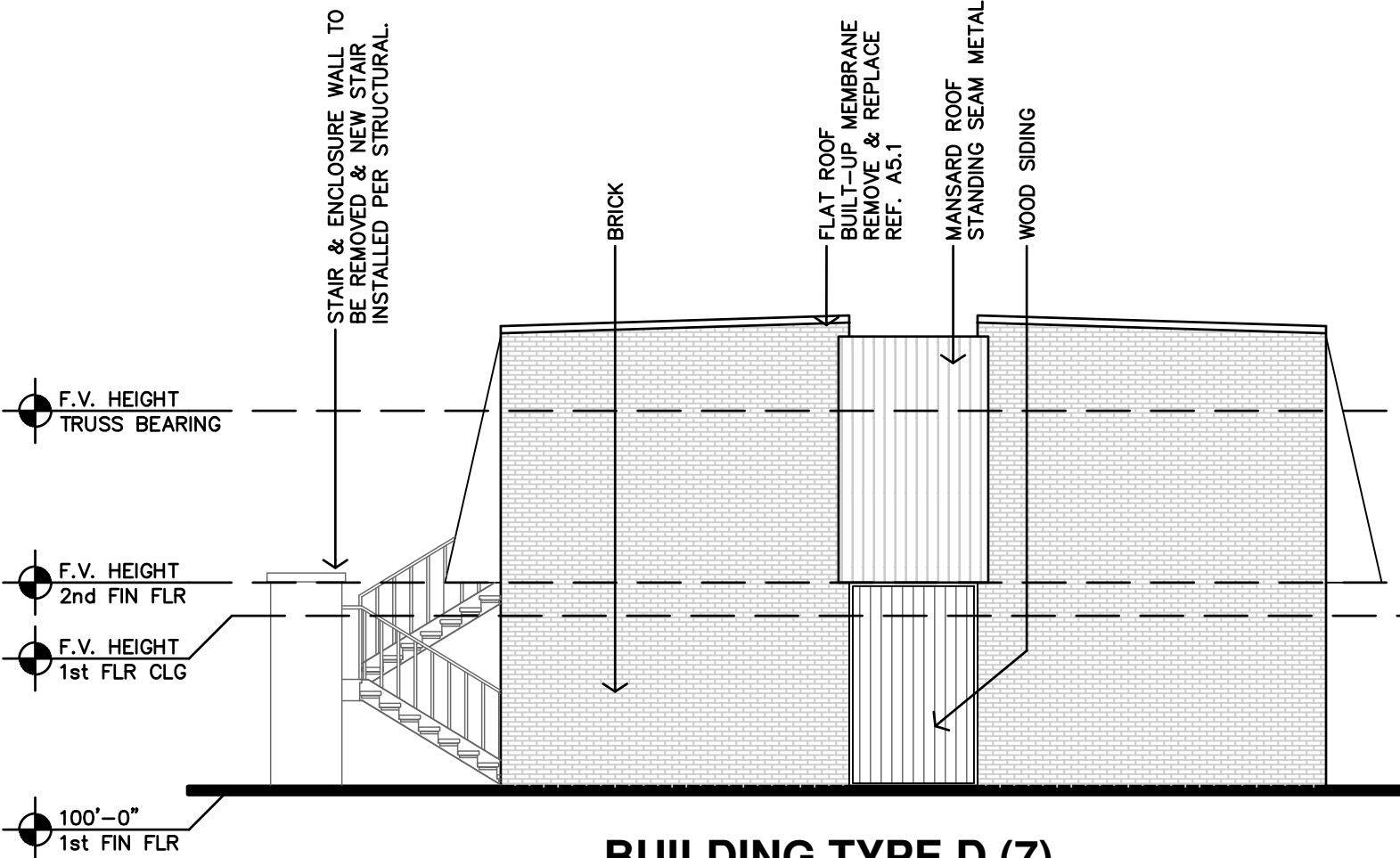
G BUILDING TYPE F (16)
(EXISTING) REAR ELEVATION
1/8"=1'-0"



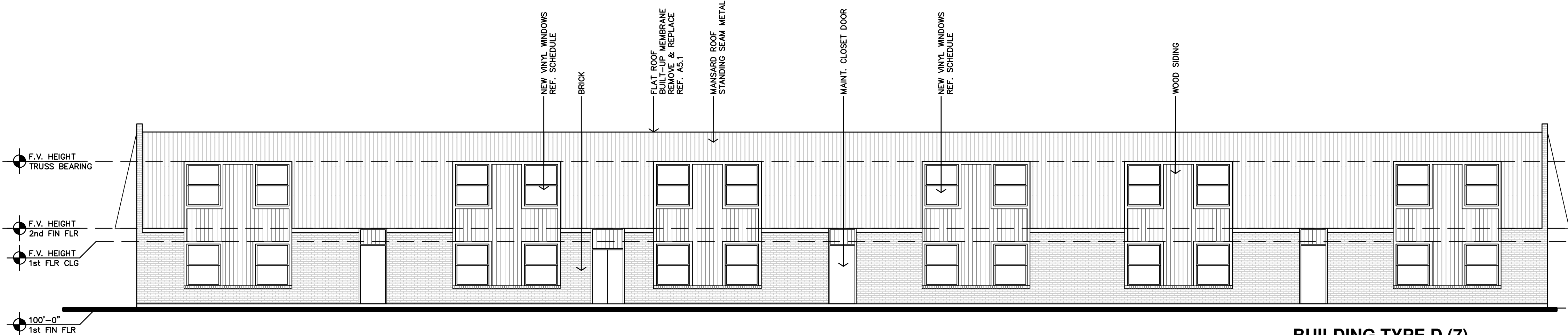
F BUILDING TYPE F (16)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



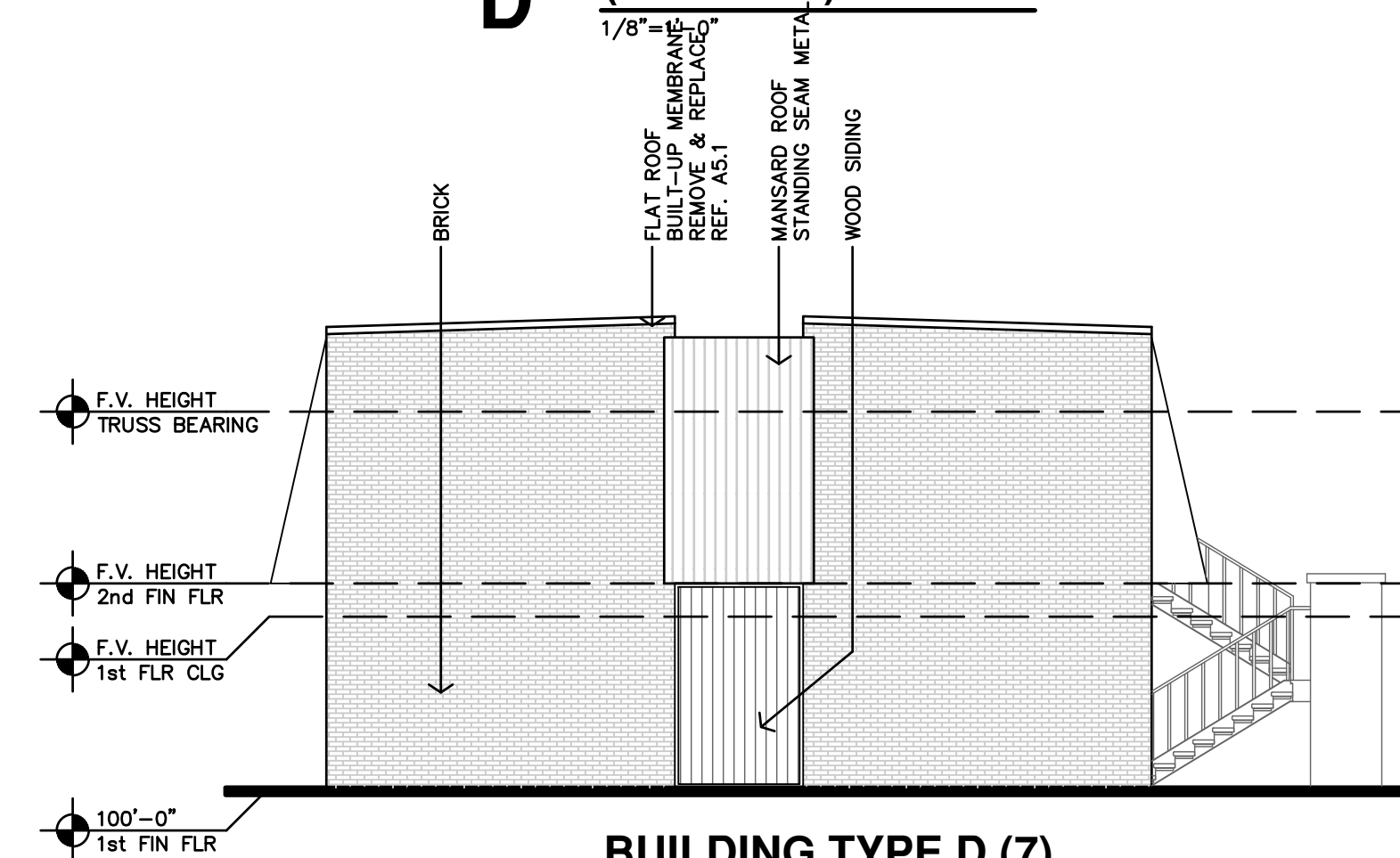
E BUILDING TYPE F (16)
(EXISTING) FRONT ELEVATION
1/8"=1'-0"



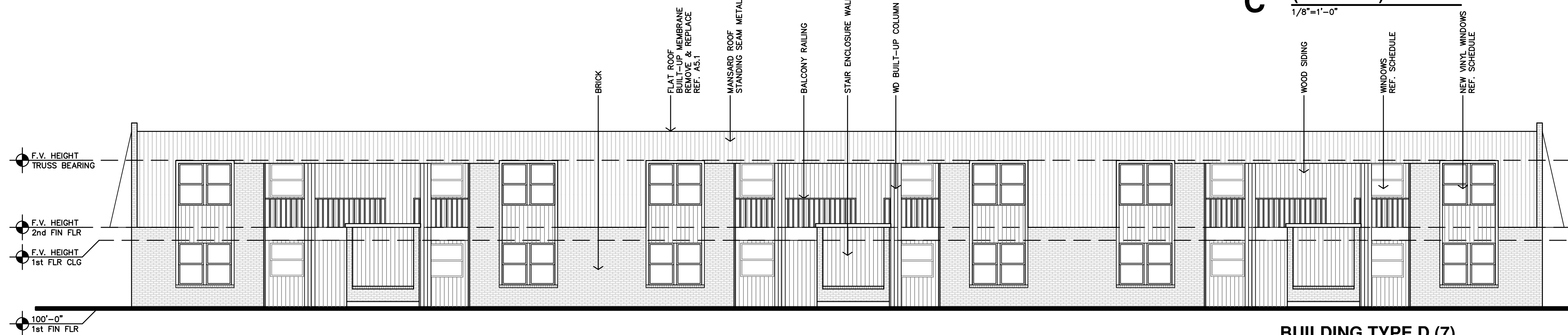
D BUILDING TYPE D (7)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



C BUILDING TYPE D (7)
(EXISTING) REAR ELEVATION
1/8"=1'-0"



B BUILDING TYPE D (7)
(EXISTING) SIDE ELEVATION
1/8"=1'-0"



A BUILDING TYPE D (7)
(EXISTING) FRONT ELEVATION
1/8"=1'-0"

ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.

2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.

3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.

4. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATIONS

5. DS - INDICATES DOWNSPOUT LOCATIONS.

6. CONTRACTOR SHALL PROVIDE SPLASH BLOCK, AT EACH DOWNSPOUT

7. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.

8. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."

9. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.

10. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)

11. PROTECT EXISTING ROOF MOUNTED EQUIPMENT AND MOUNTING ACCESSORIES, MOVE/DISCONNECT/RE-POSITION AND REINSTALL AS REQUIRED FOR NEW ROOFING SCOPE. REF. MEP DRAWINGS AND SCOPE OF WORK SCHEDULE.

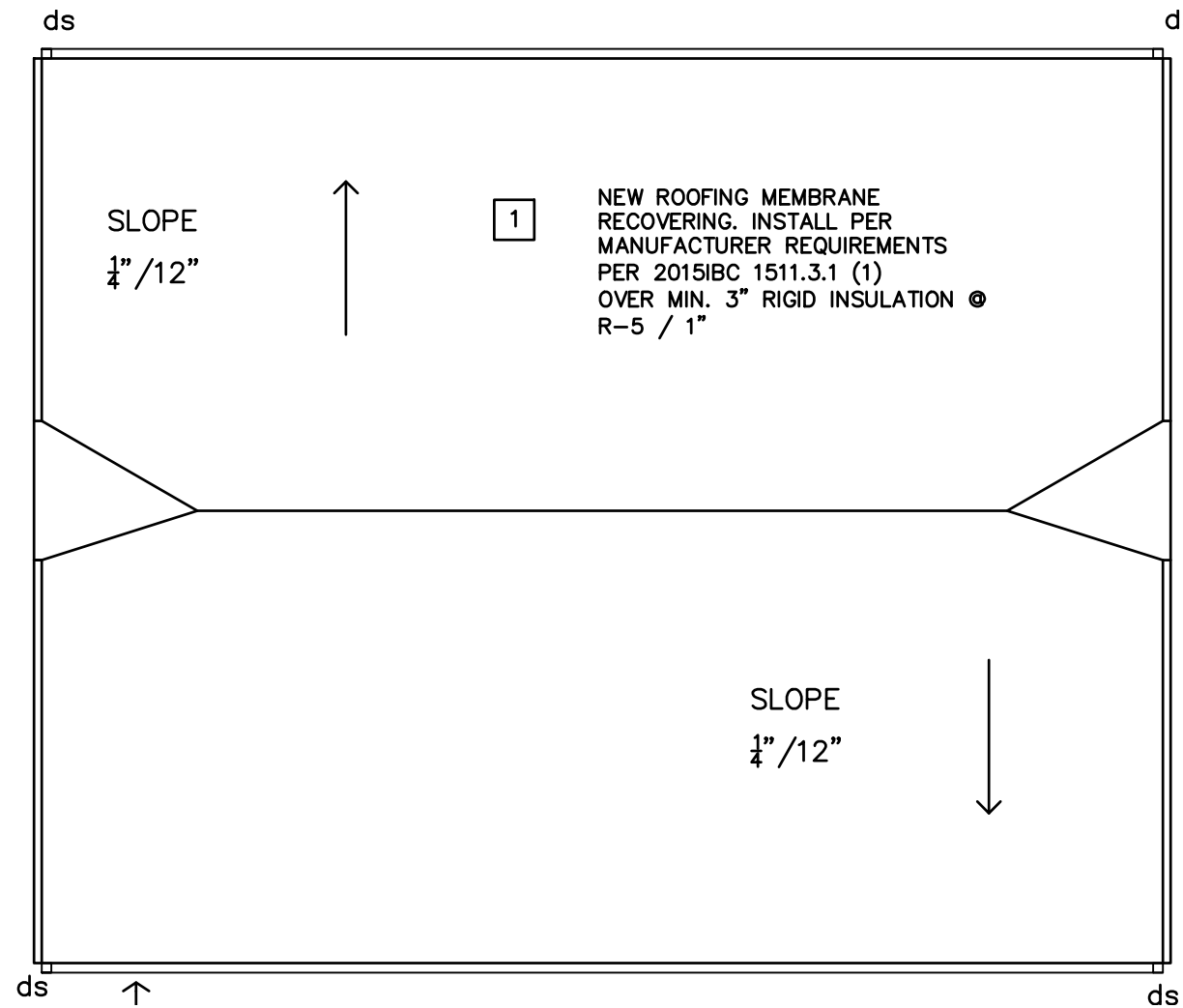
⚠

LEGEND

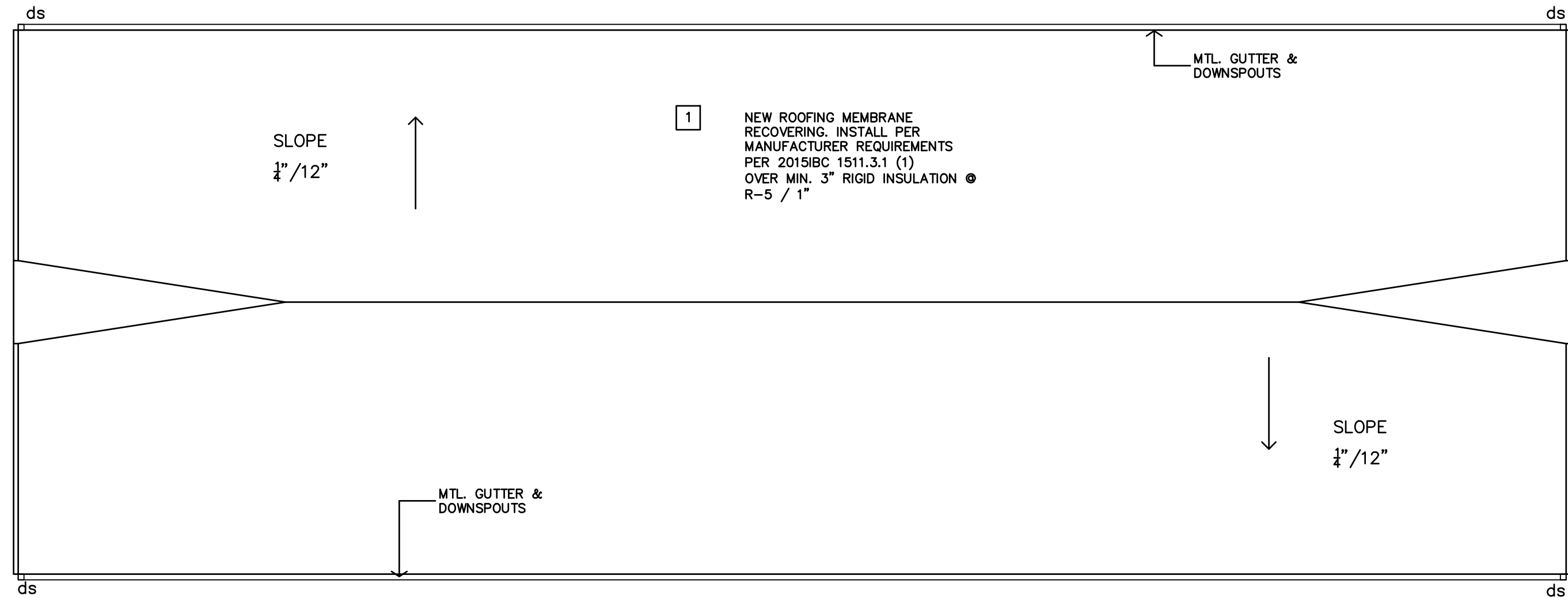
1

INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/4" COVER BOARD, POLYISO TAPERED RIGID INSUL. (MIN. THICKNESS = R-15ci), ROOF SHEATHING. PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE OVER ROOF EDGE WITH METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.

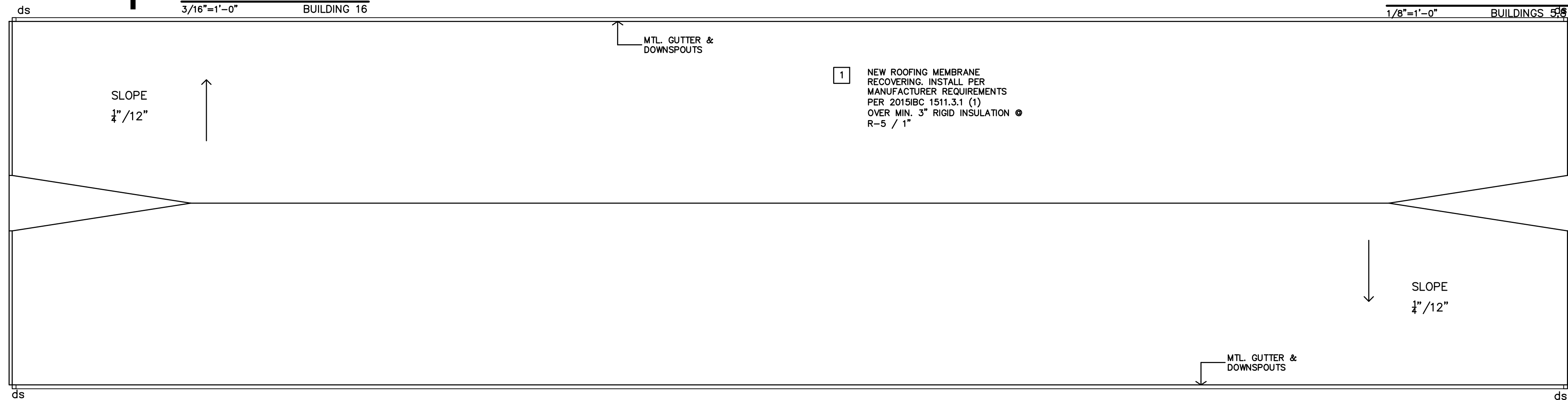
AREA OF EXISTING ROOF



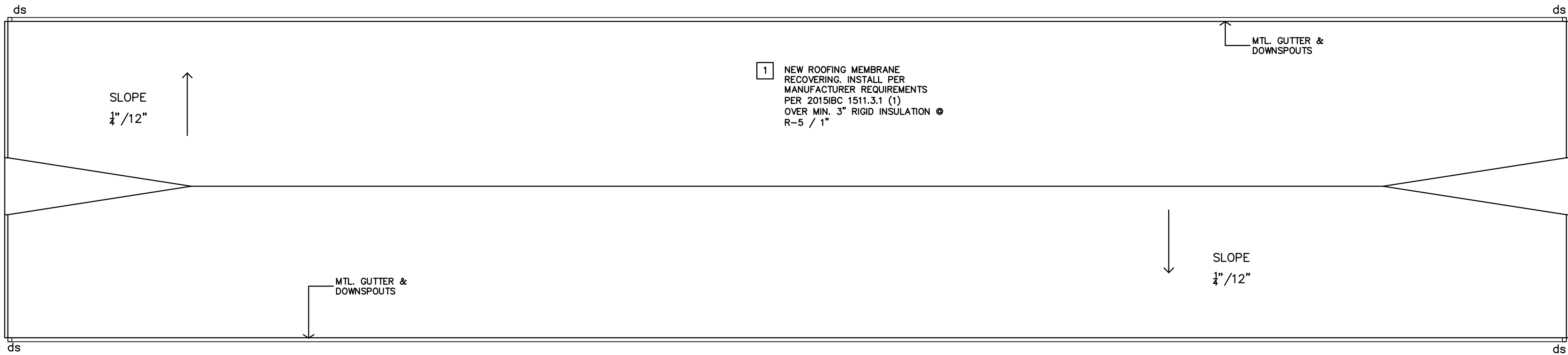
F
BUILDING TYPE F
ROOF PLAN
3/16"=1'-0" BUILDING 16



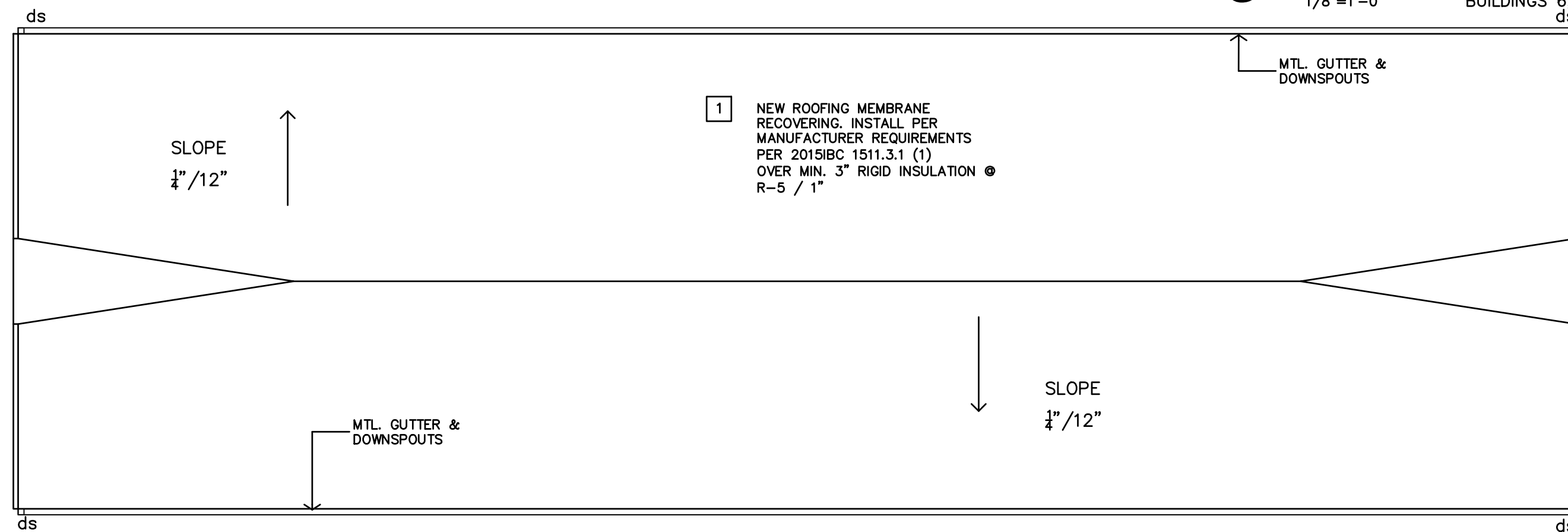
E
BUILDING TYPE E
ROOF PLAN
1/8"=1'-0" BUILDINGS 55



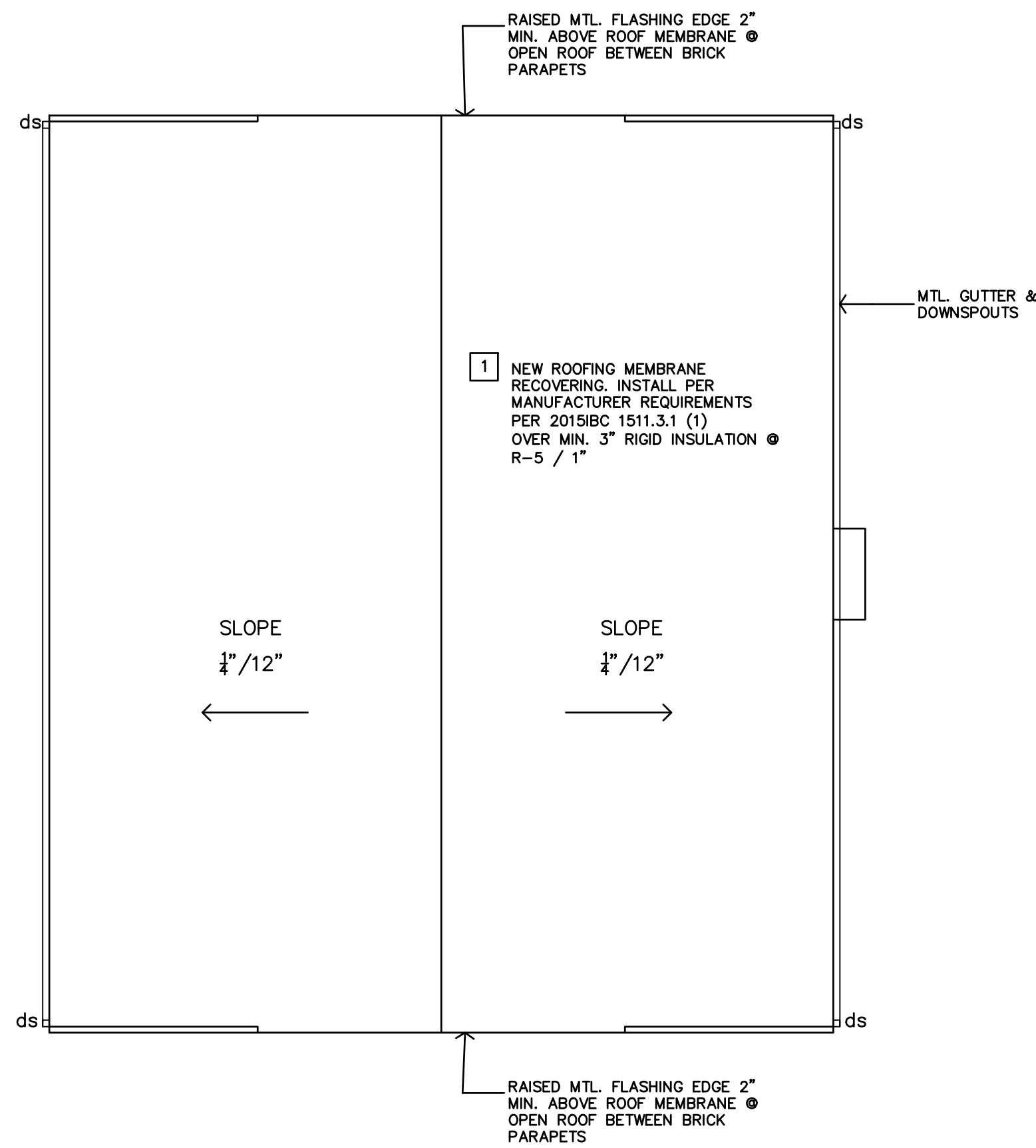
D
BUILDING TYPE D
ROOF PLAN
1/8"=1'-0" BUILDINGS 7



C
BUILDING TYPE C
ROOF PLAN
1/8"=1'-0" BUILDINGS 6,14



R
BUILDING TYPE B
ROOF PLAN



A
BUILDING TYPE A
ROOF PLAN

JonesGillamRenz

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

JGR

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS,

TEXAS

REGISTERED ARCHITECT

STATE OF TEXAS

22415

REVISION:

ADDENDUM #1 8-2-2024

ASI #1 8-25-2025

DATE: 7-17-2024

JOB: 24-3391

SHEET NO.:

A5.1

COPYRIGHTED ©

ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.

2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.

3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.

4. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATIONS

5. DS - INDICATES DOWNSPOUT LOCATIONS.

6. CONTRACTOR SHALL PROVIDE SPLASH BLOCK, AT EACH DOWNSPOUT

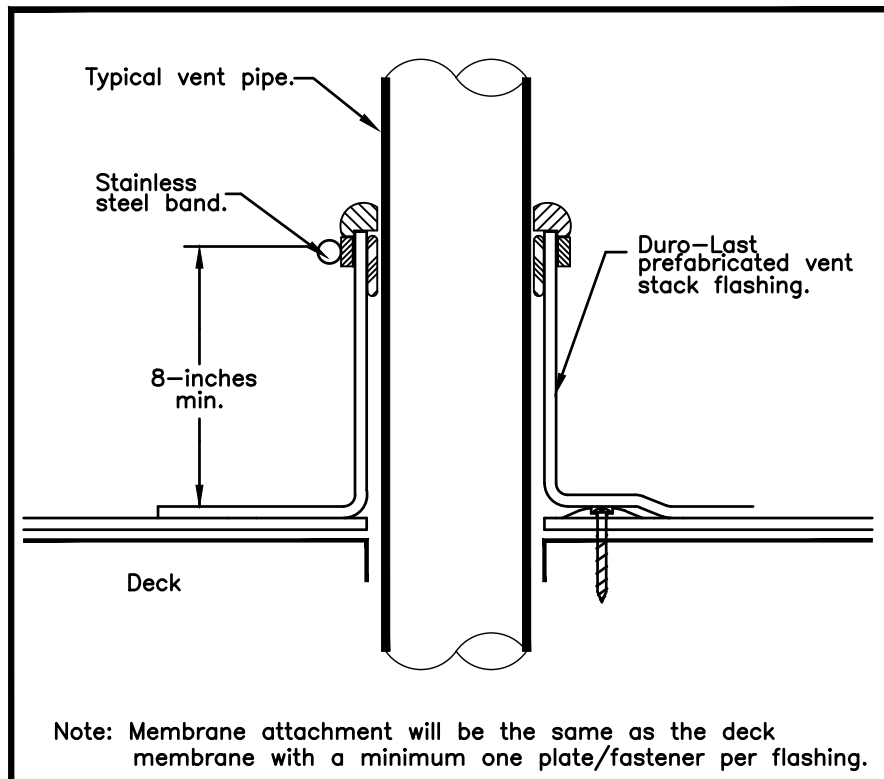
7. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.

8. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMCNA's "ARCHITECTURAL SHEET METAL MANUAL."

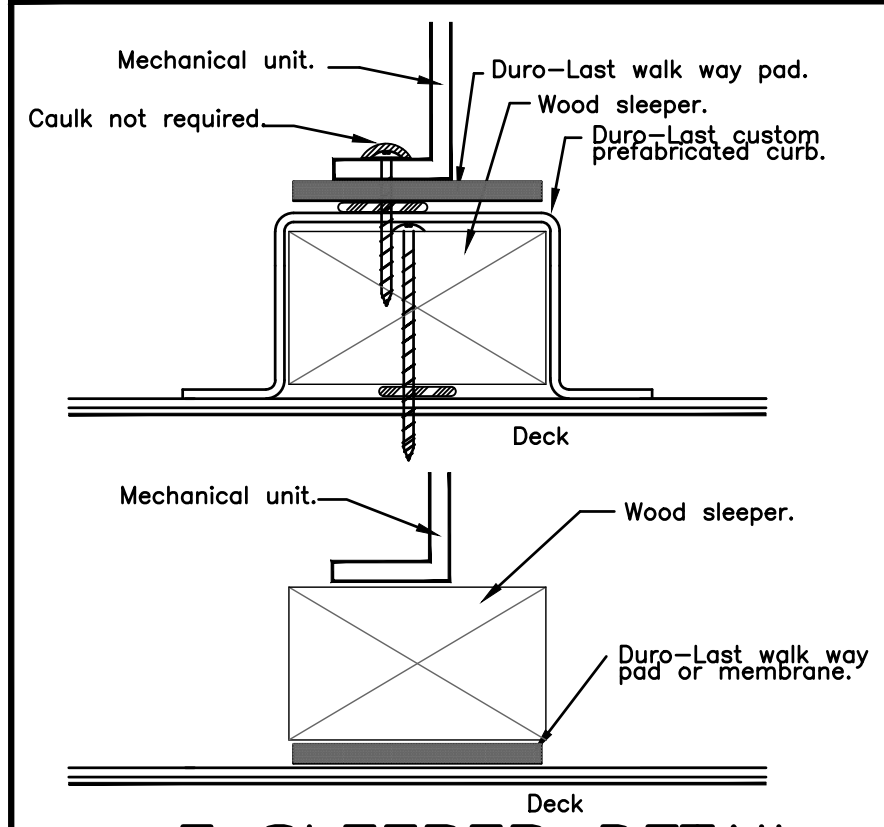
9. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.

10. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)

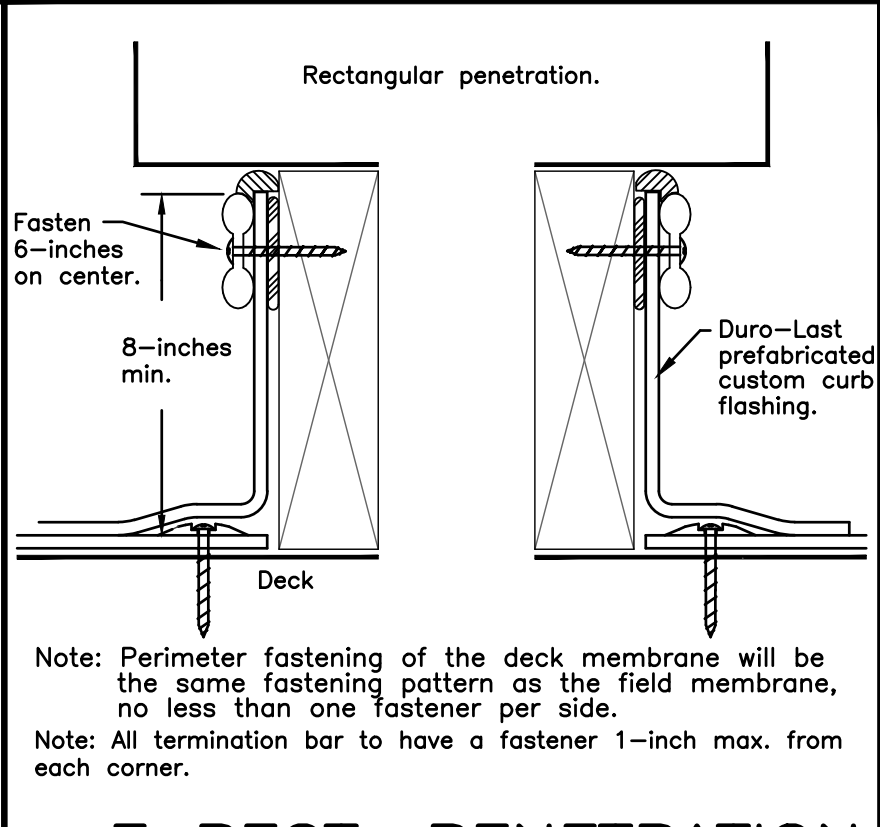
11. PROTECT EXISTING ROOF MOUNTED EQUIPMENT AND MOUNTING ACCESSORIES, MOVE/DISCONNECT/RE-POSITION AND REINSTALL AS REQUIRED FOR NEW ROOFING SCOPE. REF. MEP DRAWINGS AND SCOPE OF WORK SCHEDULE.



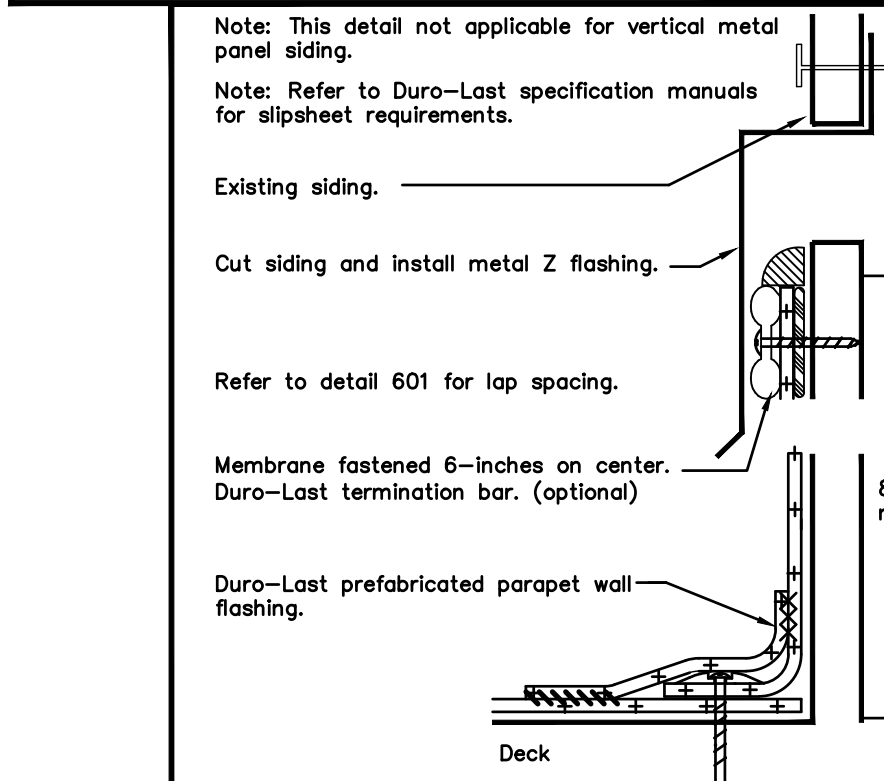
G ROUND PENETRATION



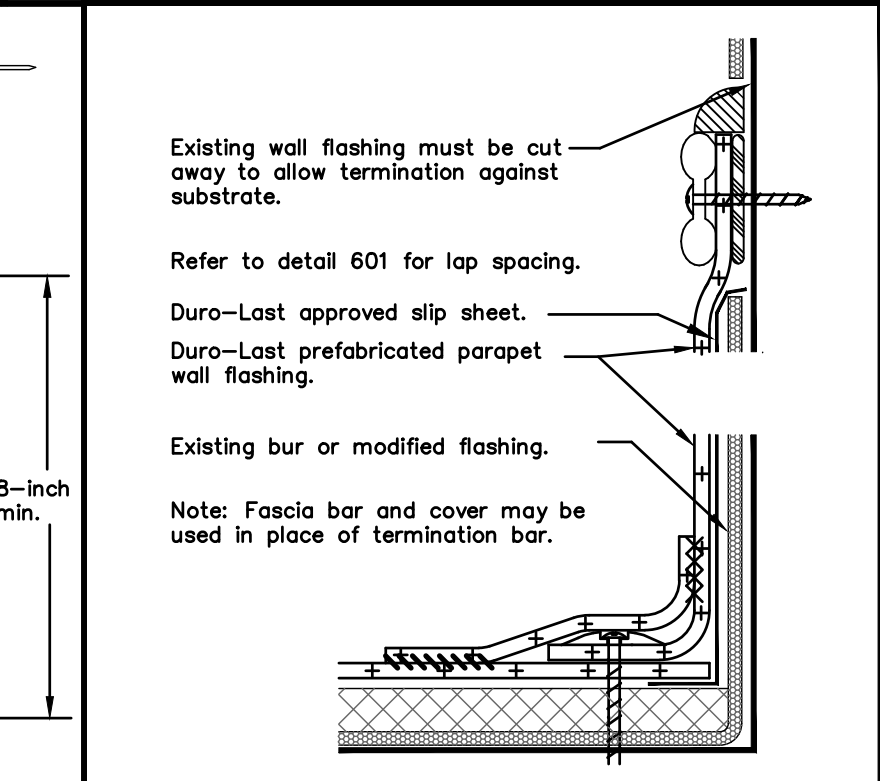
F SLEEPER DETAIL



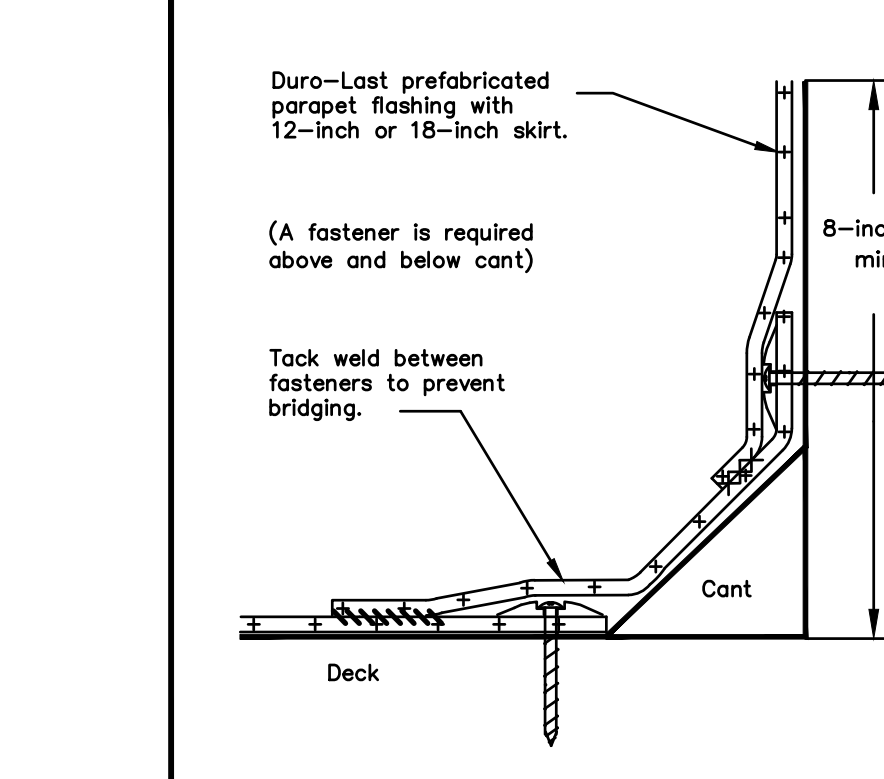
E RECT. PENETRATION



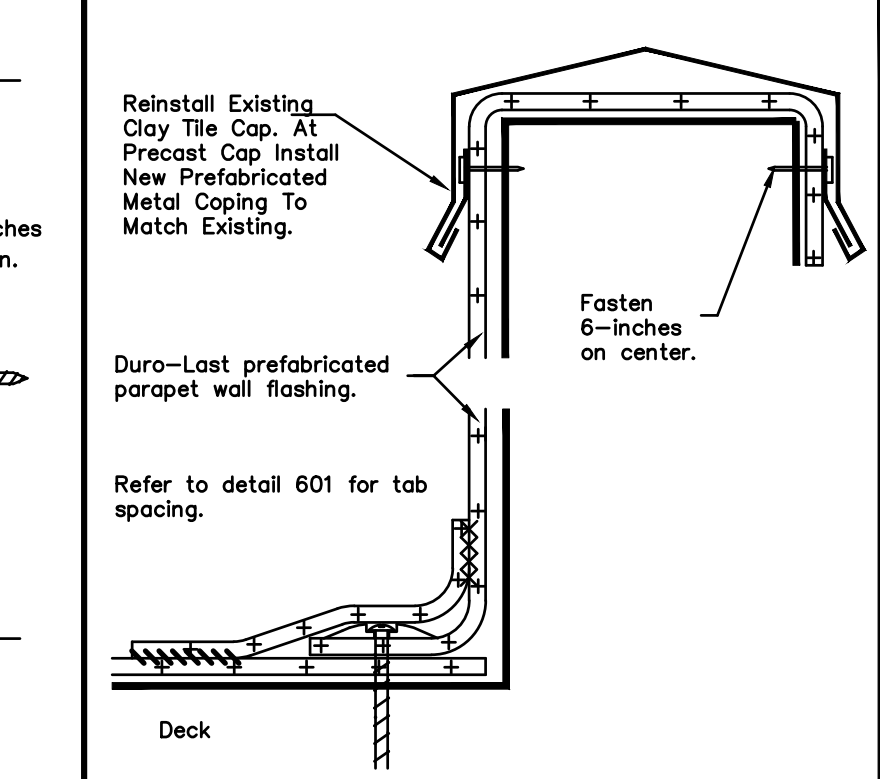
D SIDING DETAIL



C PARAPET WALL



B PARAPET CANT



A PARAPET WALL

MANUFACTURES DETAILS

MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY

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.

JCR

JonesGillamRenz

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

SUN VALLEY APARTMENTS

REHAB APARTMENTS

WICHITA FALLS,

TEXAS

REGISTERED ARCHITECT

STATE OF TEXAS

22415

7-17-2024

REVISION:

ASI #1 8-25-2025

DATE: 7-17-2024

JOB: 24-3391

SHEET NO:

A5.2

COPYRIGHTED ©